

September 10, 2018 (REGULAR MEETING)

Minutes of the regular meeting of the Mayor and Board of Commissioners of the Town of Elkin, September 10, 2018, 6:00 p.m. at Town Hall.

Present: Mayor Sam Bishop, Commissioners Cicely McCulloch, Jeff Eidson, Terry Kennedy and Tommy Wheeler. (Absent: Skip Whitman)

Also present: Town Manager Brent Cornelison, Assistant Town Manager and Recreation and Parks Director Adam McComb, Town Attorney Raymond Parker and Town Clerk Cathie Tilley.

Mayor Bishop said Commissioner Whitman was out of town. Commissioner Kennedy made a motion to excuse Commissioner Whitman from tonight's meeting. Upon a second by Commissioner McCulloch, the motion was unanimously approved.

Mayor Bishop welcomed everyone and called the meeting to order. He asked Police Officer Brian Nelson to lead our Pledge of Allegiance.

Mayor Bishop asked for consideration of the Consent Agenda.

CONSENT AGENDA (Tab A)

The following items were presented for the consent agenda:

- Minutes of August 13, 2018 (Regular Meeting)
- Tax Discoveries and Releases (copy included as Exhibit A)
- Set Public Hearing for October 8, 2018, Regular Board of Commissioners Meeting, to consider entering into a yearly lease agreement of the Heritage Arts and Trails Center with the Chamber of Commerce and Surry Community College

A motion by Commissioner Wheeler to approve the Consent Agenda was seconded by Commissioner Kennedy and was unanimously approved.

PUBLIC COMMENTS

- Mayor Bishop opened the Public Comments period and asked for anyone wanting to speak to come forward.
 - o There were no public comments.
- Mayor Bishop closed the Public Comments period.

MAYOR AND BOARD COMMENTS FOR STAFF

- Mayor Bishop Asked for comments from the Board.
 - o The Board had no comments.
- Mayor Bishop closed the comments period.

PUBLIC HEARING

1. *Consider text amendment to our Zoning Ordinance to include the use and regulation of Solar Farms (George Crater)*

- We currently have no regulations for solar farms.
- Presented the following information:
 - o Proposed text amendment will apply in both the town limits and ETJ
 - o Will regulate solar farms as follows:
 - R-20 Residential District – Conditional Use
 - B-2 Business District, M1 and M2 Industrial District – Permitted Use
 - R12 and R8 Residential Districts – Not Allowed
 - MA Medical Arts District – Not Allowed
 - B1 Downtown (Central Business) District – Not Allowed
- Stated this request is for Solar Farms, not the use of solar for a residential home or for a specific business.
- Went through legal documents:
 - o Petition
 - o Public Hearing notice (published August 29th and September 5th)
 - o Planning Board Recommendations sheet (approved unanimously)
- Reiterated this text amendment addresses the business of solar farms only, not individual homes or businesses.
- Mayor Bishop asked for comments from the public.
 - o There were none; therefore, he closed the public hearing.
- Mayor Bishop asked for consideration of the Town Council Action Required sheet. Commissioner McCulloch made a motion to approve the statement that the application is consistent with all of the objectives and policies for growth and development contained in the Town of Elkin Land Use Plan. There were no questions. Upon a second by Commissioner Wheeler, the motion was unanimously approved. Commissioner Wheeler made a motion to approve the statement that the application is both reasonable and in the public interest. There were no questions. Upon a second by Commissioner McCulloch, the motion was unanimously approved. Thus, the Town Council Action Required sheet was approved (copy included as Exhibit B). Commissioner Wheeler made a motion to approve An Ordinance Amending the Zoning Ordinance of the Town of Elkin, North Carolina, and the Official Map, Elkin, North Carolina. There were no questions. Upon a second by Commissioner Eidson, the motion was unanimously approved (copy may be found in Ordinance Book 5, Pages 2018-09-0012 through 2018-09-0015).

This concluded the Public Hearings.

SPECIAL PRESENTATION

Recognize Joe Mickey (Mayor Bishop)

- Mayor Bishop presented Mr. Mickey with a letter of appreciation recognizing various contributions to our state and community and for being awarded one of the Governor's Conservation Achievement Awards this year, Water Conservationist of the Year.

REGULAR MEETING

1. *Receive Quarterly Report from EVTA (Bill Blackley)*

- Due to the absence of Dr. Blackley, Adam McComb presented information on the following items:
 - o Crooked Creek bridge grants
 - o State appraisal of thirty-six (36) acres of land adjoining Town of Elkin
 - o Potential development of seventy-eight (78) acres between E&A Rail-Trail and Elkin Creek
 - o Mountain Bike Trail
 - o Carter Falls parking lot, trail head and trail
 - o Add one mile of trail into Stone Mountain to connect horse trail and MST
 - o Link trail segments east to Mitchell River
 - Want to connect Crater Park with Chatham Park
 - o Duck and Turtle Regatta
 - Money to go to Crooked Creek stream restoration project
 - o Planning continues for North Carolina Trail Days (May 31st, June 1st and 2nd)
 - o Insane Terrain (5K and 25K morning of Pumpkin Festival)
 - o Community planning meeting in the fall for trail building, maintenance and NC Trail Days
 - o Several smaller projects continue

2. *Consider motion of support to supply needed waterline to parcel 495114432637 just north of Town Hall property (Leslie Schlender)*

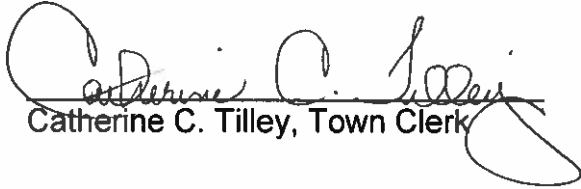
- Economic Development Committee is asking for support from the Board of Commissioners for a sixteen owner-unit housing project proposed for North Bridge Street.
 - o Requesting Town to install the required waterline and tap to the property at an approximate cost of forty-eight thousand, six hundred, ninety-one dollars (\$48,691).
- Phase 1 will commence when waterline is in place.
 - o Hopeful that the installation can be completed before resurfacing of Bridge Street.
- Phase 1: four duplexes (eight owner units) at an investment of one million plus dollars (\$1,000,000+).
- Phase 2: eight condo-style units (six three-story units and two two-story units)
- Referenced letter from Ricky White of Garanco providing scope of work and costs (included as Exhibit C)
- There was a great deal of discussion that approving this request would be setting precedent.
- Following discussion, Commissioner Edison made a motion to support this project by agreeing to provide the waterline and tap to the property at a cost of forty-eight thousand, six hundred, ninety-one dollars (\$48,691) with that amount being reimbursed to the property owner upon completion of Phase 1. There were no questions. Upon a second by Commissioner Wheeler, the motion was unanimously approved.

There being no further business, Commissioner Kennedy made a motion to adjourn. Upon a second by Commissioner McCulloch, the meeting adjourned at 6:20 p.m.



Sam Bishop, Mayor

Attest:



Catherine C. Tilley, Town Clerk