

**TOWN OF HILDEBRAN
COUNCIL'S CHAMBER
ALBERT PARKHURST
MUNICIPAL COMPLEX**

**NOVEMBER 25, 2019
7:00 PM**

**REGULAR MEETING
MINUTES**

CALL TO ORDER

Mayor Hildebrand called the regular meeting of the Town Council to order at 7:00 p.m.

INVOCATION

Derek Cline led an invocation.

PLEDGE OF ALLEGIANCE

Council Member Smith led the Pledge of Allegiance to the United States Flag.

COUNCIL PRESENT

The following members of the Board were present: Mayor Wendell Hildebrand and Council Members Cole Herrell, Theresa Messer, Mike Smith and Jody York. Council Member Ben Honeycutt was absent.

STAFF PRESENT

The following staff members were present: Attorney Redmond Dill, Town Manager Logan Shook, Town Clerk Alice Sanders, Finance Officer Fredrick Rankins and Town Planner Hunter Nestor.

**CITIZENS & MEDIA
PRESENT**

See attached sheet.

APPROVAL OF AGENDA

Manger Shook requested that Council add "Discussion of Old School Tower Conditions" to New Business. Council Member Herrell made a motion to approve the agenda as amended. All voted in favor.

APPROVAL OF MINUTES

Council Member York made a motion to approve the October 28, 2019 regular meeting minutes and the October 28, 2019 closed session minutes. All voted in favor.

PUBLIC COMMENTS

Senator Warren T. Daniel thanked Council members for their service.

**PUBLIC HEARINGS:
ZMA 2019-2**

Mayor Hildebrand opened the public hearing at 7:04 p.m. regarding ZMA 2019-2 to rezone 9395 Neuville Ave SE from Highway Business (H-B) to General Manufacturing (G-M).

Planner Nestor stated that David Baird, the owner of the property located at 9395 Neuville Ave SE, has submitted a rezoning request for said property from Highway Business

(H-B) to General-Manufacturing (G-M) to expand his building and business to create new jobs in Hildebran.

Mr. Nestor explained that Mr. Baird is limited with the current H-B zoning because his existing building is currently at 25,000 square feet, the maximum size of permitted buildings in H-B, meaning that he is not allowed to expand according to our Zoning Ordinance. Mr. Baird has ample room to expand and is adding a 30 x 100 addition for storage to allow more manufacturing space in the existing building. Mr. Baird also plans to expand further in the future.

Mr. Nestor stated that staff finds the proposed zoning map amendment (ZMA 2019-2) is consistent with the recommendations of the Comprehensive Plan. The current surrounding uses and zoning are consistent with the proposed zoning map amendment. Staff recommends that the current ZMA 2019-2 (rezoning to G-M) be approved. The Planning Board unanimously recommends approval of the proposed zoning map amendment.

There being no public comments, Mayor Hildebrand closed the public hearing at 7:06 p.m.

Council Member Herrell made a motion to approve zoning map amendment 2019-2 concerning the rezoning of 9395 Neuville Ave SE and finds that the proposed map amendment is consistent with the Town of Hildebran Comprehensive Plan and other officially adopted plans and is reasonable and in the public interest and is consistent with surrounding uses and zoning. All voted in favor.

ZMA 2019-3

Mayor Hildebrand opened the public hearing at 7:06 p.m. for ZMA 2019-3 to rezone 3446 Warlicks Church Rd from Residential Low Density District (R-20) to Neighborhood Business (N-B).

Planner Nestor stated that Larry Hildebrand, the owner of the property located at 3446 Warlicks Church Rd, has submitted a rezoning request for said property from Residential Low Density District (R-20) to Neighborhood Business (N-B). R-20 does not permit any uses for the commercial building on the property except for child care facilities, churches or other places of worship which have to be approved by the Board of Adjustments as they require a Conditional Use Permit. Staff recommended

that Mr. Hildebrand request to rezone the property to N-B which would allow him to market his building for light commercial uses.

Staff finds that the proposed zoning map amendment (ZMA 2019-3) is consistent with the recommendations of the Comprehensive Plan. The current surrounding uses and zoning are consistent with the proposed zoning map amendment. Staff recommends that the current ZMA 2019-3 (rezoning to N-B) be approved.

The Planning Board did not fully consider this request due to not having enough time to get on its November 12th meeting. However, it was discussed and they had no questions or concerns of the proposed rezoning.

There being no comments, Mayor Hildebrand closed the public hearing at 7:08 p.m.

Council Member York made a motion to approve zoning map amendment 2019-3 concerning the rezoning of 3446 Warlicks Church Rd and finds that the proposed map amendment is consistent with the Town of Hildebran Comprehensive Plan and other officially adopted plans and is reasonable and in the public interest. All voted in favor.

OLD BUSINESS:

**UPDATE OF WORK BY
ROTO ROOTER TO CLEAR
OUT DRAIN LOCATED AT
THE SIDE DOOR OF THE
COMMUNITY CENTER**

Mr. Shook reported that Roto Rooter cleared the drain located at the side door of the community center and found that the pipe was in sound condition. Todd Poteet from West Consultants recommends waiting before putting in a trench grate because clearing the drain may have fixed the water overflow issue.

Council Member Messer made a motion to not install a trench grate under the covered area between the Albert Parkhurst Municipal Complex community center entrance and the auditorium at this time. All voted in favor.

NEW BUSINESS:

**CONSIDER APPROVAL OF
PROCLAMATION FOR
NATIONAL HOSPICE
PALLIATIVE CARE
MONTH**

A proclamation was presented for approval. Council Member Smith made a motion to approve the proclamation for National Hospice Palliative Care Month. All voted in favor. Mayor Hildebrand presented the proclamation to Paige Green. A copy of the proclamation is hereby incorporated by reference and made a part of these minutes (Attachment A).

OCTOBER FACILITIES
REPORT

The report was presented for review. Mr. Shook reported that the restoration of the roof on the Albert Parkhurst Municipal Complex building, located at 202 S. Center St., has begun.

OCTOBER DELINQUENT
TAX REPORT

Tax Collector Sanders reviewed the October tax report. A copy of the report is hereby incorporated by reference and made a part of these minutes (Attachment B).

OCT. DEPUTY REPORT

The October Deputy report was provided for review.

COMMITTEE REPORTS

Transportation Advisory Committee (TAC) and
Technical Coordinating Committee (TCC) – No report.

WPCOG Policy Board – No report.

Burke Economic Development – No report.

Recreation and Tourism Committee – No report.

Water Resource Committee – No report.

VEDIC – No report.

Library Board – Mayor Hildebrand reported that the Valdese Library reopened after an expansion and renovation.

DISCUSSION OF OLD
SCHOOL TOWER
CONDITIONS

Mr. Shook reported that while HHDA workers were putting up Christmas decorations at the old school tower, it was discovered that the stairs in the tower have collapsed. Mr. Shook inspected the tower and did not feel that it was structurally unfit at this time. He stated that the Town may be able to acquire help with funding to restore the tower in the near future and did not recommend fixing the stairs at this time. Staff could arrange to clear the debris, if Council desires. He stated that staff would board up the area and put caution tape up to prevent trespassing. It was the consensus of Council to not clear debris or perform any work on the tower at this time.

OTHER BUSINESS

Mayor Hildebrand recognized outgoing Council Members Theresa Messer and Jody York by presenting them with a resolution and a Key to the Town. Council Member Smith made a motion to approve both resolutions of appreciation. All voted in favor. A copy of the

resolutions are hereby attached and made a part of these minutes (Attachment C and D).

Mr. Shook reported that the bank area at the park was cleared by the Town for safety reasons. The amount to clear the area was \$3,750.00 which was taken from the line item in the budget that was earmarked for a part-time maintenance person that was never filled.

Mr. Shook stated that Council Member Herrell had asked him to research banners to be placed on power poles throughout town. He stated that based on estimates received in the past, the estimated cost per banner was \$250, including the brackets. Council was in agreement to wait until the planning board retreat to discuss further.

ANNOUNCEMENTS

Clerk Sanders reported that the Town made \$231.25 on the surplus property that was advertised last month.

ADJOURN

All business being concluded, Council Member Messer made a motion at 7:31 p.m. to adjourn. All voted in favor.

I attest these are the approved minutes of the Board.

Alice Sanders, Town Clerk

Wendell Hildebrand, Mayor