

REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
FEBRUARY 24, 1998
TUESDAY - 7:00 P.M.
TOWN HALL

The Board of Aldermen held a regular meeting on Tuesday, February 24, 1998. Members present were Mayor Henry Foy, Aldermen Gary Caldwell, J. Kenneth Moore, Sam Wiggins and James Williamson. Also present were Town Manager A. Lee Galloway, Town Clerk Phyllis McClure and Town Attorney Michael Bonfoey. Mayor Foy called the meeting to order at 7:05 p.m.

Approval of Minutes of February 10, 1998

Alderman Caldwell moved, seconded by Alderman Moore, to approve the minutes of the February 10, 1998 meeting as presented. The motion carried unanimously.

Public Hearing - Request by Custom Paving for Amendments to Section 154.118, Setback Requirements for Mini-Storage Buildings

Custom Paving has requested an amendment to reduce the setback requirements for mini-storage buildings accessibility as follows:

- Reduce side yard setback from 25 feet to 15 feet.
- Reduce rear yard setback from 25 feet to 20 feet.

Town Attorney Bonfoey opened the public hearing. No one spoke; Attorney Bonfoey closed the public hearing.

Alderman Williamson moved, seconded by Alderman Moore, to adopt an ordinance to amend the setback requirements for mini-storage buildings accessibility. The motion carried unanimously. (Ord. No. 10-98)

Petition for Annexation - 1141 Oakdale Road - Donnie and Margaret Phillips

A petition for annexation was received from Donnie and Margaret Phillips for property located at 1141 Oakdale Road. The property owners have requested a connection to the sewer system and a petition for annexation is required in order to connect to the Town's sewer system.

Alderman Williamson moved, seconded by Alderman Moore, to adopt a resolution to instruct the Town Clerk to investigate the sufficiency of the petition. The motion carried unanimously. (Res. No. 2-98)

Minor Subdivision Plat - Emil Massaro

Emil Massaro owns a 3.063 acre lot at the corner of Grimball Drive and South Main Street. He is subdividing the lot into a 2.543 acre parcel and a .52 acre parcel. The property is zoned "R-2", Medium Density Residential District, and the plat meets or exceeds town standards. Town staff recommends approval of the plat.

Alderman Moore moved, seconded by Alderman Wiggins, to approve the minor subdivision plat as presented. The motion carried unanimously.

Minor Subdivision Plat - Pat and John Burgin

Pat and John Burgin own a 1.493 acre lot at the end of Morris Drive. They are dividing the property into five parcels. This property is located off Oakdale Road and is zoned "R-4", Medium Density Residential with Mobile Homes District. Town staff recommends approval subject to the following conditions:

- 1) Submit state permits for water and sewer system;
- 2) Provide an adequate surety bond for the water, sewer and drainage improvements or complete the construction of the water, sewer and drainage systems before the mylar copy of the subdivision plat is signed.

Alderman Williamson moved, seconded by Alderman Moore, to approve the minor subdivision plat with the recommended conditions. The motion carried unanimously.

Meadowind Court - Remove From Official List of Town Streets

Town Manager Galloway said that several years ago, when Laurel Ridge Country Club was developing the Meadows at Laurel Ridge, there was interest expressed in developing the street, Meadowind Court, to town specifications and dedicating the road to the Town for permanent maintenance. A list prepared by the Town of several items which needed to be completed prior to the Town accepting the street was presented to the homeowner's association. A formal request that the Town accept dedication of the street was never submitted by the homeowner's association.

At some point in time the street appeared on the official list of town streets, even though there was no formal dedication of the street to the Town. The Town recently received a letter from the Meadows at Laurel Ridge Property Owner's Association asking that Meadowind Court remain a private road and be removed from the official list of Town streets.

Alderman Moore moved, seconded by Alderman Williamson, to decline to accept Meadowind Court and to remove Meadowind Court from the official list of Town streets. The motion carried with four (4) ayes and one (1) abstention (Wiggins) who lives on Meadowind Court.

Report from Town Manager A. Lee Galloway - FEMA Funds - Snowstorm

Town Manager A. Lee Galloway said that he had worked with FEMA representatives for two days following the recent snow storm. Manager Galloway said that the Town spent approximately \$32,000 in terms of costs associated with the snow storm, mainly in equipment and personnel, and that the Town may be able to recover around \$27,000 from FEMA funds. No action was necessary.

Report from Mayor Henry Foy - Recreation Center

Mayor Henry Foy said that he recently traveled with Town Manager Lee Galloway and Finance Director Eddie Caldwell to Raleigh, NC to meet with Ms. Janice Burke, Deputy Director of the State Treasury. This meeting was to review the Town's budget and financial status in regards to obtaining a loan to build the Recreation Center. Mayor Foy said that the report was good, finding the Town to be in good financial condition. Mayor Foy also said that Ms. Burke suggested that the Town begin as soon as possible in order for the Town to take advantage of the low interest rates which are now available.

Closed Session - Real Estate Matter

Alderman Caldwell moved, seconded by Alderman Moore, to adjourn to closed session at 7:23 p.m.

Alderman Caldwell moved, seconded by Alderman Moore, to return to regular session at 8:15 p.m. Both motions carried unanimously.

Action Regarding Former Hazelwood Town Hall Building

Alderman Williamson moved, seconded by Alderman Caldwell, to authorize that the former Hazelwood Town Hall, located on Brown Avenue, be advertised for sale on April 1, 1998. The motion carried unanimously.

Adjournment

With no further business, Alderman Williamson moved, seconded by Alderman Caldwell, to adjourn the meeting at 8:19 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Henry B. Foy
Mayor