

**MINUTES
NOVEMBER 10, 2014**

**REGULAR MEETING
7:00pm**

Mayor Pardue and all Council Members present.

Mayor Pardue called the meeting to order and led the invocation followed by the Pledge of Allegiance.

PUBLIC FORUM

Judy Wolfe wanted to remind the Board of the Veteran's Day Program at Mineral Springs Park on November 11, 2014 at 10:30am.

APPROVAL OF MINUTES

Council Member Moore made the motion to approve the minutes from the regular meeting October 6, 2014 and Council Member Wall seconded the motion, unanimous 4-0.

PUBLIC HEARING – SIGN AMENDMENTS

Prior to considering any amendments to the Zoning Ordinance the Town Council must conduct a public hearing. Following the hearing the Council may adopt the amendment(s) at this or any future Council meeting. Public notice of the hearing has been published in the legal section of the Elkin Tribune as required by State law.

No one spoke, so the public hearing was closed.

CONTINUED DISCUSSION – SIGN AMENDMENTS

At a previous meeting the Town Council discussed amendments to the Town's Sign Ordinance (Article 10 of the Zoning Ordinance) to limit or restrict the location of Off Site Business Signs (Billboards). At that time the Council placed a moratorium on any new Off Site Business Signs until staff could research the situation and make recommendations. We have determined that Hwy. 67 and 21 Business in Town are not considered Federal Aid Primary Highways and, therefore, the NC Outdoor Advertising Act does not apply to these locations (except within 660 feet of Interstate 77). As a result, the Town of Jonesville may place any restrictions it deems necessary to limit or restrict the number, size or location of any sign in the Town's zoning jurisdiction. For review, the Council discussed increasing the minimum distance between signs to 1,200 feet (now 1,000 feet) or prohibiting any new Off Site Business Signs altogether. However, North Carolina state law prohibits local governments from forcing the removal of any existing off site business sign. For information purposes, 660 feet setback from I-77 would extend to the McDonald's and Captain's Galley properties on the west side of I-77 and to

PVH Quality Drive on the east side of I-77. Any signs within this area would be exempt from Town regulations as they are regulated by the NC Outdoor Advertising Act. The agenda packet contains two options for the Council’s consideration. **Option1** reduces the maximum size of on-site business signs to 120 square feet and their height to 35 feet (except those covered by the NC Outdoor Advertising Act). This is the way the ordinance read prior to it being amended in 1997.

Option 1 also increases the setback for off-site business signs (billboards) from 1,000 feet to 1,200 feet and creates a minimum setback from residential property of 500 feet.

Option 2 makes the same changes to on-site business signs as listed above and eliminates off-site business signs (billboards) as an allowable use in any district except those located within 660 feet of I-77 and, therefore, regulated by the NC Outdoor Advertising Act.

Council Member Moore made the motion to approve Option 2, however the changes to on-site business signs would not apply to signs located within the current Town limits on the east side of I-77 nor to those located to the west of I-77 extending to Valley Drive. Council Member Green seconded the motion, passed unanimously 4-0.

CONSIDERATION OF BIDS – ROOF REPAIRS

The Town staff has solicited bids for roof replacement at the old Town Hall, Jonesville library and the Custom Heating and Cooling buildings. We have approximately \$20,000 available for these projects. The bids received are outlined below.

<u>Contractor</u>	<u>Old Town Hall</u>	<u>Library</u>	<u>Custom H & C</u>	<u>Total</u>
Bledsoe Construction	\$14,000	\$9,520	\$13,300	\$36,820
Campbell Roofing	\$14,000	\$9,520	\$13,300	\$36,820
Bill Norman Const.	\$19,832.45	\$15,795.34	\$24,622.84	\$60,250.63
Professional Roofing	\$13,800	\$12,100	\$22,150	\$48,050

Staff has contacted Bledsoe Construction to request additional information about the materials etc. that he proposes to use and Professional Roofing to request any price changes that they may be able to allow. Mr. Bledsoe has agreed to provide additional information (not received at the time that the packets were finalized). Mr. Simmons with Professional Roofing stated that he would review their proposal and notify us if there is any price reduction possible (no response at the time that the agenda packets were finalized.) Any additional information received prior to the meeting will be provided to the Council at the meeting.

Council Member Moore made the motion to approve Bledsoe Construction to do Custom Heating and Air now and to request patching the Library and leave the old Town Hall for a later date and Council Member Darnell, seconded the motion, unanimous 4-0.

REZONING REQUEST

Mr. Ronnie Lovett submitted a request to the Planning / Zoning Board for the property located at 102 North Bridge Street be rezoned from B-1 (Central Business District) to B-2 (General Business District) so that he may locate an auto sales lot on the premises. Currently the Zoning Ordinance only allows sales lots in the B-2 District. Alternately, he requested that the Zoning Ordinance be amended to allow auto sales within the B-1 district.

The Planning / Zoning Board met on October 6, 2014 to hear the request. At that time the Planning / Zoning Board voted unanimously to recommend that the property not be rezoned and that the Ordinance not be amended to allow auto sales within the B-1 District. Mr. Lovett's letter stating the request along with the Planning / Zoning Board minutes is included in your packet behind Tab 4 for review.

Since the Planning / Zoning Board recommended that the property not be rezoned, staff has not provided notice to adjoining property owners or the general public as would be required for a rezoning. If the Town Council wishes to consider approving the request we will need to schedule a public hearing for next month's meeting and provide notice as listed above. If the Town Council does not wish to consider approval of the request, a simple motion to that effect will be sufficient.

Council Member Wall made the motion to agree with the Planning/Zoning Board and not to approve the rezoning for 102 North Bridge Street from B1 to B2 and Council Member Green, seconded the motion, unanimous 4-0.

RECOMMENDATION FOR PERSON TO FILL VACANCY ON YADKIN COUNTY LIBRARY BOARD OF TRUSTEES

Danny Lewis has resigned his position on the Yadkin County Library Board of Trustees. This has created a vacancy on the Board for the representative from the Town of Jonesville. The library board met recently and voted to recommend three persons names for consideration. Those are Anita Darnell, Heidi Hall and Sherry Ball.

The Town is being asked to recommend three names to the County Commissioners for their consideration. These may be the three recommended by the library board or any other person that the Council feels would be appropriate. The one requirement is that the person selected must reside within the corporate limits of the Town of Jonesville. The County Commissioners will make a choice from one of the three nominated or may pick someone else.

Council Member Moore made the motion to select Anita Darnell for the Yadkin County Library Board of Trustees and Council Member Green, seconded the motion, unanimous 4-0.

APPOINTMENT OF PLANNING/ZONING BOARD MEMBER

As reported at last month's meeting, a member of the Jonesville Planning / Zoning Board has resigned thereby creating a vacancy on the Board. The Planning / Zoning Board met on October 6, 2014 and recommended that the Town Council consider Ms. Susan Porter and Ms. Harriet Bryant as possible additions to the Board. Staff has spoken with both of these ladies and both expressed their willingness to serve. However, Ms. Bryant stated that she has certain obligations that may hinder her ability to attend the meetings.

Council Member Darnell made the motion to select Susan Porter for the vacancy on the Jonesville Planning/Zoning Board and Council Member Moore, seconded the motion, unanimous 4-0.

DEPARTMENTAL REPORTS

The departmental reports are included in your agenda packet. The Council will need to make a motion to approve the monthly financial report.

Council Member Darnell made the motion to approve the financial reports and Council Member Moore, seconded the motion, unanimous 4-0.

Scott Buffkin mentioned that Gary York with WIFM radio asked if he would be willing to do a short radio program to help keep our citizens informed of current affairs. The consensus of the Council was that they are okay with Manager Buffkin doing a series of short radio programs.

With no pending business to discuss Council Darnell made the motion to adjourn and Council Member Moore, seconded the motion, unanimous 4-0.

Gene Pardue, Mayor

Lynn Trivette, CMC