



**TOWN OF GRANITE QUARRY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
**Monday, March 5, 2018**

**Present:** Mayor Bill Feather, Alderman John Linker, and Alderman Kim Cress

**Staff:** Mr. Phil Conrad – Town Manager, Ms. Tanya Word – Town Clerk/HR Officer, Mr. Scott Stewart – Deputy Clerk/Finance/HR Analyst, Mr. Jason Hord – Maintenance Supervisor, Ms. Shelly Shockley – Finance Analyst/Event Coordinator, Mr. Steve Blount – Town Planner, Mr. Dale Brown – Fire Chief, Mr. Mark Cook – Police Chief, Mr. Graham Corriher – Town Attorney

**Guests:** Scott Shelton, Daniel Caldwell, Kevin Koontz, Ted Hannah, Dock H. Corpening, Dr. Phyllis Miller, Aubrey Miller, Thomas Kerns, Alfred Healey, Johnny M. Brown, Sammy Miller, Sandy Miller, Beverly S. Maners, Larry Maners, Michelle Reid, Lovie B. Reid, Jr., Noah Solomon, Lovie Reid, Richard Bello, Patricia Smyre, Hercules Shannon, Roland Reid, Albert Reid, Dolores Shannon, Kimberly Jefferson, Clarence J. Shuford, Jr., Joan Kerns, Lovie B Reid III, Arnold Ramzan, Sherry Brother, Pam Vellines, Perry Bliss, Cynthia Krider, Catherine Krider, Malynda Peeler, Steve Peeler, Sandra Shell, Karen Hannah, Ron Vellines, Paul Fisher, Chris Sharpe, Doug Boroughs

**Call to Order:** Mayor Feather called the meeting to order at 7:00 p.m.

**Moment of Silence:** Mayor Feather opened the meeting with a moment of silence.

**Pledge of Allegiance:** Mayor Feather led the Pledge of Allegiance and thanked the citizens who in attendance for coming.

**Approval of the Agenda:**

**ACTION:** Alderman Linker made a motion to approve the agenda with the modification of moving the Fire Department report to be heard after Guest Presentations. Alderman Cress seconded the motion. The motion passed with all in favor.

**Approval of the Consent Agenda:**

**ACTION:** Alderman Linker made a motion to approve the consent agenda. Alderman Cress seconded the motion. The motion passed with all in favor.

**Citizen Comments:** Mayor Feather opened the floor for citizen comments, stating that there was a list of people signed up to speak.

Alfred Healey made the following statement:

*Alfred A. Healey, Jr. of 520 W. Peeler Street. I'm here today to speak about the article that was in the Sunday, January 28, 2018 edition of The Salisbury Post, of this big dreaming big building we have down here. The Town of Granite Quarry don't have a ladder truck. This guy says he's going to build two or three more. I've got it right here in writing. The Town of Granite Quarry don't have a ladder truck, and so we're looking at \$700,000 to have a ladder truck built for this Town. So that means a new fire station, and in charge of this ladder truck will be a Captain and three people. I'm sorry, but this fire station over here is a mess. I'm a retired firefighter and I've had people down.*

*I've had people come over from where I worked, and I wouldn't bring them over here because they would cry. If someone comes down those stairs and falls, and OSHA gets involved we're in big trouble.*

*Murphy's Law already got the fire service once when they couldn't answer a call. If another Town you've got coming here can't make it, then what. God forbid there is a fatality, then we have a lawsuit to face. They'll own this Town. One side would have to be the side with all the windows, another side nothing, the third side nothing. I didn't walk down the mud in C side. There's a fire hydrant down in the end, and if it's a dead end main, I'd advise the Fire Department never to use a dead end main fire hydrant. All the crap in the world is going to start with that hydrant. The minute they open that up we've lost a fire engine. I can tell you I spent twenty years in the fire service, five of those years as a Fire Chief in another town.*

*The fab five that was here before got us in trouble. We have two new ones on the Board that are level headed. I'm running for Alderman next year. Right now I have 839 votes. Tomorrow morning I'll know exactly how many more I got for the next month when I go for my veteran's coffee. I have two people in there. I tried to get the airline stewardess to be my go to person, but she wouldn't, so I have two other people that's doing it. Two of us are going to run for Alderman and we're going to oust the other two that's in here. We're going to have a Town that's supposed to be a Town. When I moved here this was a little town, and then suddenly, five hundred houses here, five hundred houses there. We got a big park here and we got a fire truck that couldn't make a call. Something is going to go wrong. You come out of that station, where do you go? You've got to make a right turn. Now I got to go down to the end of the little street here and have to stop for traffic because there's no light. Safety hazards. Your guys are going to get killed before I can get on the Board. I don't want to see this happen, but it's going to happen if you don't do something about it. I mean, you've got three fire trucks in there that if the first two don't go the third one's not going to get out. We need two fire stations. I'll tell you next month about the trains. The little ten cent thing that goes along that will go over your tracks. It happened to me trying to go to the VA. I think it also probably got your wife that day. Okay, just so you know, this article is in the paper. He's going to build two or three more because it states it. You best get a ladder truck in here, \$700,000. I'd like to be in on it because we don't need a John Wayne gun, John Wayne is one gun, we need a Hop along Cassidy that's got two guns on it. That's the way in the fire service we call it – John Wayne and Hop*

*along Cassidy. Don't say cement buildings won't burn, because I've got proof of it. Thank you very much.*

Mayor Feather asked if there was anyone else present who would like to make public comments at this time. There was nobody else who wished to speak.

### **Guests and Presentations**

Mayor Feather mentioned that a citizen recently asked what was done by the Town related to schools and school safety. In response, Mayor Feather spoke with school system officials inquiring about what could be done from a Town perspective. It was stated that specific details could not be shared, but an overview could be presented. Ms. Sharon Gardner had planned to attend the meeting to address this, however, due to other commitments was unable to attend.

Chief Mark Cook of the Granite Quarry/Faith Police Authority provided an overview of the planned response to a school emergency. The recent tragedies this year have included twenty school shootings, with one occurring as close as Winston-Salem, North Carolina. Chief Cook mentioned that the Rowan County School System and the local law enforcement community have diligently planned for such events. Rowan County, when approached for assessment by Federal officials several years ago, already had response planning surpassing their expectations. All of the Law Enforcement agencies in Rowan County have received comprehensive training through "rapid deployment" classes that include assessment and neutralization of threats if they occur. Within the last year across Rowan County, Fire and EMS responders were involved with training in order to provide a more cohesive response if something were to occur at one of the local schools. Chief Cook stated that most schools have added some type of enhanced security systems, which may involve double door systems, cameras, or screening devices. The Granite Quarry/Faith Police Officers have an annual training review and the school system is planning a multi-agency response to do a live drill to ensure a cohesive response. Chief Cook also stated that he could not share details of exactly how the response would occur, but he would try to answer any questions presented.

Alderman Linker mentioned that in the past there had been a telephone tip line dedicated to elementary schools in the area and suggested potentially implementing an anonymous tip line like that again. Chief Cook stated that Rowan County does have an active crime stoppers line managed at a central location and information is distributed to appropriate agencies throughout the county as it arrives. This will also be an item to discuss at the upcoming Chiefs meeting. Mayor Feather asked for any additional questions and stressed the importance of being prepared and involving communities. Chief Cook stated that he was always open to any dialogue on this topic.

### **Fire Department Update**

Chief Dale Brown provided a Fire Department update. This is a response to recent inquiries. Chief Brown stated that the Granite Quarry Fire Department originally started as a volunteer operation. Then gradually added full and part time employees. In recent years the number of volunteers have dropped. The missed call noted in the paper resulted from the illness of a firefighter that left the department vulnerable to the difficulty of having three people needed to send the truck out. Chief Brown also mentioned that this was not an issue limited to Granite Quarry, stating that if you poll every department in the county they would share similar vulnerabilities.

Mayor Feather asked what is being done to alleviate the problem. Chief Brown replied “We have never stopped taking volunteers. There are three interviews scheduled for Thursday to try to process them. They will have to attend a recruit school, so there will be six months of training to get the certification. Once they are certified, they will have annual training to renew certifications. The current GQ Fire Department roster shows 37 members. Five to Seven of those are regularly active. Anyone who is interested can submit an application. All applicants must be physically fit and be able to perform the job. We need people that can stretch the line, go in the door, and fight fire.”

Alderman Linker mentioned that Chief Brown has recently requested additional funding to add to full-time staff in the Fire Department. Alderman Linker stated that the Board is committed to supporting the Fire and Police Departments and will be addressing the situation. Chief Brown added that there may be potential grant money available to assist with staffing needs. Alderman Cress added that it takes a tremendous amount of commitment and dedication to get through rookie school. This includes nights and weekends for six months before they can respond to fire calls.

Mayor Feather reviewed the volume of calls to various areas in the Town and surrounding areas, noting that one call was missed, however the department did respond to 700 responses over the previous year. The Mayor stressed that the Fire Department had done a good job reporting to the number of calls that they have.

Alfred Healey asked Chief Dale Brown what truck they took on calls outside of the Town. Chief Brown replied that the newest truck went on calls in Salisbury where they connect to a water supply rather than drafting pond water. The older trucks are used for calls in areas where it may be necessary to use ponds as a water source.

### **Town Manager’s Update**

Mr. Conrad reviewed the events from the Board Retreat, stating that the Board had reviewed departmental reports and capital requests on Friday. There also were presentations from SRU (Salisbury Rowan Utilities) regarding water and sewer plans and from the Town Engineer regarding potential storm water impacts to the downtown area. On Saturday there was a list of priorities made that will be documented in the meeting minutes. A specific area of concern was the Comprehensive Plan, which is currently out of date.

Alderman Cress found the meeting very informative and a good learning experience as a new Board member. Alderman Cress also stated that he was impressed with the presentations of Department Heads. Mr. Conrad complimented the work of the Town Staff, particularly the Clerk, on their time and effort put into preparation for the Retreat.

Mr. Conrad stated that there is a piece of property associated with the Granite Industrial Park in the Town’s ownership that needs to be surveyed. The survey was incomplete when ownership was transferred to the Town. There is a request for funds to complete this survey. There also is a letter to Rowan County that will be later in the agenda regarding access to that property. Currently there is no access to the property.

**ACTION:** Alderman Cress made a motion that we take the funds needed to complete the survey out of the General Fund and use the Town Manager’s discretion to move forward with the survey on Chamandy Drive with a cost cap of \$3,000. Alderman Linker seconded the motion. The motion passed with all in favor.

## **Old Business**

### **a. Accounting Contract with Martha Cranford**

**ACTION:** Alderman Cress made a motion to approve the contract with Martha Cranford for accounting services. Alderman Linker seconded the motion. The motion passed with all in favor.

### **b. Follow-up Letter to Rowan County on Road Access**

A follow-up letter is being sent to Rowan county requesting access to the property owned by the Town of Granite Quarry.

## **Public Hearing**

### **Rezoning of Irby Lane parcels 617 037 and 617 170 (5-acre total) from RL to CD LI**

Mayor Feather opened the Public Hearing on rezoning of property on Irby Lane at 7:42 PM.

Steve Blount – Town Planner provided the following opening comments:

1. In October of 2017 I was asked to evaluate a piece of property located off of Irby Lane for use as the Town's leaf and limb storage facility.
2. I was advised that the property owner was interested in selling the Town all or part of 15 plus acres that he owned. The Town was interested in purchasing approximately 5 acres. The Town and the property owner entered into a sales agreement to purchase 5 acres plus additional land that would be used as a joint access road into the property.
3. The sales agreement was and is subject to the property being rezoned as needed to be used for the leaf and limb storage process.
4. The rezoning process was begun and followed the guidelines provided by our Uniform Development Ordinance. The Planning Board heard a presentation on the proposed rezoning at their February 12 meeting and voted unanimously to recommend the rezoning be approved by the Board of Aldermen.
5. Per NC General Statutes and our UDO, a public hearing was scheduled for this meeting of the Board of Aldermen. This public hearing was advertised twice in the Salisbury Post, signs announcing the public hearing were posted near the property, and letters were mailed to the contiguous property owners by first-class mail, to the addresses listed in the Rowan County GIS system. Twelve letters were mailed and two were returned as undeliverable.
6. At the request of citizens, we have conducted several meetings with private property owners. The Manager, Mayor and one Alderman attended a community meeting to provide information on the project.

Mr. Blount also reviewed a series of pictures showing where the site for leaf and limb storage would potentially be in relation to Irby Lane and surrounding properties.

Mayor Feather asked for any citizens who wished to speak in favor of the rezoning. There was not anyone in attendance to speak for the rezoning of the property.

The following residents spoke against the rezoning of this property:

Thomas Kerns:

**Tommy Kerns and I live on Dunns Mountain Road.** *If all these trucks, go up and down the road they're going to tear the road up. There's no way they can get away from it and we're over divulged with tractor trailers now. As a rule, when you go down Irby Lane it's going to come all to pieces.*

Johnny Brown:

**Johnny Brown, 1020 Dunns Mountain Road.** *I'm straight across from the American Quarry, so we've got that, of course that's a nice place. We've got a dump down the road, of course that's convenient but we get a lot of trash on the road. I don't even live in the city of Granite Quarry. Obviously, you have jurisdiction to put a landfill, but looking out my back window where I live, I will be able to see this. That was a nice area before, but I don't see why this Board would want to put a landfill there. I don't pay taxes to Granite Quarry; and I don't care to have a landfill back there. It doesn't affect me as much but I know if they come in Irby Lane, and that's a nice development there, and possibly come out Summer Lane, which would be right behind my house. I just see it as an eyesore and don't see why you would want to put it there. My hopes are that you look elsewhere.*

Sammy Miller:

**Sam Miller, 1130 Dunns Mountain Road.** *I don't want a dump in my neighborhood. We don't want the increased traffic, we don't want the smell or the problems breathing it could potentially cause. Please consider keeping it out of our neighborhood. Thank You.*

Michelle Reid:

**Michelle Reid, 298 Irby Lane.** *I live at the house right beside of where you'd be coming off the road. Irby lane dead ends right at my property. Over thirty years ago my husband and I purchased this property. There was no doubt as to where I wanted to live. I wanted to live on Irby Lane because my husband was raised there. I love the beautiful homes that are there, and the quiet, close knit community that we have. I raised my children there. They ride up and down that street with no problems. My neighbors looked after them. I didn't have to worry about cars coming down. If anybody was on my road that did not live in our community, we knew immediately; and when we saw someone we'd stop them because we knew they didn't belong there. I felt safe because of people I knew in my neighborhood.*

*I pay taxes here. I'm a strong supporter of the community and I've always called Granite Quarry my home. I never said I was from Salisbury. I always said I was from Granite Quarry. Now you dare to come into my neighborhood, in my community, and plan to spot rezone one portion of land that is surrounded by homes. Not an industrial area, a place that has homes all around it except for the bottom portion of the property you're talking about. The real reason he has not been able to sell that property is that more than likely it doesn't perc. We have no city water, we have city water, excuse me, but we don't have a sewer.*

*Our community consists of senior citizens and soon to be retired individuals on all sides of this proposed area. You have planned to subject my road to heavy duty trucks, loads of debris, heavy duty diesel equipment, dust, pollution, and damage, all of which you have told me you will not be responsible for because it is a state road. As a matter of fact, when they tried to continue that road, I was the one who refused to have it continued to connect to Queener Court, because I did not want the extra traffic to come down through there.*

*Now you have the audacity to tell me that you're going to dump tree limbs, leaves, and trash in my backyard for them to decompose for about three years or so? We're going to attract rodents, snakes, have breeding grounds for mosquitoes, that's all a hazard to us. My neighborhood will be inundated with traffic from dumping trucks and also from people who are going to come to collect that mulch. In addition, we don't even know if people from other areas are going to find out about this dump and come dump stuff in there. You said it's secure, that's what you told me, but I walked right down there to Rowan Street and took a picture. That's how secure it was. It was open. Now while you do this my property value will plummet. You will rob me of the American dream of owning a home that has value, and also the dream of my grandchildren being able to ride up and down that street just like my kids did, without having people come in my neighborhood that I don't know.*

*I refuse to allow you to profit off my life and dreams. I'm asking you not to rezone Irby Lane. As a matter of fact, the city already owns three properties that are already zoned industrial. You have the one on Rowan Street. Why not continue to use what you have? So, take your trash and dump it in your own industrialized property. I have a petition that has been signed by eighty-five residents, and I would like all of the Clement people, all of Summer Lane, Irby Lane to stand up. We are all opposed to this.*

Lovie Reid, Sr.:

*I'll tell you one thing, it is awful. Unbelievable. I'm going to really show you what the real deal is. I'm going to show you.*

Mayor Feather asked Mr. Reid to present to the Board instead of only the citizens. Then Mr. Reid continued:

*I want to respect the Mayor and the Board members; and I appreciate you giving us the opportunity to express ourselves. I thank all my friends and neighbors who came out tonight. I'm going to tell you right up front, I'm opposed to this one wholeheartedly. I do want to make this little presentation. Now he talked about, I'm going to really show you what this neighborhood looks like. What they want to do is rezone this property, everything in red, to dump leaves and limbs on.*

Mr. Reid was holding up a drawing of the neighborhood in the direction of citizens in attendance. Mayor Feather asked Mr. Reid to let the Board Members see it. Mr. Reid turned toward the Board and continued:

*You know what, those dark pictures you were trying to figure out, totally impossible. But here's the real deal. Ms. Crowder, she's been down there long before, I've been down there for forty years, she was there before I was there. Ms. Ramsam, she's right here. She was there before I was. If you notice how this is laid out, this is the red zone what is being proposed for the rezoning. These are all neighbors, you see all these families are wrapped around this and we don't want no rezoning of industrial property in the middle of all our homes. Can you imagine that? What's going to happen, not only are they going to dump trash in there, and they don't call it trash, they call it leaves and limbs, but I'll tell you, anything that's thrown on the street, a trash truck picks it up, is trash. That's the way I see it. I generally talk fast, but I'm trying to slow down tonight.*

Mayor Feather asked Mr. Reid to address the Board. Mr. Reid turned toward the Board and continued:

*These are the houses around that property and what we don't want is no dump in the center of this property. Even if it was backed up to this property, and free all on the other side, it would be a different thing. To bring in a dump site in the middle of our property, you know it's going to devalue our property. Matter of fact, it's going to destroy our property. I probably couldn't give my house away if you bring this landfill in there. It's going to have rats, roaches, mosquitoes, you name it, even probably contractors there dumping after hours.*

*It's almost mind boggling to even think about doing something like this. I wouldn't even entertain this idea. If I was on the Board and someone brought an idea like this to my house, I wouldn't even entertain that idea. You take that somewhere else. We are not going to create that mess in a neighborhood anywhere. Concord, Lexington, Greensboro, no way you could bring something like this to me and expect me to have any approval. I would be ashamed of that. I know most all of you, you are good people, and I know this is not in your spirit to do it. Thank you.*

Richard Bello:

*Thank you very much. I'm not much of a speaker, but there's times you get disturbed, and you want to express yourself to the best of your ability. The Reid family and many of the people here are my friends. They live in a neighborhood that is well maintained. It's well taken care of. They take pride in their homes. They are retired people some of them. They like peace and quiet, and not noise, not trucks, not school buses. Those things, when you get older, you'd like to see less of them except when you go to pick up your grandchildren.*

*I live at 3940 Bringle Ferry Road and have been living in Rowan County for forty years. When I cross daily from Bringle Ferry Road going into Granite Quarry, down to the bottom of the hill to Salisbury Avenue, it makes me very nervous with the turns. There's two bends in the road. My question tonight, it's a dangerous situation there. When you come down Dunn's Mountain Road and you come to Salisbury Avenue, you start slowing down. When you stop, you look to the right there's a sign that says 35 miles per hour with two pink flags*

*on it. Turn around the other way, less than 200 feet away is a sign that is 55 miles per hour. I sat there for an hour and a half, the Police Officer could verify this, people when they're pulling out of Granite Quarry increase their speed rapidly; whether it's an eighteen-wheeler or a dump truck or whatever it is.*

*When you come back onto Dunn's Mountain Road coming out of Granite and make a left turn it's chaotic anyway just with cars and regular class one pickup trucks. Now we're dealing with trucks that are class seven or eight based on gross weight. Someone said a limb truck, I don't know what a limb truck is, but I know what a tandem-axle is, and I believe you're going to see that. When the trees came out of that land, they had to use heavy duty trucks. Irby Lane is one road that is not in condition, it's like this, it's not a level road. It's not taken care of. It's not maintained.*

*Dunn's Mountain Road is a dangerous, unsafe situation. You have school buses going down that road twice a day, eighteen wheelers, and tandem trucks running that road. It is too narrow. When you come down that road you have two bends and then you've got to make a quick stop. Coming from Granite Knitwear and making a right, getting up the hill is tough. Coming down to the stop, it's chaotic. My question to you is what is the gross weight, and first of all, Irby Lane how wide is it? We measured it. The limb truck you're talking about and Mr. Lovie with his truck next to it, there is no safety there. Absolutely no safety. My thing is the large trucks. I went and looked at trucks today and took some pictures.*

*My concern is Dunn's Mountain is a dangerous situation. Do we have to wait until someone gets killed at that intersection to decide that somebody made a mistake? Do we have to wait and find that out? I can tell you right now, just from my experience in my car, that is a dangerous place. We have older people driving, we have senior citizens that are not as sharp as they were the day that they started out. The concern is safety, so I would say investigate and review. The 35-mile sign when you come down Dunn's Mountain is right there with orange flags. That means to me that everybody that's coming from East Rowan High School is already doing 55 and they've got to brake. Please take that into consideration. That is a big mistake and it's a very dangerous situation and my concern is safety. My concern is danger. Would you like it if one of your children were killed at that intersection or on that road? It's going to increase the traffic.*

*There was an illustration given by the attorney, not that I think anyone is going to build 15 houses back there and create the same traffic, because you've got a car versus a 33,000-pound truck. The overall condition of Irby Lane is very poor. Ms. Reid made the statement that she'd lived there all her life. They've been there for forty years. There are all these well-maintained houses over here, and the White Rock community across the street. You guys are going to increase the traffic, not with little cars, with big trucks. I think it's very unsafe, it's very dangerous, and I hope that you would take that into consideration.*

*One last comment I will make, I see in town on the west side at Aldi. Whoever designed that parking lot and that driveway coming out of there onto Brenner Avenue, you have one car trying to go in and one coming out, and there's not enough room. Whoever those guys were that designed that should be taken out back and talked to. The same thing applies with Walmart. When you go in Walmart on the far side they designed the driveway good, but they have boulders sitting there so people can't get in. Do we want safety? Do we want to live in fear every day? That's what I was saying, and I hope you will take that into*

*consideration. Why don't you look for another piece of property outside near the end of Rowan County or the end of Cabarrus County. Five acres there to go in and inconvenience the lives of people that have lived there all their lives is sad. Thank you.*

Patricia Smyre:

***Patricia Smyre, 310 Laurel Valley Way in Salisbury, North Carolina.*** *The reason I am so concerned about this situation is because it directly impacts my father, which is Mr. Lovie Reid. I had the privilege of meeting with some wonderful people that are on your staff. On March 1, 2018 at 10:30 AM, I had a chance to meet your Town Manager, Mr. Phil Conrad, your Planner, Mr. Steve Blount, and your Maintenance Supervisor, Mr. Jason Hord. I was so honored that I had over 31 years of experience in the room, so I felt as though I had the right people in the room to talk to.*

*My background has been in Real Estate Mortgage Lending, so I'm well versed in appraisals, property values, and those type of things. I had the honor to talk to other Planners and Appraisers. I had two questions from that meeting. The first question was, one, is this new zoning the best use for this pre-existing established neighborhood? Two, is this common for zoning to make such a large jump from residential to CD light industrial, is this common? Mr. Blount, who has been with you for six months, has been a county commissioner for 12 years, and has about 10 years in this industry, spoke to these concerns of mine. To answer my question about the jump; his answer was "yes and no". No, meaning that this is not common, to make such a large jump. Yes, meaning it met your nuts and bolts decision making process. Nuts and bolts could be equivalent to economic decisions. Number two, best use, again it was nuts and bolts. I'm getting a theme here. We are making nuts and bolts decisions about property values, quality of life, hazardous things. Mr. Blount continued, as well as the Town Manager agreed, this would not be probably the best thing and they understood how it could upset a community, and they didn't even initially look at the site. They looked at other sites. I appreciated that because that made me feel good that they had 31 years of experience, and they knew not to look in a neighborhood. They were approached by the land owner. After the approach of the land owner, nuts and bolts became a decision factor.*

*Now, per Mr. Blount's presentation, and he was so kind that day, to give this to me so I could review it. I am grateful. Based on this presentation, on the slide "light industrial zoning classification," I find this totally a contradiction of facts. Specifically, in the item stating, "the type of industrial or manufacturing use would be light, and free from undesirable aspects which may be objectionable or offensive to a residential area". I think beyond a shadow of a doubt, this would be extremely undesirable and extremely offensive to residents in a residential area. I had a problem with that one. The second part, which was the greenhouse or horticulture nursery, including outdoor storage with no special restrictions on the outdoor storage. Now I really got nervous about that because it was very vague. That didn't speak to how large the piles of mulch would be, how big the piles of limbs would be, which would breed rodents, snakes, mosquitoes, and cause gases to be released as pollution. It didn't speak to me because it's too vague. This could be extremely dangerous.*

*Second, the CD portion of the new zoning does not speak to the number or size of vehicles or the contamination that may come from diesel fuel. In the first line it says "This property will be used as a leaf and limb storage processing and mulch storage facility. Trucks,*

equipment, and grinding machines will periodically be stored and used there. It doesn't state how many trucks or what kind of trucks. It gives permission to do that. I was really upset about that because it continues to open up concerns. I appreciate Richard's illustration of the safety issues. It would not be a great location to use. The grinding of mulch as mentioned in that CD overlay, the noise factor, and the decomposition of those things could sink into the ground. The neighbors that have wells could be contaminated. Just google it and you see mention of birth defects, asthma, and all these things are directly impacted as a result of this. There is mention of small storage and operations buildings. How many buildings? What kind of buildings? Is it going to be a metal building? Is it going to be some type of greenhouse building? Is it going to be a masonry building? I don't know. You don't know. But it's open. That concerns me. The access road from Irby Lane. What level of improvement. Is it gravel? Is it paved? That's going to tell me how much mud and dust I'm going to have to contend with if I'm a homeowner. What happens if it rains and that land doesn't perc? If it's muddy up and down who is going to clean Irby Lane? Don't mention if one of the limbs fell off the truck. Who's going to pick it up and how quickly are they going to pick it up? The CD does not address that. That access road, if it's gravel, how often will you maintain the gravel? What's going to happen with potholes that come from the use of heavy trucks? You may say it will be the size of a UPS truck, but what if you need a big truck? We don't know, but we will be giving permission in the CD overlay. I think it's just an injustice. The CD wording is just too vague.

The second slide by Mr. Blount concerning current residential zoning showed 15 home sites that would be available for development on the proposed 5 acres of land. I was scared about that one because he wasn't even in that neighborhood. For that neighborhood you would probably have to have a septic system since you don't have sewer. So that means you would have to look at the 2000 square foot requirement, which is .46 acres, so if I used that 5 acres I couldn't get more than 9 lots. That is if the land percs, and if the layout of the land works. So that number is at best misquoted.

To the Board of Aldermen actions, the two nuggets that this is holding on because we're dealing with nuts and bolts. Policy number six, residential neighborhoods have become more infused or surrounded by non-residential use may undergo an orderly conversion from residential use to higher density residential use or alternative land use. It is unfortunate, and once again, I question what land are we talking about because there are 21 established homes all around that little plot of land. We're talking about on Irby Lane homes that are of a significant value. We're talking about people that have invested their hard work; years of labor and sacrifice to leave their families estate property, would be demolished.

Now, I'm looking at your policy number 15, and this is one that is very intriguing, and I'm really excited about. Light industrial may be located in an urbanized area to take advantage of available services and to minimize home to work distance. Careful design or buffering will be required to ensure compatibility with surrounding areas. That one was heavy, because this speaks to a location that's getting ready to come in and employ such as Project Wheel, that's going to bring 94 jobs here. Let's get homes available for people because they're going to need to get to work quickly. You said limbs and leaves. You're not bringing in those kinds of jobs. It's unfortunate that we're trying to apply nuts and bolts to rational thinking. His presentation didn't even address the concerns that other people coming into the community could dump there. If I had to look from a Planner standpoint I would be remiss to not to address that. The rezoning of this property, in my

*opinion, based on his information does not meet the very basic minimum questions: best use of pre-existing, and is this too big of a jump. Currently we all know the Town has a current site, owns the current site, and it was a temporary site. We also know that site can be a nut and bolt situation until you can find a legitimate site that would make this presentation he put together to be truthful and considerate of the environment it impacts. I appreciate your time. You have been very generous in allowing me to get through my presentation. I was honored to have the opportunity to speak with the employees. Your staff does a tremendous job, but unfortunately the presentation given does not meet two questions.*

Chris Sharpe:

***Chris Sharpe, First Vice President of the NAACP.** I am here representing the President, Gemale Black. He was notified of this pending action. I met with some of the residents yesterday down at the Oglesby Center. I'm totally impressed to see a neighborhood come together like this. The NAACP, for whatever it's worth, would appreciate it not being set up. Do not do this. The residents have spoken. Gemale sends his best. We would also like to meet with you at some point just to put that in there. Thank you.*

Sandy Miller, Lovie Reid, Jr., Hercules Shannon, Albert Reid, Delores Shannon, Kimberly Jefferson, Clarence Shuford, Joan Kerns, Wayne Vellines, Steve Peeler, Karen Hannah, Eric Huffman, Bob Hannah, Ron Vellines, Paul Fisher, Doug Boroughs, Phyllis Miller, Rosalyn Ramzan, Chris Sharp, Toni White, Rebecca Ellis, and Keith Moore all expressed opposition to rezoning and a desire to keep the neighborhood residential with no type of dump or leaf and limb storage on Irby Lane.

Mayor Feather closed the Public Hearing at 9:36 P.M.

### **New Business & Action Items**

#### **a. Consider Approval of Incentives for Project Wheel**

**ACTION:** Alderman Cress made a motion to table the consideration of incentives for Project Wheel until the April 2 meeting of the Board of Aldermen. Alderman Linker seconded the motion. The motion passed with all in favor.

#### **b. Consider Rezoning of Irby Lane parcels 617 037 and 617 170 (5-acre total) from RL to CD LI subject to negotiations with the Property Owner**

Steve Blount, Town Planner, thanked the citizens for coming out to share their opinions on the potential rezoning. Mr. Blount also clarified that he was the Planner and not the Town Attorney, as one citizen had identified him earlier in the meeting; and went on to explain that decisions were made based on rules and regulations that are written during the Planning process. Mr. Blount requested that citizens stay involved when meetings are held to assist in making rules that would impact future decisions and presented the following:

*When I present issues of this type to the Planning Board and especially to the Zoning Board of Adjustment, I remind them that they are required to make their decisions based on the*

*facts presented to them and to ignore, as much as possible, unsubstantiated public opinion. As an elected body of public representatives, you are not so tightly constrained. You can, and should, take public support or opposition into consideration when making your decisions.*

**ACTION:** Alderman Cress made a motion that rezoning to CD classification not be approved as the Planning Board recommended for this site. Alderman Linker seconded the motion. The motion passed with all in favor.

**c. Action Needed: Request to process funds received (\$7,146) from the sale of the John Deere Tractor into the Maintenance Depart. C.O. Equipment Fund – FY 2017-18 Budget Amendment #13**

**ACTION:** Alderman Linker made a motion that the funds be moved to the General Fund. Alderman Cress seconded the motion. The motion passed with all in favor.

**ACTION:** Alderman Cress made a motion that the \$7,146 from the sale of the John Deere tractor be put into a Capital Outlay line item. Alderman Linker seconded the motion. After discussion the motion passed with all in favor.

Mayor Feather commented that the funds were now placed in the General Fund with no direction rather than having a specific direction. It was mentioned that anything these funds would be used for would require approval by the Board of Aldermen.

**Mayor's Notes**

- Mayor Feather reviewed the upcoming schedule of events.

**Adjournment:**

Alderman Linker made a motion to adjourn the meeting at 10:01 PM. Alderman Cress seconded the motion. The motion passed with all in favor.

Respectfully Submitted,

*Scott Stewart*

Deputy Clerk