

**MINUTES OF THE REGULAR MEETING
OF THE REIDSVILLE CITY COUNCIL
HELD TUESDAY, JANUARY 14, 2020 AT 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL**

CITY COUNCIL MEMBERS PRESENT: Mayor John M. “Jay” Donecker
Mayor Pro Tem Harry L. Brown
Councilman James K. Festerman
Councilman Donald L. Gorham
Councilman William Hairston
Councilmember Terresia Scoble
Councilwoman Sherri G. Walker

COUNCIL MEMBERS ABSENT: NONE

CITY STAFF PRESENT: Preston W. Mitchell, City Manager
Angela G. Stadler, City Clerk
William F. McLeod, City Attorney
Chris Phillips, Assistant City Manager
of Administration
Jeff Garstka, Economic Development
Director
Judy Yarbrough, City Marketer
Donna Setliff, Community
Development Manager
Keith Hinnant, Police Captain
Venus Carter, Animal Control Officer
Fred Thompson, Parks and Recreation
Superintendent
Quintin Robertson, Recreation
Programs Manager
Portia Parris, Teen Center Supervisor

Mayor Donecker called the meeting to order.

INVOCATION.

Pastor Dr. Joseph Bryant, First Baptist Church, 401 Hubbard Street, Reidsville, provided the invocation.

PLEDGE OF ALLEGIANCE.

Council then led those present in the Pledge of Allegiance.

PROCLAMATIONS & RECOGNITIONS:

RECOGNITION OF DR. MARTIN LUTHER KING JR. DAY ON JANUARY 20, 2020.

Mayor Donecker asked Reverend Dr. Joseph Bryant to come forward and accept the proclamation for Dr. Martin Luther King Jr. Day on January 20. (A COPY OF THE PROCLAMATION IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) Reverend Bryant expressed his appreciation and detailed the upcoming events planned for that day. He mentioned the MLK Jr. Breakfast, which will take place at Zion Baptist Church at 8 a.m.; the Unity March and celebration starting at “the Block” at 1 p.m.; and the commemorative event at First Baptist Church on Hubbard Street at 3 p.m. He invited all to come and observe and enjoy these celebrations.

RECOGNITION OF JANUARY AS NATIONAL MENTORING MONTH.

Mayor Donecker asked Assistant City Manager of Community Services Haywood Cloud, Parks and Recreation Superintendent Fred Thompson, Recreation Programs Manager Quintin Robertson and Reidsville Teen Center Supervisor Portia Parrish to come forward and accept the recognition for National Mentoring Month. (A COPY OF THE PROCLAMATION IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) Cloud briefly discussed the importance of positive relationships and their effect on our young as well as the opportunity for everyone to make a difference in these young peoples’ lives. Several Council members expressed appreciation for what staff is doing.

RECOGNITION OF LOCAL STUDENT CAITLYNN LOVELACE FOR SPEARHEADING PROJECT TO DONATE NEEDED ITEMS TO THE RONALD MCDONALD HOUSE PROJECT.

Mayor Donecker asked Caitlynn Lovelace to come forward along with her parents. The Mayor acknowledged that Caitlynn had raised over \$2,000 in products for the Ronald McDonald House and expressed his appreciation for her efforts. Caitlyn expressed appreciation for the support of her teachers and church during this project. The Mayor presented Caitlynn with a “Team Reidsville” t-shirt.

RECOGNITION OF LOCAL STUDENT PAYTEN BAYNE AS RECIPIENT OF THE PRESIDENT’S VOLUNTEER SERVICE AWARD FOR COMMUNITY EFFORTS WITH THE REIDSVILLE POLICE DEPARTMENT.

Mayor Donecker asked Payten Bayne to come forward. The Mayor acknowledged Ms. Baynes accomplishments as the recipient of the 2019 President’s Volunteer Service Award and commented what a wonderful example she is for the community of Reidsville. The Mayor also presented Payten with a “Team Reidsville” t-shirt.

RECOGNITION OF VENUS CARTER AS THE NCARCA’S 2019 ANIMAL CONTROL OFFICER OF THE YEAR.

Mayor Donecker asked Reidsville Animal Control Officer Venus Carter and Captain Keith Hinnant of the Reidsville Police Department to come forward as he recognized Officer Carter as the 2019 NCARCA’s Animal Control Officer of the Year. He detailed

Officer Carter's efforts, above and beyond the call of duty, to offer assistance to animals and the citizens of Rockingham County. Captain Hinnant remarked that Officer Carter is an wonderful asset to the Reidsville Police Department and won the State award "hands down". Several Council members expressed their appreciation for Officer Carter's efforts over the years.

RECOGNITION OF THE CITY OF REIDSVILLE AND CITY MARKETER JUDY YARBROUGH FOR RECEIVING THE AMERICAN ASSOCIATION OF RETIREMENT COMMUNITIES' SEAL OF APPROVAL FOR THE THIRD YEAR IN THE ROW.

Mayor Donecker asked Reidsville City Marketer Judy Yarbrough to come forward and be recognized since the City of Reidsville has been named a 2019 recipient of the American Association of Retirement Communities Seal of Approval for the third year in a row. The Mayor commented that Reidsville remains the only City in North Carolina to receive the distinction, with only 25 Seals of Approval having been awarded across the United States. He added that Reidsville has been a Certified Retirement Community since 2015, one of 18 currently in North Carolina. Assistant City Manager Haywood Cloud stepped forward and acknowledged what an asset Mrs. Yarbrough is to the City and the community.

RECOGNITION OF THE CITY OF REIDSVILLE COACH PITCH TEAM FOR WINNING THE SILVER BRACKET OF THE DIXIE YOUTH COACH PITCH WORLD SERIES IN 2019.

Mayor Donecker asked the Parks & Recreation Department's Coach Pitch All-Star Team and the coaches to come forward and presented them with a proclamation. (A COPY OF THE PROCLAMATION IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) Assistant City Manager Haywood Cloud thanked several people who had helped make the trip happen to Louisiana. First, he thanked all of the players for their hard work and dedication, Recreation staff, the volunteer coaches and all of their families for their support. He especially wanted to recognize Ms. Kim Young and Ms. Megan Behe for going out and helping to raise the funds for the trip, which drew a round of applause. He also noted that the City hoped to have a strong spring season, not only with baseball but also in bringing back girls softball, etc. He expressed thanks for volunteers who have given them ways to advertise, etc. and he then listed the volunteer coordinators, who have agreed to help with the upcoming season. He thanked everyone from Council down to staff for their support. Councilwoman Walker asked each team member to introduce themselves, which they did.

Scott Strader of Reidsville Luckies Batting Academy talked about how proud he is of all of these kids. He said they couldn't do anything without the great coaches they have and the support of the City. He said he couldn't be more proud of his hometown. He concluded by asking for a round of applause for all the parents.

Coach Andy Gingler thanked the players and their parents from helping to get the kids ready in two weeks. He said what the kids have learned they will remember through their lifetime.

APPROVAL OF CONSENT AGENDA.

Councilman Gorham made a motion, seconded by Councilman Hairston and unanimously approved by Council in a 7-0 vote, to approve the Consent Agenda.

CONSENT AGENDA ITEM NO. 1 - APPROVAL OF THE DECEMBER 10, 2019 REGULAR MEETING MINUTES AND THE JANUARY 2, 2020 SPECIAL MEETING MINUTES.

With the approval of the Consent Agenda in a 7-0 vote, the Council approved the December 10, 2019 Regular Meeting Minutes and the January 2, 2020 Special Meeting Minutes.

CONSENT AGENDA ITEM NO. 2 - APPROVAL OF BUDGET ORDINANCE AMENDMENT NO. 7 TO RECOGNIZE WIRELESS FEES RECEIVED AND TO APPROPRIATE RELATED FUNDS FOR WIRELESS SERVICES.

With the approval of the Consent Agenda in a 7-0 vote, the Council approved Budget Ordinance Amendment No. 7 as outlined in Community Development Manager Donna Setliff's memo dated January 2, 2020. (A COPY OF SETLIFF'S MEMO IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

Budget Ordinance Amendment No. 7 as approved follows:

BUDGET ORDINANCE AMENDMENT NO. 7

WHEREAS, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 19, 2019 which established revenues and authorized expenditures for fiscal year 2019-2020; and

WHEREAS, since the time of the adoption of said ordinance, it has become necessary to make certain changes in the City's budget to budget to recognize wireless fees received and to appropriate related funds for wireless services;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 19, 2019 is hereby amended as follows;

Section 1. That revenue account number 10-3346-0000, Wireless Fees, be increased by \$850.00.

Section 2. That expense account number 10-4910-4300, Wireless Reviews, be increased by \$850.00.

This the 14th day of January, 2020.

/s/ _____
John M. "Jay" Donecker
Mayor

ATTEST:

/s/ _____

Angela G. Stadler, CMC/NCCMC
City Clerk

- End of Consent Agenda -

PUBLIC HEARINGS:

**CONSIDERATION OF REVIEW OF EXPENDITURES AND ACTIVITIES
ACCOMPLISHED THROUGH THE CDBG-ECONOMIC DEVELOPMENT
PROJECT (14-E-2701) AS THE CITY SEEKS TO CLOSE OUT THE \$861,000
GRANT FOR THE COMPLETED UNIFI SEWER PROJECT.**

Ms. Amanda Whitaker of WithersRavenel gave the report for the closeout hearing for the UNIFI sewer project. She noted the purpose of this public hearing is to mark the completion of a grant project that has been going on for quite some time. As the City Council is aware, the City was awarded a grant for the Unifi expansion project. She noted that this was a CDBG grant for the sewer improvements that took place near the Unifi facility.

As part of this grant, the City was able to install and repair approximately 1,907 linear feet of gravity sewer line, which was constructed from Vance Street Extension to Freeway Drive. As a result of this project, Unifi created 117 new jobs, 82% of which were filled by low-moderate income people. She noted that this exceeded the expectations of the 51% required by the CDBG application. The cost was \$861,000, all of which was grant money from the NC Department of Commerce Community Development Block Grant program, she noted. All of the activities have been completed, the construction has been completed, all jobs have been created and kept in place for the required six months, and the company has submitted all of the required forms for that, Ms. Whitaker continued. The City has paid all invoices; therefore, all activities can be considered complete at this time, she said. There will be a required monitoring visit from the State, which will be scheduled soon, and then we can put in for the final requisition and closeout documents, meaning we will be in complete closeout status, she concluded. She said she would be happy to take any questions.

Mayor Donecker thanked Ms. Whitaker for the project, especially since the project eliminated the odor in the Sheetz area during the summertime. Councilmember Scoble also expressed her appreciation for the work done by Ms. Whitaker and her staff, saying we are very grateful.

The Mayor opened the public hearing at 6:32 p.m. and asked if anyone wanted to make public comments. With no one coming forward, the public hearing was closed at 6:33 p.m.

No further action was needed.

CONSIDERATION OF A REQUEST TO REZONE PROPERTY LOCATED OFF OF SHERWOOD DRIVE AND THE REQUEST FOR A CONDITIONAL USE PERMIT FOR SINGLE FAMILY AND TOWNHOMES, SPECIFICALLY PARCEL NO. 176450. THE APPLICATION WAS SUBMITTED BY TIM WRAY ON BEHALF OF THE WRIGHT CO. OF NC, INC. (Z 2019-9 & CU 2019-1)

Prior to the public hearing, City Clerk Angela Stadler swore in all those planning to speak on this issue.

Community Development Manager Donna Setliff then provided the staff report. She explained that Mr. Tim Wray of Wright & Wray Inc. is requesting 18.5 acres off of Sherwood Drive be rezoned from Residential-20 to Conditional Use Residential-6. He is also requesting a Conditional Use Permit be issued for Single Family Dwellings and Townhomes, she said.

The conditions for the CUP would be:

1. Limit number of homes to 60, including single family and townhomes.
2. Where townhomes abut adjacent single family dwellings or land zoned Residential, there will be a 15' undisturbed buffer, meaning no tree removal or accessory buildings placed in the buffer.
3. Developer shall provide access to the City of Reidsville Greenway.

In regards to Condition 3, Setliff noted that this is a proposed greenway. She continued by noting from her memo that the Residential-6 minimum lot size for a single-family dwelling is 6,000 square feet with 60' lot width road frontage. (SETLIFF'S MEMO IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) Residential-20 requires a 100' lot width road frontage. The primary reason for the Conditional Use Residential-6 zoning is the 60' lot width, she explained. This tract has areas which cannot be developed as a result of being within the Jordan Lake Watershed and the existing utility easements, she added. A creek within the Jordan Lake Watershed is required to have 50' riparian buffer on each side of the creek. Setliff noted that this property has a creek running through it as well as a gas line easement and a sewer line easement. These impediments lessen the amount of land Wray is able to develop, she said. However, with 60' lot widths, the Developer can utilize the land available and continue to maintain density close to other developments in the area. On the sketch plan, the smallest parcel is estimated to be 7,200 square feet, she stated.

Setliff noted that a general use Residential-6 zoning density would allow Wray to construct 134 single-family units, but the developer's self-imposed condition on the Conditional Use Permit caps the number of combined single family and townhomes to 60. Comparing the density requirement of Residential-6 to Residential-20 and Residential-12 using the same acreage, he would be able to construct 40 single family if it remained Residential-20 and 67 single family if it was Residential-12, she noted. Capping the number of units at 60 as a condition of the Conditional Use Permit is a density compromise but continues to allow him to utilize the land, she explained.

In addition to limiting the number of units, the developer has also included the self-imposed condition that a 15' undisturbed buffer remain along the area of the location of the townhomes where they are adjacent to single-family dwellings not within the same subdivision, Setliff stated. He is also agreeing to the dedication of an easement to the City and construction of a greenway connecting to a proposed City greenway, she added.

Developments along Sherwood Drive (north, south & east) are zoned Residential-20, Residential-12 and Conditional Use Residential-12, the Community Development Manager reported. The property to the west is zoned Highway Business but is undeveloped except for the Dollar General store. This rezoning is supported by the City's Comprehensive Plan to encourage the development of affordable housing for low and moderate income citizens in and around the City. The rezoning is further supported by the strategy of encouraging high and medium density housing development through the use of flexible planning and development techniques, she noted.

Setliff said that in Staff's opinion, the request is consistent with the intent of the Zoning Ordinance and the City's Comprehensive Plan and generally compatible with the existing development and trend in the surrounding area. Staff recommends approval. Setliff said the request was presented to Planning Board, which voted six to one in favor of the rezoning, on each of the findings and the Conditional Use Permit.

During the Planning Board hearing, the area residents commented on the following items according to Setliff as outlined in her memo:

- Speeding on Sherwood Drive – Please note, this is not a land use item. Although the resident stated it had not been reported to the Reidsville Police Department. Staff has reported the comment to PD and they are looking into it.
- Speeding on Freeway Drive.
- One-way access to the proposed subdivision – Planning has spoken to the Fire Department. Reidsville has many subdivisions with one-way access (Ann Ruston, Village Oaks, Ashcroft, Sherwood Forrest and Park Place area a few).
- Removing the natural habitat for wildlife.
- Drainage toward Sherwood Drive – This item will be addressed with the detail Engineering drawings and reviewed by Subdivision Technical Review Committee.

Setliff noted that in their packets there was a suggested format and wording of motions. She said this was the first step.

If Council concurs with Planning Board by approving the rezoning, the following steps should be followed, she said.

STEP 1

The Council member making the motion on the Rezoning Application should state:

Based on the information provided in the staff report and verbal evidence presented during the public hearing, the request is reasonable, in the public interest and consistent with the City's Comprehensive Plan. Therefore, I make a motion that the rezoning be approved.

STEP 2

Findings of Fact on the Conditional Use Permit and Motion on Permit

In considering the Conditional Use Permit, the Council shall vote in favor of or against each of the following Findings of Facts:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
2. that the use meets all required conditions and specifications;
3. that the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. that the location and the character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan for Reidsville and its surroundings.

STEP 3

Further, in considering the Conditional Use Permit the Council shall make a motion for or against the Permit. In recommending for the Permit, the Council should include the following conditions:

1. Limit number of homes to 60, including single family and townhomes.
2. Where townhomes abut adjacent single family dwellings or land zoned Residential, there will be a 15' undisturbed buffer meaning no tree removal or accessory buildings placed in buffer.
3. Developer shall provide access to the City of Reidsville Greenway.

Setliff asked if members of Council had any questions regarding the matter.

Mayor Donecker asked what the Reidsville Police Department has to report regarding traffic and speeding on Sherwood Drive. Setliff referred to Captain Keith Hinnant of the Reidsville Police Department. Captain Hinnant came forward and stated three traffic studies had been conducted on Sherwood Drive and shared the findings of those studies. Captain Hinnant said the last one, which had been done in the last 24 hours, revealed total vehicles at 1,442 with 85% of the vehicles running 39 miles per hour or less. He stated

the highest speed recorded was one car running 55 mph. Captain Hinnant detailed the previous studies, which revealed similar speeds of 32.19 mph and 32.5 mph. He stated in the past 12 months, two accidents had taken place at the intersection of Pearman and Sherwood, which resulted in someone not yielding to oncoming traffic at the stop sign. Captain Hinnant clarified there had been no speed-related accidents on Sherwood.

Councilmember Scoble asked if the development as a whole has a limit to the number of trees they can cut? Setliff said the City does not have a tree ordinance, but the Jordan Lake Watershed rules do require a 50-foot buffer on either side of the creek. Setliff reviewed the buffer requirements for the townhomes as 15 feet. Councilman Festerman asked who determines where the streetlights will be positioned? City Manager Mitchell responded that the City is ultimately responsible for the installation of the streetlights. Councilman Festerman asked who is responsible for the fire hydrants. City Manager Mitchell stated the developer is responsible for the installation of fire hydrants but has to meet the City's specifications. Councilmember Scoble asked if the utilities will be below or above ground? Setliff said water and sewer will be below ground, but that the developer will determine the placement of the other utilities.

Councilmember Scoble asked for clarification regarding the requirements of buffers between the townhomes and single-family dwellings. Setliff reiterated the buffer requirement of 15 feet between townhomes and single-family is a self-imposed requirement by the developer, but no buffer is required between single-family dwellings. Mayor Donecker said that is consistent throughout Reidsville.

Mayor Donecker opened the public hearing at 6:48 p.m., asking if anyone wished to speak in disfavor of the request.

Mr. Harold Jones of 1330 and 1332 Woodland Drive came forward to ask what the minimum setback would be to his property line. Community Development Manager Setliff assured him it would be a minimum of 25 feet. He expressed his concern and the concern of his neighbors, who are also present at tonight's meeting, regarding the new development going in back of their properties. He stated this project is coming into their neighborhood. Mr. Jones said if City Council is going to rezone the neighboring property he would like for them to consider putting up a permanent wall to separate the property lines. He was not in favor of the rezoning. Mr. Jones gave an example of the distance from Mr. Harold Jennings' property line at 1336 Woodland Drive, stating you cannot park a car between his back door and the house behind him. He animatedly spoke in opposition to the project. Mr. Jones asked if he could buy the adjacent property for a reasonable price. City Manager Mitchell said Mr. Jones would have to contact the owner of the property, clarifying that Ms. Setliff is a member of City Staff and not the property owner.

Mrs. Allison Turner of 1403 Sherwood Drive came forward and shared her concerns regarding the development. She said she has two children and is concerned how the new development will affect and add traffic to the already busy street. She said as a parent, she worries about the speed vehicles currently travel on Sherwood and that 60 additional

homes could possibly add as many as 120 vehicles to the traffic on Sherwood Drive. She said she and her family had moved to Sherwood Drive two years ago because it was a quiet neighborhood, and the proposed development is planned for the property right next to her house. Mrs. Turner added that the speed on the street is disturbing and detailed the traffic study conducted by the Reidsville Police and feels it is not accurate because “the Box” was positioned at the top of the hill. She spoke in opposition of the project.

Mr. Jerry Roth of 1323 Sherwood Drive came forward and stated he had moved to Sherwood Drive almost a year ago because of the serenity of the wooded area behind his house. He said he and his neighbors are concerned with several issues, including: the environmental impact of the project, including the depletion and disturbance of natural resources and habitat for the wildlife in the neighborhood; and issues with drainage and stormwater runoff to existing properties. He said there is already an issue with excessive stormwater in the neighborhood. Mr. Roth also stated he is concerned with the potential danger the entrance to the development will pose to the traffic on Sherwood. He also referenced his concern with the density of the project and the size of the homes constructed. Mr. Roth said he hoped they would be of comparable value as those existing homes on Sherwood Drive. He said he would not like to see his property decrease in value because those homes were not as expensive. Mr. Roth asked if the State of North Carolina requires an environmental impact study to be done before the project gets underway. City Manager Mitchell said the Jordan Lake Rules do apply to Reidsville and there are State regulations in place, but to his knowledge, an environmental impact study is not required. Mr. Roth mentioned that information is disturbing. Setliff added that there will be an erosion control plan that will have to go to the State for their approval.

After being sworn in by the City Clerk, two additional residents spoke.

Ms. Dorothy Watts of 1205 Tennyson Lane came forward with her next-door neighbor Mr. Jonathan Coburn of 2002 Tennyson Lane to report concerns regarding stormwater issues in the neighborhood. She said she had a video on her phone, which she offered to show City Council members, of the “river” that runs through Mr. Coburn’s yard when it rains. She suggested you could raft through it. Ms. Watts said there is a new house that has been recently constructed and there is runoff from that property onto Mr. Coburn’s property. She added that the excessive water is detrimentally causing mold in his basement. Mr. Coburn said he had moved here from Massachusetts and was unaware of the existing stormwater issue and is fearful that the additional homes on Sherwood will add to the runoff.

Mayor Donecker encouraged Mr. Coburn to use the *Reidsville Connect* app to document the stormwater runoff and send it to the City. Mr. Coburn indicated he had done that and gotten nowhere. City Manager Mitchell asked Setliff to run through the State’s requirements for stormwater. Setliff stated the new development will be required to submit their stormwater plan and will have to meet the City’s specifications of water runoff pre-development and post-development and also their erosion control plan will have to be sent to the State for its approval. Mayor Donecker asked if the project will

include any type of water collection ponds. She added that the engineer will have to design those.

Councilmember Scoble asked if they cannot review Mr. Coburn's complaint again to make sure they understand what that entails. The Mayor said they can absolutely address the issue, but that it should not be a part of the decision regarding this new development. He said they can look into it as a separate issue. Mr. Coburn said he is the "end result" but that other residents who are affected by the runoff would appreciate their efforts. He added that he does not want the new development to create more water from additional roofs and surface area to funnel into his backyard.

Mayor Donecker then asked if anyone wished to speak in favor of the request?

The developer, Mr. Tim Wray of 1403 Ashland Drive, Reidsville, came forward, noting he had been a Reidsville resident for 60 years. He stated he had brought renderings of the proposed project and a similar house plan to share with those in attendance. Mr. Wray reiterated that he lives in Reidsville and his grandchildren live a few blocks from the proposed project. He said he has worked as a local developer for 30 years and is not an outside developer.

Discussing this particular endeavor, Mr. Wray noted the zoning for the project does not dictate the size of the home, the market dictates the size. He mentioned that he is aware of the housing need in Reidsville, and they are looking to develop housing for retirees and new families, which would be from around 1,100 square feet to 2,200 square feet. Mr. Wray stressed he is committed to this project and will make sure these homes are nice homes and cannot see them being detrimental to the existing homes in the neighborhood. He assured those present that they would not be developing the whole property and would be saving as many trees as possible. He said he would build them like he or his family would be living there.

Mr. Wray stressed that he would be hiring qualified engineers that would make sure the water flow met City and State requirements. He stated he is requesting R-6 but that the lots would be long and rectangular, meeting setback rules and not encroaching on neighboring property owners. Mr. Wray said he is excited about the project. Mayor Donecker asked him about the retention ponds that will have to be in place. Mr. Wray stated it doesn't matter if it is commercial, a parking lot or residential, those collection ponds are necessary. He did comment that these drawings are an artist rendering and that they may be subject to change once they move forward.

Mayor Donecker asked if Mr. Wray had ever been contacted by NCDOT regarding the high volume of traffic as it would relate to any of his projects. Mr. Wray said he had not been contacted about this proposed project or in the past with regard to such issues.

Councilwoman Walker asked about the square footage of these homes being between 1,100 and 2,000 square feet. Mr. Wray stated that is roughly what the need is right now in Reidsville, but the housing market could change in the next six months to a year. She

asked Wray to estimate the cost of these homes. Mr. Wray said he would estimate the entry level home at around \$180,000, but that most would be over \$200,000. She asked about the cost of the townhomes. Mr. Wray said the townhomes would be between \$225,000 and \$250,000.

Councilmember Scoble asked when these homes will be completed. Mr. Wray said he hoped that if they aggressively continue with the project in 2020, he would hope that they would be ready and selling the homes in 2021. He said it would depend on the housing market. He reported that the realtors are screaming that there is a housing shortage in Reidsville.

Councilman Festerman suggested that Mr. Wray consider adding sidewalks to the project and connecting to the City's greenway, which in his opinion would add great value to the project. Mr. Wray said the intention is to have the project connect to the greenway system and make it accessible to these residents.

Councilman Festerman also suggested that the development be well lit. Mr. Wray said plans are in place to have upscale lighting. He assured members of Council that all utilities would be underground, making the development as attractive as possible.

Councilman Gorham asked to see the artist rendering of the home that Mr. Wray had recently built that would be similar to the homes proposed for this development. Mr. Wray passed the sample around, stating this home sold for around \$175,000 and was about 1,400 square feet. Councilman Festerman asked if all of the homes would have garages. Mr. Wray said, hopefully, they would all have garages, but the market would dictate what is selling and what the need is.

Mayor Donecker asked Mr. Wray if he only builds homes in Reidsville? Mr. Wray said he built or renovated First Carolina Bank, the Mayflower Restaurant, EMS/EMT building, The Park Place Development, Reidsville Area Foundation, and Dr. Ramone's office to name a few. Mayor Donecker said he wanted to clarify that Mr. Wray had been instrumental in numerous projects throughout the area and not just a house here and there. Mr. Wray assured Council that he had lived here a long time, this is his home and he wanted to contribute and leave a legacy for the community.

The public hearing ended at 7:24 p.m. The Mayor said he would entertain a motion.

Councilman Festerman said he would accept Step 1 as recommended by staff. The Mayor read aloud Step 1 as follows: Based on the information provided in the staff report and verbal evidence presented during the public hearing, the request is reasonable, in the public interest and consistent with the City's Comprehensive Plan. Therefore, I make a motion that the rezoning be approved. The motion was seconded by Councilman Gorham and unanimously approved by Council in a 7-0 vote.

Mayor then took the Council members through the four Findings of Fact for voting:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved; **Approved 7-0**
2. that the use meets all required conditions and specifications; **Approved 7-0**
3. that the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, **Approved 7-0**
4. that the location and the character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan for Reidsville and its surroundings. **Approved 7-0**

Council then moved on to Step 3.

Councilman Festerman made the motion, seconded by Councilmember Scoble and unanimously approved by Council in a 7-0 vote, to approve the Conditional Use Permit with the following three conditions:

- 1. Limit number of homes to 60, including single family and townhomes.**
- 2. Where townhomes abut adjacent single family dwellings or land zoned Residential, there will be a 15' undisturbed buffer meaning no tree removal or accessory buildings placed in buffer.**
- 3. Developer shall provide access to the City of Reidsville Greenway.**

Mayor Donecker noted that the CUP has been approved. (A COPY OF THE CONDITIONAL USE PERMIT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) He thanked everyone for their participation and encouraged everyone interested in this project to keep in touch with the City's Community Development Department as plans are being developed. As our City Manager said, we are transparent, the Mayor stated, and believe in the Sunshine Laws. He said that everything that is publicly available can be looked at upstairs in Community Development.

- End of Public Hearings -

PRESENTATION ON SCHOLARSHIP CRITERIA FOR ALEF OPIOID USE DISORDER TREATMENT PROGRAM.

Mr. Ron Flack Jr., President of ALEF Behavioral Health Group, came forward and shared information about the programs and benefits offered at the ALEF Behavioral Treatment Center located between Reidsville and Eden on NC 14. He stated the need is great in Rockingham County and statewide and that he had worked for the last 13 years specializing in Opioid Use Disorder Treatment. He stated the facility treats those with an active addiction to heroin or prescription drugs. The company was created two years ago and tries to identify those with an addictive nature and who are struggling with this disorder. Mr. Flack described the program, stating treatment is offered within the

person's community and focuses on reducing harm to that community and reducing harm to the person through treatment. He stressed it helps to eliminate the barrier of traveling to Greensboro or Danville or outside the County for treatment.

Mr. Flack detailed statistics and discussed the organization's scholarship program. Twelve scholarships were offered which give free treatment for six months, but the recipients must meet certain criteria as outlined on the handout. (A COPY OF THE HANDOUT ON SCHOLARSHIP APPLICATIONS IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) Eleven recipients have received those scholarships. He mentioned that the Center is getting ready to offer six individuals a "Clean Start 2020 Scholarship", which will focus on pregnant mothers. Mr. Flack said ALEF is looking for governmental agencies and municipal neighbors in the community to refer individuals for the program. He stated there would be no liability on the part of the cities and that it is a referral only.

Mayor Donecker said some individuals had come to City Hall and requested some forms be endorsed. He asked what exactly is the responsibility of the person who endorses that? Mr. Flack explained that this is a referral only. He said the Reidsville Police Department has sent two applications in, and ALEF was glad to partner with them. Mr. Flack said they were asking for letters of recommendation or a letter saying they felt this individual was in need of treatment and a financial need is present. Mayor Donecker, noting that his office would have no way of knowing details of these applicants' lives, asked if ALEF could let the City know if these individuals fit the criteria for the program. Mr. Flack cited there is a document listing criteria for scholarship. He said there may have been a breakdown in getting this information to all of the entities. The Mayor talked of the need of a contact with the agency because his office really can't do what he called "due diligence" and really, wouldn't want to. Mr. Flack noted that his office does an initial screening and indicated they could contact the Mayor's office regarding applicants seeking referrals. The Mayor said this is definitely a needed service.

The presentation ended with additional questions from Council about the process and possible mentoring by former clients answered by Mr. Flack. The Mayor thanked him for his patience and for providing this presentation. Mr. Flack thanked Council for this opportunity.

PUBLIC COMMENTS.

There were no public comments.

CITY MANAGER'S REPORT.

City Manager Mitchell reviewed the items included in his monthly report dated January 14, 2020. (A COPY OF THE MEMO IS HEREBY INCLUDED IN THESE MINUTES) He referenced the YMCA Community Pool Report for October and November; voluntary curbside recycling, which begins January 15, 2020; the Martin Luther King Jr. Breakfast taking place on January 20, 2020 and the schedule for the annual budget retreat, which will take place on Friday, January 24 and Saturday, January 25, 2020.

COUNCIL MEMBERS' REPORTS.

Mayor Pro Tem Brown – Mayor Pro Tem Brown said he had attended the NAACP Banquet at First Baptist Church on December 17 and the Special City Council meeting at City Hall on January 2.

Councilman Hairston – Councilman Hairston said he had attended the City Employee Christmas event held on December 5, 2019 and the food and toy giveaway at the Lone Star Lodge on December 21, 2019.

Councilwoman Walker – Councilwoman Walker asked Community Development Manager Donna Setliff to come forward and share information regarding the Adopt-A-Tree program offered by the Reidsville Appearance Commission. Setliff said the program is available to anyone who would like to contribute \$100, and the tree is planted in memory of loved ones or in honor of someone. She mentioned there are three currently in the City -- one at Courtland Park and two at Jaycee Park. Councilmember Scoble asked what variety tree was planted. Setliff said the trees are Redbuds. Councilwoman Walker added that they would make a great gift for Valentine's Day, which is coming up.

Councilmember Scoble – Councilmember Scoble said she had participated in a conference call from the North Carolina Women in Municipal Government on January 2 and had met with North Carolina Department of Commerce representative Michael Cole on January 8, 2020 to discuss small businesses and new businesses.

Councilman Gorham -- Councilman Gorham said he had attended the Parks and Recreation Senior Christmas Party on December 12, 2019; the Reidsville Police Department's Breakfast, the Salvation Army Christmas Toy Giveaway and the NAACP meeting and Christmas Party on December 17, 2019; the Planning Board meeting on December 18, 2019; the employee BBQ at Public Works on December 19, 2019; the Senior Citizen's Christmas Dinner, Open House at City Hall and Reidsville Police Department's Investigator Garfield Whitaker's retirement reception on December 20, 2019; visited the Homeless Shelter in Eden along with members of the Galilee Holiness Church Ministries on December 22, 2019 and the Special City Council meeting on January 2, 2020.

Councilman Festerman – Councilman Festerman reported that he had recently observed a new traffic mile-per-hour device on South Park Drive. He noted that several accidents had occurred on that section of roadway and that he thought it was a really good idea to place it there. He said he didn't know if funding for the device had come from the Governor's Highway Safety Association or directly from the Reidsville Police Department, but he thought it would be of benefit. Mayor Donecker mentioned that the device seems to be solar powered and that the faster you are going, the faster the light blinks. Councilman Festerman added that if you go fast enough, it would "flash blue" and that he had not experienced that but had just heard it would, which resulted in spontaneous laughter from those in attendance.

Mayor Donecker -- Mayor Donecker asked Diane Sawyer from the Reidsville Chamber of Commerce to share upcoming events, which she did as follows: the 22nd Annual Martin Luther King Jr. Breakfast to be held at Zion Baptist Church on Monday, January 20; a Ribbon Cutting at Annie's Corner at Annie Penn Hospital on Wednesday, January 29 at noon; the Ribbon Cutting for State Employee's Credit Union on Friday, January 31; the 59th Annual Awards Luncheon at Pennrose Park Country Club on Wednesday, February 5; the Chamber Coffee at the Chamber on Thursday, February 6; and Reidsville Night at the Greensboro Swarm Game on Friday, February 21, 2020.

Councilmember Scoble said she had received rave reviews regarding Breakfast with Santa although she was unable to attend. Sawyer said it had gone really well and thanked Scoble for always supporting this event by involving and encouraging her staff to attend.

MOVE TO THE FIRST-FLOOR CONFERENCE ROOM FOR A CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT AND PERSONNEL PURSUANT TO NCGS 143-318.11(A)(4) & (6).

Councilman Gorham made the motion, seconded by Councilman Hairston and unanimously approved by Council in a 7-0 vote, to go into closed session for economic development and personnel under G.S. 143-318.11(a)(4) & (6).

RETURN TO OPEN SESSION.

Upon return to open session, Councilman Gorham made the motion, seconded by Mayor Donecker and unanimously approved by Council in a 7-0 vote, to adjourn at approximately 8:58 p.m.

John M. "Jay" Donecker, Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC, City Clerk