



AGENDA
REIDSVILLE CITY COUNCIL
MEETING
6:00 PM
Tuesday, January 9, 2024

This meeting will be livestreamed on the City of Reidsville YouTube Channel.

1. Call to Order.
2. Invocation by Pastor Dr. Michael T. Galloway of the Greater Brandon Chapel Missionary Baptist Church, 1121 Brandon Chapel Road, Alton, VA., President of the Ministerial Alliance of Reidsville and Vicinity and a Chaplain for the Reidsville Police Department.
3. Pledge of Allegiance.
4. Proclamations & Recognitions:
 - (A) Recognition of Dr. Martin Luther King Jr. Day on Monday, January 15, 2024.
5. Approval of Consent Agenda:
 - (A) Approval of the December 12, 2023 Regular Meeting Minutes.
 - (B) Approval of the Reaffirmation of the City of Reidsville Code of Ethics and Conflict of Interest Policy.

- End of Consent Agenda -

6. Public Hearings:
 - (A) Consideration of a Rezoning Request for a Property located at 701 Montgomery Street, specifically Rockingham County Tax Parcel #150268, from Neighborhood Business (NB) to Residential-6 (R-6) (Z 2023-02). (Enclosure #1) - *Jason Hardin, Planning & Community Development Director*
 - (B) Consideration of a Special Use Permit Request to place a Manufactured Home on a Vacant Property located on Hill Street, specifically Rockingham County Tax Parcel #154106 (S 2023-03). (Enclosure #2) - *Jason Hardin, Planning & Community Development Director*

- End of Public Hearings -

7. Continued Items:
 - (A) Consideration of a Request to Rezone a Vacant Parcel located off South Park Drive, specifically Rockingham County Tax Parcel #173833, from Residential-20 (R-20) to Conditional Zoning Residential-12 (CZ R-12). (*A public hearing was held on this item on November 14, 2023, but the vote was delayed by Council for further consideration. (CZ 2023-02)*) (Enclosure #3) - *Jason Hardin, Planning & Community Development Director*
8. Presentations:
 - (A) Consideration of City of Reidsville Audit Ending June 30, 2023. (Separate Enclosure) - *Daniel T. Gougherty with Cherry, Bekaert Accounting Firm*

(B) PowerPoint on the 2024 Revaluation Process. (Enclosure #4) - *Todd L. Hurst, Rockingham County Tax Administrator*

9. Projects:

- (A) Consideration of Lead Service Line Inventory Contract Recommendation and related Budget Ordinance Amendment. (Enclosure #5) – *Josh Beck, Public Works Director, and Chris Phillips, Assistant City Manager of Administration/Finance Officer*
- (B) Consideration of Redundant Water Line Easement Negotiations Proposal, Accompanying Budget Ordinance Amendment and Capital Project Ordinance Amendment. (Enclosure #6) – *Josh Beck, Public Works Director, and Chris Phillips, Assistant City Manager of Administration/Finance Director*
- (C) Consideration of Bids Received for the Wastewater Treatment Plant Biological Nutrient Removal (BNR) Project, Accompanying Budget Ordinance Amendment and Capital Project Ordinance Amendment. (Enclosure #7) – *Josh Beck, Public Works Director, and Chris Phillips, Assistant City Manager of Administration/Finance Director*

10. Appointment of Council Liaisons by Mayor Gorham:

- ABC Board - Councilmember Terresia Scoble
- Appearance Commission - Councilman Shannon Coates
- Chamber of Commerce - Councilwoman Barbara DeJournette
- Community Pool Association - Mayor Pro Tem Harry Brown
- Downtown Corporation - Councilmember Terresia Scoble
- Historic Preservation Commission - Councilman William Hairston
- Human Relations Commission - Councilman William Hairston
- Parks & Recreation Advisory Commission - Mayor Pro Tem Harry Brown
- Piedmont Triad Regional Council of Governments - Councilman William Martin
- Planning Board - Mayor Donald Gorham
- Citizens Economic Development Inc. - Mayor Donald Gorham

11. Public Comments.

12. City Manager's Report:

- (A) Month of January. (Enclosure #8)

13. Council Members' Reports.

14. Miscellaneous:

- (A) For Information Only.

15. Move to the First-Floor Conference Room for a closed session to consult with an attorney to preserve the attorney-client privilege and for a real estate matter pursuant to NCGS 143-318.11(a)(3) & (5).

16. Adjourn.



PROCLAMATION

WHEREAS, Dr. Martin Luther King Jr., a native of Atlanta, Georgia, was tragically killed at age 39 on April 4, 1968, in Memphis, Tennessee, while leading sanitation workers in a protest against low wages and intolerable working conditions; and

WHEREAS, the King Holiday and Service Act of 1994, signed into law on August 23 of that year by President Clinton, designates the King Federal Holiday to be a day of national service and this year's observance on Monday, January 15, 2024, will be celebrated by City of Reidsville employees; and

WHEREAS, at the heart of Martin Luther King Jr.'s philosophy was a concept of service for he believed that a person's worth was not measured by his color, culture, or class but rather by his or her commitment to making a better life for all, and it is this belief that makes the King observance a unique holiday because it challenges Americans not only to remember and to celebrate but also, most importantly, to act to address those issues for which Dr. King and others gave their lives;

NOW, THEREFORE, I, Donald L. Gorham, Mayor of the City of Reidsville, and the Reidsville City Council, do hereby recognize Monday, January 15, 2024, as **Dr. Martin Luther King Jr. Day** in Reidsville and continue to urge all residents to join us as we rededicate ourselves to the principles of justice and equality for all in memory of this apostle of non-violence who gave his life in the crusade for human rights.

This the 9th day of January, 2024.

Mayor Pro Tem Harry Brown	Donald L. Gorham, Mayor
Councilman William Hairston	Councilwoman Barbara J. DeJournette
Councilman William Martin	Councilman Shannon Coates
	Councilmember Terresia Scoble

**MINUTES OF THE REGULAR MEETING
OF THE REIDSVILLE CITY COUNCIL
HELD TUESDAY, DECEMBER 12, 2023 AT 6:00 P.M.
RCARE/REIDSVILLE SENIOR CENTER**

This meeting, which was livestreamed on the City of Reidsville's YouTube Channel, was held in the Dining Room of RCARE.

CITY COUNCIL MEMBERS PRESENT: Mayor Donald L. Gorham
Mayor Pro Tem Harry L. Brown
Councilwoman Barbara J. DeJournette
Councilman James K. Festerman
Councilman William Hairston
Councilmember Terresia Scoble (*via telephone*)
Councilwoman Sherri G. Walker
Councilman Shannon Coates
Councilman William Martin

COUNCIL MEMBERS ABSENT: NONE

CITY STAFF PRESENT: Summer Woodard, City Manager
Angela G. Stadler, City Clerk
William F. McLeod, City Attorney

CALL TO ORDER.

Mayor Gorham called the meeting to order and asked the Reverend Ralph Clayton to come forward and give the invocation.

INVOCATION BY THE REVEREND RALPH CLAYTON.

Reverend Ralph Clayton, retired Pastor of Covington Memorial Wesleyan Church, provided the invocation after providing a few words about his good friend of some 60 years, outgoing Councilman James Festerman, including a joke about a traffic stop that Chief Festerman made as a young police officer. Rev. Clayton also congratulated incoming Councilmen William Martin and Shannon Coates.

MOMENT OF SILENCE FOR CITY MARKETING DIRECTOR JUDY YARBROUGH.

Also, prior to the invocation, Rev. Clayton called for a moment of silence to be held in memory of City Marketer Judy Yarbrough, who passed away unexpectedly on December 4th.

PLEDGE OF ALLEGIANCE.

Mayor Gorham and Council then led in the Pledge of Allegiance.

APPROVAL OF NOVEMBER 14, 2023 REGULAR MEETING MINUTES.

Councilman Festerman made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 7-0 vote, to approve the November 14, 2023 minutes.

Mayor Gorham noted that Councilmember Scoble was on a work trip but was attending via the phone.

RECOGNITIONS:

OUTGOING COUNCILWOMAN SHERRI WALKER.

Mayor Gorham called Councilwoman Walker to come forward to be recognized. After sharing a hug, Mayor Gorham read the following framed proclamation for Councilwoman Walker:

CERTIFICATE OF RECOGNITION

WHEREAS, Sherri G. Walker was first elected to the Reidsville City Council in 2011 to fill one of the District B seats on the Reidsville City Council, a position she held until December of 2023, and;

WHEREAS, Councilwoman Walker has been a strong advocate of the City and its residents, working to provide much needed services to her constituents, whether it be the installation of defibrillators at Reidsville facilities or covered benches for those citizens riding the skat buses, and;

WHEREAS, Councilwoman Walker's compassion for Reidsville and its residents was important as the City Council had to make some difficult decisions during the difficult time of the Pandemic while still making progressive strides, hiring not one but two City Managers during her tenure on Council, and;

WHEREAS, Councilwoman Walker will always be remembered as the friendly face that greeted citizens attending various events and supported the City employees she treasured as well, especially at City-sponsored blood drives, always there with a smile and a welcoming word;

NOW, THEREFORE, BE IT RESOLVED, that the Reidsville City Council does extend to

Councilwoman Sherri G. Walker

its heartfelt thanks for her 12 years of service to the governing board and to the residents of Reidsville and wishes her only the best in the future.

This the 12th day of December, 2023.

/s/

Donald L. Gorham, Mayor

Councilwoman Walker then made some remarks. She talked of how she decided to run for City Council after being approached by a group of people. She said she got some good advice from a dear friend, which was don't ever promise anybody anything because you might not be able to keep it. She said she never promised anybody anything, but she had worked tirelessly to make Reidsville a better place. She noted that there are little things all over the City, such as the sign behind the Fire Department indicating it is a "safe place" where people can go to 24 hours a day because the Police Department is not open at all times. She said she wants our citizens to feel safe. Noting that the proclamation had talked about the skat bus shelters, she encouraged everyone to get on the skat bus, and you will find out a lot of things that are happening.

During her tenure, she said we have had heartaches and joys, we've had loss, we've had ups and downs. She said she has worked with three different Mayors, all of which were here tonight, Mayor Donecker, Mayor "Chief" Festerman and Mayor Gorham, and three different city managers. She said, she thinks the third time, they got it right, referring to current City Manager Woodard. One of the biggest obstacles they had to fight and deal with was COVID since they didn't know what was happening. She said it was a hard thing to overcome, but they did it. She said we came back strong, especially with the help of American Rescue Plan funds, as one can see when you look around the City and see what was done with it. She said she can't start naming names or we would be here all night with good refreshments waiting and two new candidates ready to be sworn in.

She said there have been two constants during her 12 years on Council, and she pointed to City Attorney Bill McLeod and City Clerk Angela Stadler, who have helped keep her "law and order straight" and the other one helps her conjugate her verbs properly. She asked the City Clerk to share with everyone the name that she calls her, to which Stadler replied jokingly, "Trouble." Councilwoman Walker said her time on Council has transformed her. She added that when she got on Council, her minister said he was afraid her time on Council would change her, which she said she hoped it has changed her for the better. Her mother had told her never to get above her "raising," and she never will. She thanked the citizens of Reidsville for the opportunity that they have bestowed upon her. She said she appreciates it, and she will see them on the street or somewhere else.

The Mayor then presented her with a gift from the City, a mini-sculpture created by local sculptor Brad Spencer. The front is the City Seal while on the back of Walker's sculpture was "Team Reidsville".

Before Councilwoman Walker sat down, City Clerk Stadler, on behalf of the Sesquicentennial Committee, asked Councilman Festerman to come up as well. Stadler stated that the City and the Sesquicentennial Committee had something to give both of the outgoing Council members that no one else has received, the new Sesquicentennial Reidsvilleopoly game that arrived today. The City Clerk also presented each of them with one of the 50 Sesquicentennial Medallions, which have been hidden at various events throughout the year. Stadler also encouraged the Council to

come out on December 22nd for the burial of the time capsule at the Sesquicentennial Clock Tower, at which time they might get a little something as well.

Mayor Gorham then asked Councilman William Hairston to come forward. He said he thought one of Chief Festerman's former police officers should read the proclamation for the outgoing Councilman.

OUTGOING COUNCILMAN JAMES K. FESTERMAN.

Councilman Hairston talked of what an honor it was to read this proclamation for his terrific friend. He recognized the presence of all of the judges, the Sheriff, former Police Chiefs and County Commissioners, etc. Councilman Hairston talked of the influence Chief Festerman had on his life, encouraging him to become a police officer. He also noted how Chief had been a wonderful example of what a good, loyal officer should be and how they should care for the people, their officers and for the City.

Councilman Hairston then read the following framed proclamation for Councilman Festerman:

CERTIFICATE OF RECOGNITION

WHEREAS, James K. Festerman has committed some 60 years of service to the City of Reidsville, being re-elected in 2015 to serve a second stint on the Reidsville City Council, this time as an eight-year representative of District B, and;

WHEREAS, during his most recent tenure, Councilman Festerman provided senior leadership as the Council led its residents through the difficult time of the Pandemic while still making progressive strides within the City by upgrading infrastructure, adding new tenants to the Reidsville Industrial Park and hiring a new City Manager, and;

WHEREAS, Councilman Festerman and the Council have been able to oversee many quality-of-life projects for the City, aided by American Rescue Plan funding, such as the Downtown Streetscape Project and All-Inclusive Park, and;

WHEREAS, Councilman Festerman, who will forever be known as "Chief", always made decisions based on what was best for our citizens and the City's employees;

NOW, THEREFORE, BE IT RESOLVED, that the Reidsville City Council does extend to

Councilman James Klenner Festerman

its heartfelt thanks for his last eight years on this board and extends to him best wishes as he spends more time with family and friends.

This the 12th day of December, 2023.

/s/ _____
Donald L. Gorham, Mayor

Councilman Hairston also thanked Chief Festerman for his impact on his son, who went into law enforcement.

Councilman Festerman opened his gift, which was a Brad Spencer mini-sculpture as well. The front featured the City Seal while the back was customized with the Reidsville Police Department badge.

Councilman Festerman said, first of all, he wanted to thank his God for giving him the strength to be here all of these 60-plus years. He thanked his family for their many years of love and support while he was in the police department and then on City Council. Councilman Festerman said he was fortunate to have a loving wife for 50 years, who supported him in almost everything he did. Her love was enduring, and she was there when he needed her. She will always have a place in his heart, he said. In the last eight years, Councilman Festerman said he has been fortunate enough to have another person in his life, who has really stepped up to be the love of his life and does a fabulous job of supporting him, Vicky Alston. He added that Vicky was recently honored to become the Chairman of the Rockingham County School Board, and he said he knew she would do a great job. He asked everyone to give her a round of applause, which was done.

Councilman Festerman said there are so many people in this room, if he started naming names, he'd be in trouble because he would leave someone out. He talked of how a lot of them had influenced his life in so many ways. He said in recent weeks, he had received phone calls from people across the State acknowledging his contributions to the City. He said he was honored a few weeks ago by the Rockingham County Commissioners, and he appreciated being acknowledged by them with several of the Commissioners being here tonight. He said he appreciated the plaque they gave him, which will have a very prominent place in his home. Councilman Festerman recognized Representative Reece Pyrtle, who was kind enough to secure a flag that was flown over the North Carolina State House and presented to him. He said that too will have a special place in his house, but he stressed that everyone has a special place in his heart because they have suffered with him, watched him stumble and picked him up. Together, he said we have made some good contributions. Again, he thanked Rep. Pyrtle for the honor.

Councilman Festerman stated that some folks will find it strange that he might actually compliment city managers since he was always known to be very critical of them and didn't always have the best relationships with them. But, he said he always knew their hearts were in the right place, but each time the City would get a new city manager, he would tell them "I hope you'll be better than the last guy." He said, "I think we've finally achieved it this time." He did note that retired City Manager Kelly Almond, who was in the audience tonight, became one of his best friends over the years although they didn't always agree when they worked together. He told Kelly and his wife, Frances, "we love y'all." He told Councilwoman Walker that it was a

real pleasure to serve with her on the Council. He talked of their time on the Council, noting that they didn't always agree but they never became disagreeable. He also told the incoming Council members best of luck to them in the future. He talked of his history with Councilman-Elect Coates, including his dad and grandfather, and told him he will make an outstanding contribution to the Council because of his love for this City. While he hasn't known Councilman-Elect Martin very long, he said he has found him to be a very hard worker, who is very sincere and very dedicated to his position. He said he knows that he will work hard and together, joining this outstanding group of people already up here, the City's best years are ahead of us. He said we don't have to worry about the City, the City is going to be great because it has super leadership, and these two gentlemen will make an excellent addition to the City Council.

Councilman Festerman said it is time to go, but he expressed some disappointment that the City Clerk didn't have his favorite song, "Happy Trails", playing as he left because it is happy trails until we meet again. He also acknowledged former Mayor Jay Donecker, who was there along with his wife, Anne. He talked about them coming on Council at the same time, and he thanked him for his love and support over the years. Councilman Festerman concluded by thanking everyone again for their support, may God bless you and until we meet again, happy trails.

Following the presentation to outgoing Council members, the oaths of office were given to the four newly-elected Council members.

OATH OF OFFICE:

ADMINISTERING THE OATH TO THE NEWLY ELECTED COUNCIL MEMBERS.

Councilman Shannon Coates.

Judge Chris Freeman came forward and administered the oath of office to Shannon Coates, newly elected to represent District B, who was accompanied by his wife, Suanne. *(A COPY OF THE OATH IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)*

In making a few remarks, Councilman Coates first thanked the good Lord above for giving him a safe career as a police officer with the City of Reidsville. He talked briefly about how he decided to run for Council, but he stressed that it is very important that a candidate or a Councilman or Councilwoman not only know the City and its people but also that the people need to know who they are. He said he takes this job seriously and is a worker although he realizes that government doesn't work as fast as in private life and business. He said that getting into politics was truly an eye-opening experience and that you learn a lot from people. Councilman Coates said he couldn't have done any of this without his family and friends, who helped him and also gave him advice. He said he will give 110% up there as they make decisions, and he acknowledged it is not the easiest job sitting on Council. He said it is going to be tough, and you're not going to please everybody, but he will do his best while he holds the position. He thanked everyone for showing up, noting that there were a lot of people here tonight. He said that during his career, he had the opportunity to get to know and learn people, making friends across the State. The Councilman said there were people here from other cities who had also taken the leap from their careers to do for their cities like he is doing tonight. Stating that there is no "I" in "team," he said it is time to roll up the sleeves and get to work to make Reidsville better. He said he was ready to get on board with everyone up here on the Council and to make Reidsville better and thrive. He again expressed his appreciation for everyone coming out and showing their support.

Councilman Coates then took his seat on the Council dais.

Councilwoman Barbara DeJournette.

Retired Judge Fred Wilkins came forward and administered the oath of office to Barbara DeJournette, elected to continue to represent District A, who was accompanied by her husband, Ted. *(A COPY OF THE OATH IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)*

In making her remarks, Councilwoman DeJournette gave honor to God and thanked everyone who supported her. She promised to continue to do the work that she has done over the years, and give even more. She gave a special “thank you” to her husband, who has been supportive no matter what she has been through. She added that she thinks this position was chosen by God because she had said in her heart that if she didn’t get re-elected, it would be because He had something else planned for her, but He chose this, so she will give everything and will honor God always. She thanked everyone, including Mr. Marshall, who had supported her through her campaign.

Councilman William Hairston.

Retired Judge Fred Wilkins came forward and administered the oath of office to Councilman William Hairston, newly re-elected to represent District A. *(A COPY OF THE OATH IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)*

In making his remarks, Councilman Hairston said first of all, he had to give all honor to God, thanking Him and then thanking each and every one of you for your support and for putting your confidence in me. He said he was going to do his best to not ever let you down. He ended up by saying he is fired up and ready to go, thank you.

Councilman William Martin.

Rockingham County Clerk of Court Abner Bullins came forward and administered the oath of office to Councilman William Martin, newly elected to represent District B, who was accompanied by his wife, Megan. *(A COPY OF THE OATH IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)*

In making his remarks, Councilman Martin first said that for those who know him, he can talk a lot in private but not amongst a big crowd. He went on to thank his family, including his wife, his friends and the people who came out tonight to support him. He thanked his friend, Abner, for swearing him in as well as Sheriff Page, who gave him a job almost 18 years ago and with whom he still has a position today. He said he was looking forward to working for the City and trying to work hard to make things better, thank you.

Councilman Martin then took his seat on the Council dais.

2023-2025 COUNCIL ORGANIZATION AS REQUIRED BY G.S. 160A-68:
APPOINTMENT OF COUNCIL LIAISONS:

Mayor Gorham noted that he would like the opportunity to speak to everyone before making assignments so this would be delayed until the January City Council meeting.

PUBLIC COMMENTS.

Retired City Manager Provides Comments.

Mr. Dennis Kelly Almond, 2111 Belmont Drive, came forward to speak. He asked for the indulgence of Mayor Gorham and Council to have a little more time than three minutes. He said he didn't take his three minutes at the last Council meeting and as a former City Manager, he hoped they would give him a little more extra time. He claimed he had a "lot of dirt to spread" but then said, no, he didn't really, but he did want to congratulate the newly elected Council members. He said he knows they will do well for the Council and for the City. Noting he had been called upon at the last Council meeting to say a few words about his friend, James Festerman, but he had been completely unprepared, so he didn't say much. He did question former Councilwoman Walker about her comment that they finally got the City Manager's job right, but she retorted that she never had the "pleasure or displeasure" of hiring Mr. Almond. Mr. Almond said when he was being considered for the City Manager position in Reidsville, the first Reidsvillian he met and had contact with was James Festerman. He said he had been very impressed that the Council had appointed Chief Festerman as Acting City Manager until he found out later that actually Chief had been co-appointed with Finance Director Bernice Phillips, which made a lot more sense to him. Chief Festerman was very helpful in getting him settled and ready for his interview with the Council, and he has been a friend ever since. He told an amusing story of them both watching from their windows to see when the other would leave so they could leave. Mr. Almond said they were friends and co-workers for nine years before Chief Festerman decided, against his wishes, to retire, but they had a nice retirement party for him, and then he successfully ran for City Council. He said they worked a lot of years together then, accomplishing a lot but messing up a couple of things, too. James decided again to move on to other things, and another nice retirement event, similar to this, was held, but then he changed his mind a couple of years later and ran again for Council, Mr. Almond stated. We were blessed to have his service for another eight years, he said, so now we're here again for another retirement party for James. He said he just wanted to know how many retirement parties does a person get, is this it? He continued to talk about what a good friend Chief Festerman had been over the years and shared some more stories from Management Team excursions. He concluded by saying how blessed we have been to have the service of this man, who with his ability and intelligence, could have done a lot of different things, but chose to serve his home city and that says a lot about him. Mr. Almond said you can look around the City and see the difference this man has made. He said he heard someone say that you can judge a man's character by the things he does when no one else is looking and that is really true about James. People just don't realize or understand the things he had done for this City, both with his time and out of his pocket, saying he know so many examples of people in need that James has helped. He said he has been one of those people James has helped. Again, he talked of how Reidsville has been blessed to have had James give his service to the City.

Former Councilman Festerman returned to say, he loved Almond like a brother. He also said he would be very brief but he had failed to recognize somebody here tonight who was very special

to him. He asked Tyler King to stand up and come forward. He said he and Tyler had developed a relationship the first time he ever ran for office, and Tyler is a dear friend of his who had helped him on his various political campaigns. Chief Festerman told those present if they ever had the chance to meet Tyler, take that opportunity because you'll enjoy it.

With no more public comments, Mayor Gorham said this has been a very, very special night. He said it is rare that you have someone work for one place for 60-plus years. He said it has been a lovely night because they have new Council members who are going to serve you to the very best of their abilities and they are truly going to make Reidsville a better place.

Before calling for a motion to adjourn, Mayor Gorham said he was issuing an executive order that before everyone leaves tonight, they go down to the gym and get something to eat. He stressed that we don't want to have to take home any food tonight. He said before you leave, congratulate our new Councilmen Coates and Martin.

He then asked for a motion to adjourn?

ADJOURN AND MOVE TO THE GYMNASIUM FOR A RECEPTION HONORING NEWLY ELECTED COUNCIL MEMBERS.

Mayor Pro Tem Brown then made the motion to adjourn, seconded by Councilwoman DeJournette and unanimously approved by Council in a 7-0 vote at approximately 6:52 p.m.

Donald L. Gorham, Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC, City Clerk



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

MEMORANDUM

TO: Summer Woodard, City Manager
FROM: Angela G. Stadler, CMC/NCCMC, City Clerk *AS*
SUBJ: Conflict of Interest Policy & Code of Ethics
DATE: January 2, 2024

In 2010 and 2011, the Reidsville City Council adopted a Code of Ethics and a Conflict of Interest Policy, respectively. Every two years, following municipal elections, the possibility exists that new members will be elected to the Reidsville City Council, who were not on the board when such policies were approved and may not be aware of them. Such policies are also needed for some federal grants. Therefore, we include the Code of Ethics and Conflict of Interest Policy on the Council agenda after every future election. Our newly elected Council members also typically either attend the Essentials of Municipal Government course or receive the State-required ethics training as well.

Both the Code of Ethics and Conflict of Interest Policy are attached for Council's review. By approving the Consent Agenda, each Council member is affirming or reaffirming their commitment to adhering to these policies while serving on Council.

Please let us know if there are any questions.

/ags

**RESOLUTION ADOPTING A CODE OF ETHICS FOR THE
REIDSVILLE CITY COUNCIL**

WHEREAS, Section 160A-86 of the North Carolina General Statutes requires local governing boards to adopt a Code of Ethics; and

WHEREAS, the proper operation of democratic government requires that public official be independent, impartial and responsible to the people; and

WHEREAS, government decisions and policy must be made in proper channels of the governmental structure; and

WHEREAS, the public office must not be used for personal gain; and

WHEREAS, the public must have confidence in the integrity of its government; and in recognition of these goals,

BE IT HEREBY RESOLVED by the City Council of the City of Reidsville, North Carolina that the following is adopted;

**CODE OF ETHICS
FOR THE REIDSVILLE CITY COUNCIL**

The stability and proper operation of democratic representative government depends upon the continuing consent of the governed, upon the public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people. Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure. The purpose of this Code is to establish guidelines for ethical standards of conduct for the Mayor and City Council and all references herein to the City Council shall be understood to include the Mayor. It should not be considered a substitute for the law or a City Council member's best judgment.

City Council members must be able to act in a manner to maintain their integrity and independence, yet must be responsive to the interests and needs of those they represent. City Council members serve in an important advocacy capacity in meeting the needs of their citizens and should recognize the legitimacy of this role as well as the intrinsic importance of this function to the proper functioning of representative government. At the same time, City Council members must, at times, act in an adjudicatory or administrative capacity and must, when doing so, act in a fair and impartial manner. City Council members must know how to distinguish these roles and when each role is appropriate and they must act accordingly. City Council members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each City Council member must find within his or her own conscience the touchstone on which to determine appropriate conduct.

Canon One

A City Council Member Shall Obey the Law

City Council members shall support the Constitution of the United States, the Constitution of North Carolina and the laws enacted by the Congress of the United States and the General Assembly

pursuant thereto. Members specifically acknowledge and agree to comply with the requirements of NCGS §14-234 entitled "Public officers or employees benefiting from public contracts; exceptions."

Canon Two

A City Council Member Should Uphold the Integrity and Independence of His or Her Office

City Council members should demonstrate the highest standards of personal integrity, truthfulness, honesty and fortitude in all their public activities in order to inspire public confidence and trust in town government. City Council members should participate in establishing, maintaining, and enforcing, and should themselves observe, high standards of conduct so that the integrity and independence of their office may be preserved. The provisions of this Code should be construed and applied to further these objectives.

Canon Three

A City Council Member Should Avoid Impropriety and the Appearance of Impropriety in All of His or Her Activities

It is essential that City government attract those citizens best qualified and willing to serve. City Council members have legitimate interests - economic, professional and vocational - of a private nature. City Council members should not be denied, and should not deny to other City Council members or citizens, the opportunity to acquire, retain and pursue private interests, economic or otherwise, except when conflicts with their responsibility to the public cannot be avoided. City Council members must exercise their best judgment to determine when this is the case.

City Council members should respect and comply with the law and should conduct themselves at all times in a manner that promotes public confidence in the integrity of the office of the City Council and of City government.

City Council members should not allow family, social, or other relationships to unduly influence their conduct or judgment and should not lend the prestige of the office of City Council to advance the private interests of others; nor should they permit others to convey the impression that they are in a special position to influence them. City Council members shall not grant any special consideration, treatment or advantage to any citizen beyond that which is available to every other citizen.

Canon Four

A City Council Member Should Perform the Duties of the Office Diligently

City Council members should, while performing the duties of the office as prescribed by law, give precedence to these duties over other activities. In the performance of these duties, the following standards should apply:

A. Legislative Responsibilities

1. City Council members should actively pursue policy goals they believe to be in the best interests of their constituents within the parameters of orderly decision-making, rules of the City Council and open government.
2. City Council members should respect the legitimacy of the goals and interests of other City Council members and should respect the rights of others to pursue goals and policies different from their own.

B. Adjudicative Responsibilities

1. City Council members should be faithful to the general and local laws pertaining to the office and strive for professional competence in them. They should be unswayed by partisan interests, public clamor, or fear of criticism.
2. City Council members should demand and contribute to the maintenance of order and decorum in proceedings before the City Council.
3. City Council members should be honest, patient, dignified and courteous to those with whom they deal in their official capacity, and should require similar conduct of their staff and others subject to their direction and control.
4. City Council members should accord to every person who is legally interested in a proceeding before the Council full right to be heard according to law.
5. City Council members should dispose promptly of the business of the City for which they are responsible.

C. Administrative Responsibilities

1. City Council members should clearly distinguish legislative, adjudicatory and administrative responsibilities and should refrain from inappropriate interference in the impartial administration of City affairs by City employees. City Council members should diligently discharge those administrative responsibilities that are appropriate, should maintain professional competence in the administration of these duties and should facilitate the diligent discharge of the administrative responsibilities of fellow City Council members and other City officials.
2. City Council members should conserve the resources of the City in their charge. They should employ City equipment property, funds and personnel only in legally permissible pursuits and in a manner that exemplifies excellent stewardship.
3. City Council members should require City employees subject to their direction and control to observe the standards of fidelity and diligence that apply to City Council members as well as those appropriate for employees.
4. City Council members who become aware of improper conduct by a City employee should promptly inform the City Manager, or, in the case of a City employee who reports directly to the Council, initiate appropriate disciplinary measures.

5. City Council members should not employ or recommend the appointment of unnecessary employees and should exercise the power of employment only on the basis of merit, avoid favoritism and refrain from illegal discrimination and nepotism. They should not approve compensation of employees beyond the fair value of services rendered.

Canon Five

A City Council Member Should Conduct the Affairs of the City Council in an Open and Public Manner

City Council members should be aware of the letter and intent of the State's Open Meetings Law, should conduct the affairs of the City Council consistent with the letter and spirit of that law and consistent with the need to inspire and maintain public confidence in the integrity and fairness of City government and the office of City Council. Consistent with this goal of preserving public trust, City Council members should be aware of the need for discretion in deliberations when the lack of discretion would pose a threat to the resources of the City, to the reputation of current or potential City employees, to orderly and responsible decision-making, to the integrity of other governmental processes or to other legitimate interests of the City.

Canon Six

A City Council Member Should Regulate His or Her Extra Governmental Activities to Minimize the Risk of Conflict with His or Her Official Duties

1. City Council members should inform themselves concerning campaign finance, conflict of interest and other appropriate state and federal laws and should scrupulously comply with the provisions of such laws.
2. City Council members should refrain from financial and business dealings that tend to reflect adversely on the Council or on City government or to interfere with the proper performance of official duties.
3. City Council members should manage their personal financial interests to minimize the number of cases in which they must abstain from voting on matters coming before the Council.
4. Information acquired by City Council members in their official capacity should not be used or disclosed in financial dealings or for any other purpose not related to official duties.

Canon Seven

A City Council Member Should Refrain from Political Activity Inappropriate to His or Her Office

1. City Council members have a civic responsibility to support good government by every available means, to continue to inform and educate the citizenry about the affairs and processes of City government, and to make themselves available to citizens of the City so that they may ascertain and respond to the needs of the community. In doing so, City Council members may and should join or affiliate with civic organizations whether partisan or non-partisan, may and should attend political meetings, may and should advocate and

support the principles or policies of civic or political organizations consistent with the Constitution and laws of the United States and North Carolina.

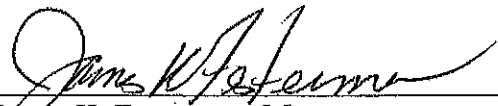
2. Candidates for the office of City Council, including incumbents:

- A. Should inform themselves concerning the laws of this state with regard to campaigns and relevant disclosure requirements and should scrupulously comply with the provisions of such laws;
- B. Should maintain the dignity appropriate to the office, and should encourage members of their families to adhere to the same standards of political conduct that apply to the City Council;
- C. Should not make pledges or promises of conduct in office that they will not or cannot perform or would be illegal if it were performed;
- D. Should not misrepresent their identity, qualifications, present position, or other fact; and
- E. Should avoid pledges or promises of conduct in office other than the faithful and impartial performance of the duties of the office.

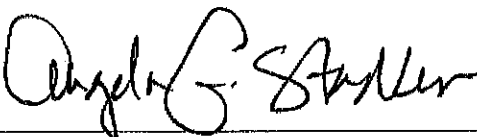
BE IT FURTHER RESOLVED that:

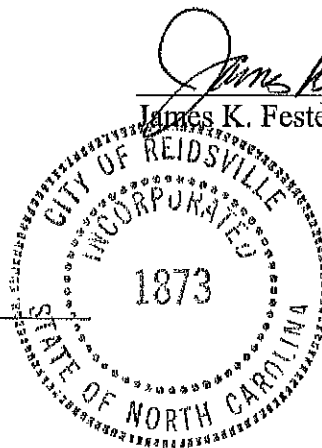
- 1. A violation of this Code of Ethics may subject a City Council member to a censure Resolution by the Reidsville City Council; however, no such censure resolution shall be adopted until the person alleged to have committed the violation has been given notice of the alleged violation and provided with the opportunity to appear before the Council and be heard regarding the allegation.
- 2. When a City Council member has a question as to the applicability of this Code to a particular situation, he or she may apply, orally or in writing, to the City Attorney for advisory guidance. Upon receipt of a request for advisory guidance and based only upon the information given to the City Attorney, the City Attorney will provide advisory guidance to the City Council member. In the City Attorney's discretion, he may retain outside legal counsel to advise him in connection with any request for advisory guidance. In no event will the City Attorney's advisory guidance excuse a City Council member from complying with the Code of Ethics or other applicable law.

Adopted this 10th day of November, 2010.


James K. Festerman, Mayor

ATTEST:


Angela G. Stadler, CMC, City Clerk



CITY OF REIDSVILLE

CONFLICT OF INTEREST POLICY

Purpose: To establish conduct guidelines for all City officials and employees in accordance with the following principles:

1. The proper operation of democratic government requires that public officials and employees be independent, impartial and responsible to the people;
2. Governmental decisions and policies shall be made through the proper channels of governmental structure;
3. Public office or employment shall not be used for personal gain; and,
4. The public shall have confidence in the integrity of its government.

It is the responsibility of everyone covered by this policy to act in the best interests of the City at all times and to make certain that he or she refrains from placing himself or herself in positions that may produce conflicts of interest.

Definitions: For the purposes of this policy, the following definitions shall apply:

Business Entity means any business, proprietorship, firm, partnership, person in representation or fiduciary capacity, association, venture, trust or corporation which is organized for financial gain or profit.

Immediate Family Member means a spouse, mother, father, legal guardian, child, sister, brother, grandparent, grandchild and the various combinations of half, step, in-law and adopted relationships regardless of marital status.

Interest means any direct or indirect pecuniary or material benefit accruing as a result of a contract or transaction which is or may be the subject of an official act or action by or with the City of Reidsville.

Official Act or Action means any legislative, administrative, appointive or discretionary act of any appointed Board or Commission member or elected official, or any action passed by a majority vote of the Reidsville City Council.

City Official means the Mayor, members of the City Council, appointees to any City Boards, Commissions or Committees, individuals appointed to represent or serve on behalf of the City of Reidsville on a board, commission or committee founded by an outside entity, and any full-time, part-time, regular, probationary, temporary, trainee or volunteer employee of the City of Reidsville.

Standards of Conduct:

- A. **Scope.** This policy shall apply to all City Officials and may be amended from time to time by official action of the Reidsville City Council.
- B. **Interest in Contract or Agreement.** No City Official shall have or thereafter acquire an interest in any contract or agreement with the City if he or she will privately benefit or profit from the contracting or undertaking.

- C. Use of Official Position. No City Official shall use his or her official position or the City's facilities for private or political gain. In addition, no City Official shall misuse their status in such a way as to require, expect or accept favors from subordinate employees.
- D. Disclosure of Information. No City Official shall use or disclose confidential information gained in the course of or by reason of his or her official position for the purposes of advancing:
1. His or her financial or personal interest;
 2. A Business Entity of which he or she is an owner(in part or in whole), an officer or a director; or
 3. The financial or personal interest of an Immediate Family Member or that of any other person.
- E. Incompatible Service. No City Official shall engage in, or accept private employment or render service for private interest, when such employment or service is incompatible with the proper discharge of the Official's public duties or would tend to impair independence of judgment or action in the performance of his or her official duties unless otherwise permitted by law and unless disclosure is made and provided in this Policy. Before accepting private employment, the City Official should consider whether such employment would negatively impact the Town.
- F. Gifts. No City Official shall solicit, accept or receive any gift as outlined in Article VII, Section 5, of the City of Reidsville Personnel Policy.
- G. Special Treatment. No City Official shall grant any special consideration, treatment or advantage to any citizen or public or private entity beyond that which is available to every other citizen or entity.

Disclosure of Interest in Legislative Action: The Mayor or any member of the Reidsville City Council who has an interest in an official act or action shall publicly disclose the nature of their interest and shall withdraw from voting upon that matter if excused by a majority vote of the Reidsville City Council pursuant to N.C.G.S. §160A-75.

Adopted this the 11th day of May, 2011.



 James K. Festerman, Mayor



ATTEST:



 Angela G. Stadler, CMC, City Clerk



The City of
Reidsville

North Carolina

Department of Planning & Community Development

230 W, Morehead Street, Reidsville, NC 27320 Ph. (336)349-1065

Planning@reidsvillenc.gov

Office of the Director

MEMORANDUM

TO: The Honorable Mayor Gorham, Members of the
Reidsville City Council, and Summer Woodard, City Manager
FROM: Jason Hardin, Director of Planning & Community Development
DATE: November 8, 2023
RE: Docket No. Z 2023-02

Tran Thi Bao Vo is petitioning to rezone a property located at 701 Montgomery St., Rockingham County Tax Parcel #150268 from Neighborhood Business (NB) to Residential-6 (R-6). Docket No. Z 2023-02. The parcel encompasses an area of 7,840.8 square feet or 0.18 acres. A vacant two-story commercial building constructed in 1917 per the tax record is located on the lot. Residential Dwellings are allowed in the NB district, but only as an accessory to a commercial use with a Special Use Permit (SUP). In other words, a business would need to be the primary use of the building with the dwelling only as an accessory use and approval of a SUP. No other dwelling types are allowed in the NB district.

The surrounding land use is a mix of Neighborhood Business (NB) and residential (R-6). The areas to the south and east are zoned Residential-6 (R-6). To the north and west the abutting lots are zoned Neighborhood Business (NB) and Residential-6 (R-6). Overall, the area is a primarily residential with a few commercial properties to the northwest. Considering the presence of an abutting Residential-6 (R-6) neighborhood to the south and consistency with surrounding land use, a zoning designation of R-6 for the property would be consistent with the surrounding area.

This property is located in Growth Management Area 2 - Urban which encompasses the area immediately outside of the Central Business District (CBD). GMA 2 prioritizes expansion of housing stock alternatives, rehabilitation of existing housing stock, and preservation of significant historic structures. Therefore, we find the proposed rezoning is consistent with the 2022 Reidsville Land Development Plan. The Planning Staff finds this rezoning is reasonable and in the public interest based on the information provided in this report and the attached statements of reasonableness and consistency.

The Planning Staff recommend the proposed rezoning application be approved.

“Planning for Tomorrow, Today!”



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

REZONING REQUEST STAFF REPORT

DOCKET NO.: Z 2023-02

PRESENTER: Jason Hardin, Director of Planning & Community Development

CONTRIBUTING STAFF: Jason Hardin, Director of Planning & Community Development
Drew Bigelow, Planner I

PETITIONER: Tran Thi Bao Vo

OWNER(S): Tran Thi Bao Vo

REQUEST: Rezone the property from NB to R-6.

LOCATION: 701 Montgomery St.

PUBLIC NOTICE MAILED: 11/6/2023

PUBLIC NOTICE POSTED ON PROPERTY: 11/7/2023

PUBLIC NOTICE PUBLISHED IN NEWSPAPER: 11/5/2023

SITE INFORMATION

Tax Parcel Number(s): 149989

Site Acreage: 0.48 Acres

Current land uses: Single-Family Dwelling.

Availability of Water: Existing Service.

Availability of Sewer: Existing Service.

Is the site located in the Jordan Lake Watershed? Yes.

Is the site located in the Troublesome Creek Watershed? No.

Is the site located within a floodplain? No.

Is the site located within a historic district? No.

What is the topography of the property? Flat.

Is there a stream on the property? No.

ZONING COMPABILITY ANALYSIS

North: Neighborhood Business (NB) & Residential-6 (R-6)
South: Residential-6 (R-6)
East: Residential-6 (R-6)
West: Neighborhood Business (NB)

1. Is the rezoning consistent or compatible with the existing nearby land uses?

COMMENTS: Yes, the property is adjacent a Residential-6 (R-6) Zoning District.

CONSISTENCY WITH ADOPTED PLANS

1. Would the granting of the rezoning request be in conformance with the 2022 Reidsville Land Development Plan?

COMMENTS: Yes, the plan prioritizes expansion of housing stock and alternatives in GMA 2.

2. Is the rezoning reasonable and in the public interest?

COMMENTS: Yes.

3. Are there traffic considerations associated with the granting of this rezoning request?

COMMENTS: No.

4. Have the conditions changed in the area from the time that the area was originally zoned making this change appropriate or necessary?

COMMENTS: No.

5. Has the Zoning classification of this property changed since the original 1965 adoption of the Zoning Ordinance?

COMMENTS: No.

6. Are there substantial reasons why the property cannot be used in accord with existing zoning?

COMMENTS: No.

7. Would the granting of the rezoning request raise precedents, vested rights, etc.?

COMMENTS: No.

8. Will the proposed change constitute a grant of special privileges to an individual owner to the detriment of general plans, trends, or public welfare?

COMMENTS: No.

OTHER REVIEW FACTORS

1. Would the proposed rezoning have an adverse impact on other public facilities such as utilities and streets?

COMMENTS: No.

2. Would the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?

COMMENTS: No.

3. Would the granting of the rezoning request impose undue hardships on adjacent landowners such as noise, smoke, odors, visual impairment or other nuisances?

COMMENTS: No.

ANALYSIS AND STAFF RECOMMENDATION

Tran Thi Bao Vo is petitioning to rezone a property located at 701 Montgomery St., Rockingham County Tax Parcel #150268 from Neighborhood Business (NB) to Residential-6 (R-6). Docket No. Z 2023-02. The parcel encompasses an area of 7,840.8 square feet or 0.18 acres. A vacant two-story commercial building constructed in 1917 per the tax record is located on the lot. Residential Dwellings are allowed in the NB district, but only as an accessory to a commercial use with a Special Use Permit (SUP). In other words, a business would need to be the primary use of the building with the dwelling only as an accessory use and approval of a SUP. No other dwelling types are allowed in the NB district.

The surrounding land use is a mix of Neighborhood Business (NB) and residential (R-6). The areas to the south and east are zoned Residential-6 (R-6). To the north and west the abutting lots are zoned Neighborhood Business (NB) and Residential-6 (R-6). Overall, the area is a primarily residential with a few commercial properties to the northwest. Considering the presence of an abutting Residential-6 (R-6) neighborhood to the south and consistency with surrounding land use, a zoning designation of R-6 for the property would be consistent with the surrounding area.

This property is located in Growth Management Area 2 - Urban which encompasses the area immediately outside of the Central Business District (CBD). GMA 2 prioritizes expansion of housing stock alternatives, rehabilitation of existing housing stock, and preservation of significant historic structures. Therefore, we find the proposed rezoning is consistent with the 2022 Reidsville Land Development Plan. The Planning Staff finds this rezoning is reasonable and in the public interest based on the information provided in this report and the attached statements of reasonableness and consistency.

The Planning Board recommends the proposed rezoning application be approved.



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

CONSISTENCY & REASONABLENESS DETERMINATION

The Board has reviewed **Case Z 2023-02**, rezoning from **Neighborhood Business (NB) to Residential-6 (R-6)** and as required by North Carolina General Statute 160D makes the following findings:

1. The proposed action is found to be consistent with the adopted Reidsville Land Development Plan. This zoning amendment is supported by the intent and descriptions of the **Growth Management Area 2 – Urban**.
 - A. This parcel is located in the **Growth Management Area 2 – Urban** according to the Reidsville Land Development Plan, and is characterized by a high concentration of historically and architecturally significant buildings.
 - B. The Reidsville Land Development Plan prioritizes expansion of housing stock and alternatives in **Growth Management Area 2 – Urban**.
 - C. Uses permitted within the **R-6** district are compatible with a variety of land uses including those in the surrounding area.

2. The proposed action is found to be reasonable:
 - A. The subject property is adjacent to an existing **R-6** zoning district and contiguous to existing residential development.
 - B. The uses allowed in the **R-6** district are appropriate for the land, considering its effect upon the landowners, neighbors and community, and are generally harmonious with uses found in the area.
 - C. The Land Development Plan supports expansion of housing stock and alternatives in the **Growth Management Area 2**.



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

DRAFT MOTIONS TO APPROVE/DENY

Below are suggested motions to either recommend the proposed zoning map amendment be approved or denied depending on the position the board wishes to take on the case.

APPROVE

“I make a motion to recommend the proposed rezoning be **APPROVED** for the specified parcels to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

DENY

“I make a motion to recommend the proposed rezoning be **DENIED** for the specified parcels to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”



City of Reidsville, North Carolina
Department of Planning & Community Development
230 West Morehead Street
Reidsville, NC 27320
336-349-1065
Planning@reidsvillenc.gov

Application for Zoning Map Amendment

Date Submitted: 09/18/2023 Application No.: Z 2023-02 (Office Use)

APPLICANT INFORMATION:

Name: Tran Vo Thi Bao
Address: 121 Duchess St City/State/ZIP Jamestown, NC, 27282
Daytime Telephone No.: 434-203-3537
1434 3537

PROPERTY OWNER INFORMATION:

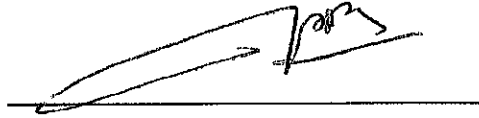
Name: Tran Vo Thi Bao
Address: 701 Montgomery St City/State/ZIP Reidsville, NC, 27320
Daytime Telephone No.: 434-203-3537

PROPERTY INFORMATION:

County Tax Parcel Number: 150268
County Property Identification Number (PIN): _____
Property size in acres (sq. ft. if less than one (1) acre): 47 ft 7 inches, 97 ft stake
Property street location: 701 Montgomery St
Current use of property: Vacant
Existing Zoning District: Neighborhood Business
Requested Zoning District: B-6

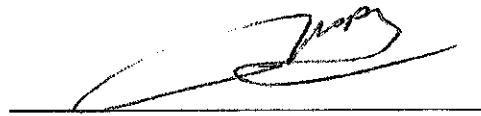
CERTIFICATION

I hereby request the Planning Board to consider this rezoning application and to make recommendations to the City Council to amend the Zoning Map. I certify that all information provided by me is accurate to the best of my knowledge.

A handwritten signature in black ink, appearing to be 'JMS', is written above a solid horizontal line.

Signature of Applicant

I hereby certify that I am the rightful and true owner(s) of the property(s) indicated on this application for zoning change.

A handwritten signature in black ink, appearing to be 'JMS', is written above a solid horizontal line.

Signature of Owner(s)

Request: NB to R-6
 Docket No.: Z 2023-02

City of Reidsville, NC Zoning Map



ZONING DISTRICTS	
C	HB
O & I	I-1
CB	I-2
NB	R-6
GB	R-12
	RS-12
	R-20
	RA-20
	CU R-6
	CU R-12
	CU RS-12
	CU RA-20
	CU O & I
	CU NB
	CU GB
	CU HB
	CU I-1
	City Limits
	ETJ Boundary



Prepared By:
 City of Reidsville
 Planning & GIS
 Date: 11/7/2023

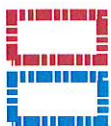
Request: NB to R-6

Docket No.: Z 2023-02

City of Reidsville, NC Aerial Map



Legend



City Limits

ETJ Boundary



Prepared by:
City of Reidsville
Planning & GIS
Date: 11/7/2023

Name1	Name2	TaxpayAddr	TaxpayCity	TaxpayStat	TaxpayZIP
ABDOULAYE B. AMADOU		213 BURTON ST	REIDSVILLE	NC	27320-4717
SAMUEL MORRIS MERRICKS	DEBBIE FRYE MERRICKS	302 A THOMPSONVILLE ST	REIDSVILLE	NC	27320-4751
TAWANA MCNEIL	MAGNOLIA MCNEIL	705 MONTGOMERY ST	REIDSVILLE	NC	27320-4740
TRAN THI BAO VO		701 MONTGOMERY ST	REIDSVILLE	NC	27320-4740
RANDY RAYMOND MOORE	WENDY REECE MOORE	306 THOMPSONVILLE ST	REIDSVILLE	NC	27320-4751
SOCORRO GARCIA RUELAS		101 LUCKY LUKE LN	REIDSVILLE	NC	27320-7265



THE CITY OF
Reidsville
NORTH CAROLINA


230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, January 9, 2024, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider an application to rezone property located at 701 Montgomery Street, specifically Rockingham County Tax Parcel #150268, from Neighborhood Business (NB) to Residential-6 (R-6). Tran Thi Bao Vo, the property owner, submitted the application. Docket No. Z 2023-02.

A copy of the application further describing this request is available for public inspection in the Department of Community Development, City Hall, weekdays from 8:30 a.m. to 4:00 p.m. Should you have any specific questions about this request, please feel free to contact the Community Development Department at 336-349-1065. Interested parties will be given the opportunity to address City Council during this public hearing.

This the 21st day of December 2023.

Angela G. Stadler, CMC, NCCMC 
City Clerk

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-235-2962 (TT).

**Publish Dates in the Reidsville Review: Wednesday, December 27, 2023
Wednesday, January 3, 2024**



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

**CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING
TO PROPERTY OWNERS**

TO THE HONORABLE MAYOR AND REIDSVILLE CITY COUNCIL:

I, Angela G. Stadler, CMC/NCCMC, Reidsville City Clerk, do hereby certify that notices of the public hearing considering a zoning application requesting a property located at 701 Montgomery Street, specifically Rockingham County Tax Parcel #150268, be rezoned from Neighborhood Business (NB) to Residential-6 (R-6), to be held on January 9, 2024, at 6:00 p.m. in Council Chambers, 230 West Morehead Street, Reidsville, North Carolina, were mailed by first-class mail on the 22nd day of December 2023, to all the owners of real property shown thereon.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 22nd day of December, 2023.



Angela G. Stadler, CMC/NCCMC
City Clerk



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

MEMORANDUM

TO: Abdoulaye B. Amadou
Samuel Morris Merricks & Debbie Frye Merricks
Tawana McNeil & Magnolia McNeil
Tran Thi Bao Vo
Randy Raymond Moore
Socorro Garcia Ruelas
FROM: Angela G. Stadler, CMC/NCCMC, City Clerk *AGS*
DATE: December 22, 2023
SUBJ: Public Hearing – January 9, 2024

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, January 9, 2024, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider an application to rezone property located at 701 Montgomery Street, specifically Rockingham County Tax Parcel #150268, from Neighborhood Business (NB) to Residential-6 (R-6). Tran Thi Bao Vo, the property owner, submitted the application. Docket No. Z 2023-02.

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The City of
Reidsville
North Carolina

Department of Planning & Community Development
230 W, Morehead Street, Reidsville, NC 27320 Ph. (336)349-1065
Planning@reidsvillenc.gov

MEMORANDUM

TO: The Honorable Mayor Gorham, Members of the
Reidsville City Council, and Summer Woodard, City Manager
FROM: Jason Hardin, Planning & Community Development Director
DATE: December 28, 2023
RE: Special Use Permit, Docket No. SP 2023-03

Michel C. Rodriguez has applied for a Special Use Permit (SUP) for a vacant property located on Hill St. (Parcel #154106). The applicant is requesting approval to place a Manufactured Home at this location. The property is zoned Residential-6 (R-6) and Manufactured Homes are allowed with a SUP. Michel C. Rodriguez is the applicant and property owner.

The abutting lots to the north, south and west are zoned R-6. The lot to the east is split-zoned R-20 and RA-20. This area is characteristically residential. This subject property is located in growth area 2 of the Land Development Plan, which includes a mixture of commercial and residential development. Therefore, a single unit manufactured home would be in alignment with the Land Development Plan. Please note there are standards for Manufactured/Mobile Homes identified in the Zoning Ordinance.

The standards in the Ordinance for manufactured homes on single lots are as follows:

Use: **Mobile Homes on Individual Lot**

Approved By: **City Council**

**Special Use
Districts:** **R-6**

Requirements: Mobile homes/manufactured homes on single lots must be built to HUD standards (National Mobile Home Construction and Safety Standards Act). Each unit must have been constructed within five years of the date of issuance of the certificate of zoning compliance and must have a seal of compliance per G. S. 143-144 et seq. Each unit must further comply with the following criteria:

- (a) The manufactured home has a length not exceeding four times its width; and
- (b) The pitch of the manufactured home's roof has a minimum vertical rise of two and two tenths feet for each twelve feet of horizontal run (2.2' in 12') and the roof is finished with shingles; and
- (c) The exterior siding consists predominately of vinyl or aluminum horizontal lap siding, wood or hardboard; and
- (d) A continuous, permanent masonry curtain wall or foundation, unpierced except for ventilation and access, is installed under the manufactured home; and
- (e) The tongue, axles, removable towing apparatus, and transporting lights are removed after final placement on the site.
- (g) A porch at least 16 square feet in size and at least 4 feet by 4 feet in dimensions, with stairs, must be attached to the front entrance of the home in a workmanship manner that meets North Carolina Building Codes.

The applicant is required to meet this criterion in addition to any conditions placed on the SUP.

As you are aware, the Board must come to certain findings regarding the impact of the development on the area. These findings are spelled out in the Zoning Ordinance and are listed below. It is the applicant's responsibility to provide evidence and materials that will allow the Board to take the appropriate action. The Board may also recommend conditions on the application to ensure that the proposed project meets the intent of the Zoning Ordinance.

The following are the specific findings of fact from the Zoning Ordinance in which the Board must find:

1. 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. The use meets all required conditions and specifications.
3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

4. 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 Land Development Plan for Reidsville and its surroundings.

The planning staff recommend the following conditions be placed on the SUP. They are in line with the request:

1. The use shall comply with the Special Use criteria for Manufactured/Mobile Homes per the Reidsville Zoning Ordinance.
2. The unit shall comply with the North Carolina Building Code.

Enclosures



The City of
Reidsville

North Carolina

Department of Planning & Community Development

230 W. Morehead Street, Reidsville, NC 27320 Ph (336)349-1065

Planning@reidsvillenc.gov

Application for Special Use Permit

Must be submitted by email to planning@reidsvillenc.gov or mail (address above)

Date Submitted: 11/13/2023 Application No.: _____ (Office Use)

Pursuant to the provisions of City of Reidsville Zoning Ordinance Article V, Section 3, the undersigned hereby makes formal application for a Special Use Permit.

The purpose of this Special Use Application is to allow the undersigned to use the property located at: 154106

For the following Use or Purpose: Place Manufactured Home

Property Identification No. (PIN): 890515623837 Zoning District: R-6

Property Acreage/ Square Footage: 0.50 Acres

Conditions Placed on application by Applicant:

*
*
*

Applicant's Name: Michel C Rodriguez

Mailing Address: 114 Northfork Dr

City, State, ZIP: Reidsville NC 27320

Contact Phone Number: 336-580-2729

Property Owners Name:

Michel C Rodriguez

Mailing Address: 114 Northfork Dr

City, State, ZIP: Reidsville NC 27320

Contact Phone Number: 336-580-2729

An application has been duly filed requesting that the property involved in this application be issued a Special Use Permit for the uses(s) indicated in this Application. It is understood and acknowledged that if a Special Use Permit is issued as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently amended by the approving body (City Council or Board of Adjustment). It is further understood and acknowledged that final plans and operating conditions for any development on the property involved is binding, unless subsequently amended by the approving body (City Council or Board of Adjustment).

Signature of Applicant:

Michel C Rodriguez

Michel C Rodriguez (Nov 13, 2023)

Signature of Property Owner:

Michel C Rodriguez

Michel C Rodriguez (Nov 13, 2023)

The Meadow Oak model has 3 Beds and 2 Baths. This 1280 square foot Double Wide home

STRUCTURAL:

- Recessed Frame
- Detachable Hitch
- 57.6" OC Outriggers – (28')
- 2 x 6 Exterior Sidewalls – 16" OC
- 2 x 6 Floor Joist – 19.2" OC (28')
- R-11 Sidewall Insulation
- R-11 Floor Insulation
- R-22 Roof Insulation
- 5/8" OSB Decking
- 7/16" OSB Roof Sheathing
- 20lb PSF Roof Load
- 15 Year Structural Warranty

EXTERIOR:

- 8' Sidewalls
- Nominal 3/12 Roof Pitch
- 25 Year Shingles
- Storm Board Sheathing
- Double 4" Vinyl Siding
- White Aluminum Fascia
- White Vented Soffit
- Black Torch Lights- Exterior Doors
- Upgrade Ice & Water Shield

WINDOWS & DOORS:

- 6 Panel Residential Front Door
- Cottage Rear Door
- Low E Vinyl Gridded Windows
- 2 Panel White Raised Panel Interior Doors Closet Doors
- Brushed Nickel Round Knobs
- Black Hinges & Interior Door Knobs
- 3 Side Door Stop

INTERIOR FINISH:

- Flat Ceilings
- Vinyl Wall Panels – Factory Designers Choice
- Waterproof Vinyl Laminate flooring

- Linoleum – Locations per Print
- Linoleum – Factory Designers Choice
- Wire Shelving in Closets
- Smoke Alarms w / Battery Backup
- Flat Wrapped Door Casing
- Flat Wrapped Window Casing
- Flat Wrapped Ceiling Cove
- Wrapped Window & Door Jamb
- Formica Countertops
- Self Edge Countertops
- Finished Closets T/O

KITCHEN / BATHROOMS:

- Black Standard Electric Range
- Black 30" Range Hood
- Black 18 CF Over/Under Refrigerator
- 30" O/H Cabinets w / Fixed Shelf
- Wrapped Flat Panel Cabinets
- Center Shelves in Base (Kitchen)
- Wrapped Cabinet Stiles
- Single Bank of Drawers – Kit
- Deluxe Drawer Guides
- Stainless Steel Kitchen Sink
- 60" Fiberglass Tub/Showers
- Round Commode
- Metal Faucets T/O
- China Lav Bowls
- 36" High Bath Lavs

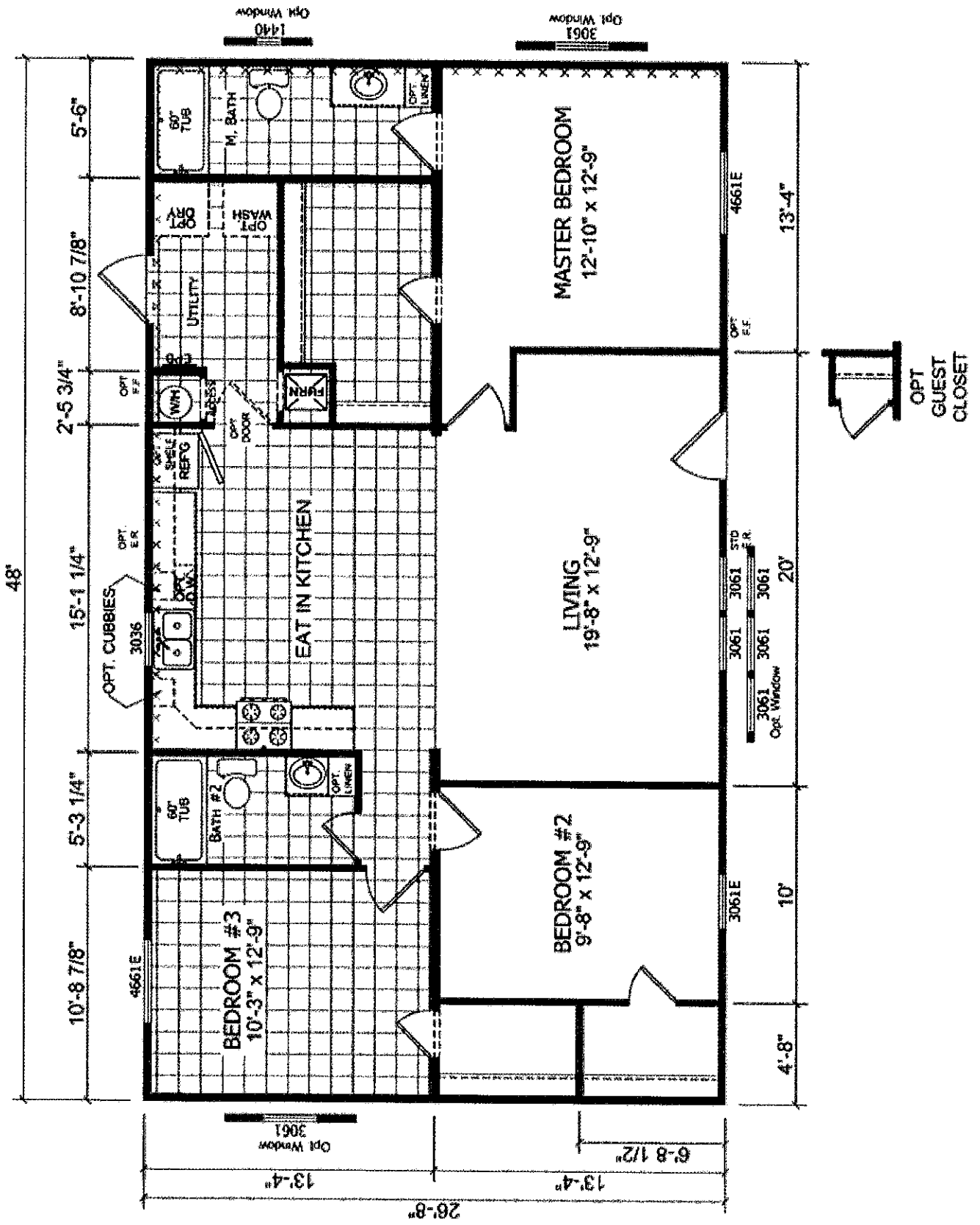
HEATING / PLUMBING / ELECTRICAL:

- Electric Furnace
- Aluminum Heat Ducts
- In-Line Floor Registers
- 200 AMP Service
- (1) Exterior Recept
- All Copper Wiring
- Plumb for Washer
- Wire for Electric Dryer
- PEX Water Lines
- 30 Gallon Electric Water Heater
- Can Lights – VOG
- 11" Ceiling Lights- Drywall





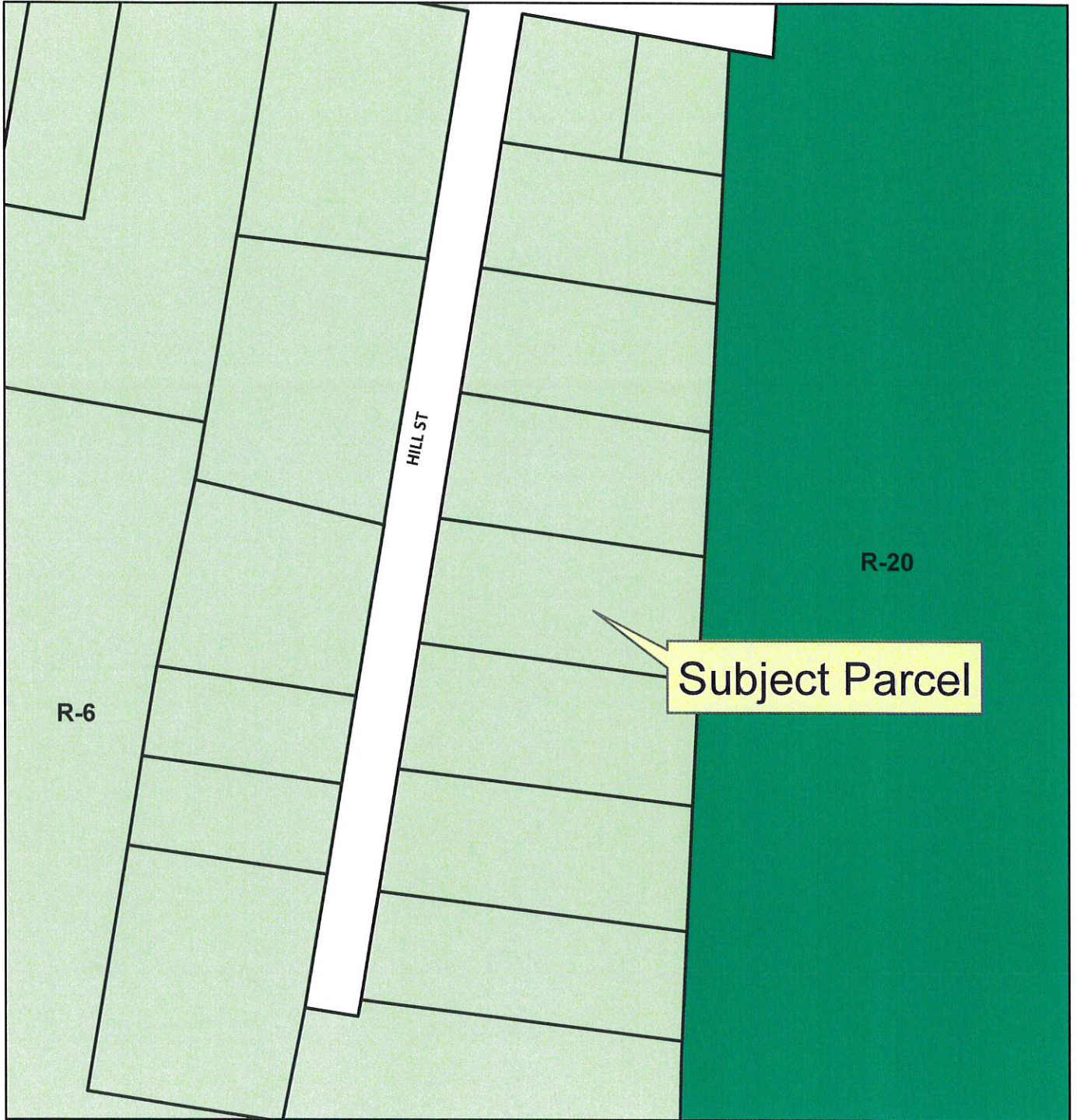




Request: SUP for
Manufactured Home

Docket No.: S 2023-03

City of Reidsville, NC Zoning Map



ZONING DISTRICTS	
C	HB
O & I	I-1
CB	I-2
NB	R-6
GB	R-12
	RS-12
	R-20
	RA-20
	CU R-6
	CU R-12
	CU RS-12
	CU RA-20
	CU O & I
	CU NB
	CU GB
	CU HB
	CU I-1
	City Limits
	ETJ Boundary



Prepared By:
City of Reidsville
Planning & GIS
Date: 12/13/2023

Request: SUP for
Manufactured Home

City of Reidsville, NC Aerial Map



Docket No.: S 2023-03



Legend

-  City Limits
-  ETJ Boundary



Prepared by:
City of Reidsville
Planning & GIS
Date: 12/13/2023

Name1	Name2	TaxpayAddr	TaxpayAd_1	TaxpayCity	TaxpayStat	TaxpayZIP
MICHAEL JOHN STEWART		314 HILL ST		REIDSVILLE	NC	27320-3006
LUIS ESCOBAR MORALES		311 HILL ST		REIDSVILLE	NC	27320-3005
MICHEL CAMILO RODRIGUEZ		114 NORTHFORK DR		REIDSVILLE	NC	27320-8142
LEE HEIRS CARPENTER		150 RIDGE ST		REIDSVILLE	NC	27320
MARGARET H. BLACKWELL		322 HILL ST		REIDSVILLE	NC	27320-3006
JOHN N. HESTER III	ELISABETH SCOTT DALEY & OTHERS	C/O JOHN N. HESTER III	14842 MICHAUX VALLEY CIR	MIDLOTHIAN	VA	23113-6737



THE CITY OF
Reidsville
NORTH CAROLINA


230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, January 9, 2024, at 6:00 p.m., in the Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider a Special Use Permit application to place a Manufactured Home on a vacant property located on Hill Street, specifically Rockingham County Tax Parcel #154106, zoned Residential-6 (R-6). Manufactured Homes are allowed with a SUP. Mr. Michel C. Rodriguez, the property owner, submitted the application (S 2023-03).

A copy of the application further describing this request is available for public inspection in the Department of Community Development, City Hall, weekdays, from 8:30 a.m. to 4:00 p.m. Should you have any specific questions about this request, please feel free to contact the Community Development Department at 336-349-1066. Interested parties will be given the opportunity to address City Council during this public hearing.

This the 21st day of December, 2023.

Angela G. Stadler, CMC/NCCMC 
City Clerk

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-235-2962 (TT).

**Rockingham Now Publish Dates: Wednesday, December 27, 2023
Wednesday, January 3, 2024**

Rockingham Now Classified Dept.: Bill CC (City Council)

“Live Simply. Think Big.”



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

**CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING
TO PROPERTY OWNERS**

TO THE HONORABLE MAYOR AND REIDSVILLE CITY COUNCIL:

I, Angela G. Stadler, CMC/NCCMC, Reidsville City Clerk, do hereby certify that notices of the public hearing considering a Special Use Permit to place a Manufactured Home on a vacant lot located on Hill Street, specifically Rockingham County Tax Parcel #154106, be zoned Residential-6 (R-6), to be held on January 9, 2024, at 6:00 p.m. in Council Chambers, 230 West Morehead Street, Reidsville, North Carolina, were mailed by first-class mail on the 22nd day of December 2023, to all the owners of real property shown thereon.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 22nd day of December, 2023.



Angela G. Stadler, CMC/NCCMC
City Clerk



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

MEMORANDUM

TO: Michael John Stewart
Luis Escobar Morales
Michel Camilo Rodriguez
Lee Heirs Carpenter
Margaret H. Blackwell
John N. Hester III
Elisabeth Scott Daley & Others, c/o John N. Hester III

FROM: Angela G. Stadler, CMC/NCCMC, City Clerk *ajs*

DATE: December 22, 2023

SUBJ: Public Hearing – January 9, 2024

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, January 9, 2024, at 6:00 p.m., in the Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider a Special Use Permit application to place a Manufactured Home on a vacant property located on Hill Street, specifically Rockingham County Tax Parcel #154106, zoned Residential-6 (R-6). Manufactured Homes are allowed with a SUP. Mr. Michel C. Rodriguez, the property owner, submitted the application (S 2023-03).

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The City of
Reidsville
North Carolina

Department of Planning & Community Development
230 W, Morehead Street, Reidsville, NC 27320 Ph. (336)349-1065
Planning@reidsvillenc.gov

MEMORANDUM

TO: The Honorable Mayor Gorham, Members of the Reidsville City Council, and Summer Woodard, City Manager
FROM: Jason Hardin, Planning & Community Development Director
DATE: October 11, 2023
RE: Docket No. CZ 2023-02

Belmont Estates, LLC is petitioning to rezone a vacant parcel located off South Park Drive (Rockingham County Tax Parcel #173833) from Residential-20 (R-20) to Conditional Zoning Residential-12 (CZ R-12). This undeveloped parcel encompasses an area of 44.09 acres.

A Conditional Zoning request amends the zoning map with site specific conditions incorporated into the amendment. This allows the developer to place voluntary conditions on the land with the intent of restricting allowable uses within the new zoning district. The applicant gets to choose which of the allowable uses for the district, in this case R-12, that they would like to impose upon the land. The applicant has voluntarily agreed to limit conditions of use of the land to **Townhomes only** and providing a connection to the existing City of Reidsville Jaycee Park Greenway as a development condition. No other use conditions have been requested by the applicant, and all other development standards for the R-12 zoning district shall apply.

The applicant has provided a conditional zoning master plan, as required by the Ordinance. The Planning and Community Development Director is authorized to approve minor changes to the site-specific vesting plan. However, major changes must go before Planning Board for recommendation and the City Council for approval. Approval of this rezoning request and the attached concept plan does not imply construction approval and only vests the right to the requested permitted and development standards to be allowed in the Conditional Zoning district. All other construction approvals required by law must be issued prior to the commencement of any construction.

This proposed conditional rezoning aligns with Goal #3 of the Reidsville Land Development Plan, to expand housing. This includes expanding the housing stock and providing a variety of housing options that are attractive and affordable to people of all income levels. This property is located in Growth Management Area #3 of the Land Development Plan, which is to be primarily for residential development. The proposed

conditional rezoning is in line with the surrounding land use. The rezoning is consistent with the City's Land Development Plan and is reasonable and in the public interest of the community based on the information provided in this report.

The Planning Staff recommend the proposed conditional rezoning application be approved.

Planning Board Recommendation:

The Planning Board unanimously recommended the text amendment be denied.

DRAFT MOTIONS TO APPROVE/DENY

Below are suggested motions to either approve or deny the proposed zoning map amendment depending on the position Council wishes to take on the case.

APPROVE

"I make a motion to **APPROVE** the proposed rezoning for the specified parcel to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes."

DENY

"I make a motion to **DENY** the proposed rezoning for the specified parcel to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes."



No. _____

CITY OF REIDSVILLE, NC CONDITIONAL ZONING APPLICATION

APPLICANT INFORMATION:

Name(s): Belmont Estates, LLC

Address: 3017 Maritime Dr., Oriental, NC 28571

Daytime Telephone No.: 919-885-6791

PROPERTY OWNER INFORMATION:

Name(s): Belmont Estates, LLC

Address: 3017 Maritime Dr., Oriental, NC 28571

Daytime Telephone No.: 919-885-6791

PROPERTY INFORMATION:

Rockingham County Tax Parcel Number: 173833

Property size in acres (sq. ft. if less than one (1) acre): 44.09 ac

Property street location: 1847 South Park Drive

Current use of property: Vacant

Provide the required information as indicated below. Pursuant to the City of Reidsville Zoning Ordinance, this application will not be processed until application fees are paid, the form below is completed and signed and all required maps and plans and documents have been submitted to the satisfaction of the Department of Planning & Community Development.

Pursuant to Article XI of the City of Reidsville Zoning Ordinance, the undersigned hereby requests the City of Reidsville to conditionally rezone the property listed below from:

Existing Zoning District: R-20

Requested Zoning District: CZ-R12

CONDITIONAL REZONING REQUIREMENTS:

➡ **Zoning Sketch Plan.** A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Article XI of the City of Reidsville Zoning Ordinance for zoning map amendment requirements.

➡ **Zoning Conditions.** Use and/or development conditions must be provided. Refer to uses as listed in the Table of Permitted Uses, Article V, Section 2, of the City of Reidsville Zoning Ordinance.

USE CONDITIONS: Uses of the property shall be limited to the following uses as listed in the Table of Permitted Uses, Article V, Section 2, of the City of Reidsville Zoning Ordinance:

Townhomes

DEVELOPMENT CONDITIONS: Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City of Reidsville Zoning Ordinance:

- 1. Developer wil provide a connection as shown on plan to existing City of Reidsville Greenway. Details to worked out during plan review.

Date Submitted: _____ **Fee:** _____ **Receipt No.:** _____

CERTIFICATION

I hereby certify that I am the rightful and true owner(s) of the property(s) indicated on this application for zoning change. Additional signature space is provided on the following page.

Stephen A Wallace
Property Owner Signature

Stephen A. Wallace
Property Owner Name Printed

Belmont Estates, LLC
Name of Firm (if applicable)

3017 Maritime Dr.
Mailing Address

Oriental, NC 28571
City, State and Zip Code

Representative's Signature (if applicable)

Representative's Name Printed

Name of Firm (if applicable)

Mailing Address

City, State and Zip Code

I hereby request the Planning Board consider this rezoning application and to make recommendations to the City Council to amend the Zoning Map. I certify that all information provided by me is accurate to the best of my knowledge.

Stephen A Wallace
Applicant(s) Signature

Stephen A. Wallace
Applicant(s) Name Printed



**CITY OF REIDSVILLE
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

REZONING REQUEST STAFF REPORT

DOCKET NO.: CZ 2023-02

PRESENTER: Jason Hardin, Planning & Community Development Director

CONTRIBUTING STAFF: Jason Hardin, Planning & Community Development Director
Drew Bigelow, City Planner I

PETITIONER: Belmont Estates, LLC.

OWNER(S): Belmont Estates, LLC.

REQUEST: Rezone property from Residential-20 (R-20) to Conditional Zoning Residential-6 (CZ R-12).

LOCATION: South Park Drive, Rockingham County Tax Parcel # 173833

PUBLIC NOTICE MAILED: October 11th, 2023

PUBLIC NOTICE POSTED ON PROPERTY: October 5th, 2023

PUBLIC NOTICE PUBLISHED IN NEWSPAPER: October 11th, 2023

SITE INFORMATION

Tax Parcel Number(s): 173833

Site Acreage: 44.09

Current land uses: Vacant.

Availability of Water: Yes.

Availability of Sewer: Yes.

Is the site located in the Jordan Lake Watershed? Yes.

Is the site located in the Troublesome Creek Watershed? No.

Is the site located within a floodplain? Yes. The northern and eastern corners of the property are located within the floodplain.

Is the site located within a historic district? No.

What is the topography of the property? Slightly Sloped.

Is there a stream on the property? Yes. A portion of a perennial stream identified on the NC Soil Survey Map transects the northern most corner of the property.

ZONING COMPABILITY ANALYSIS

North: Residential-20 (R-20).

South: ResidentialS-12 (RS-12).

East: Residential-20 (R-20) and ResidentialS-12 (RS-12).

West: Residential-20 (R-20).

1. Is the rezoning consistent or compatible with the existing nearby land uses?

COMMENTS: Yes, all of the abutting parcels are zoned for residential uses; Residential-20 (R-20) or ResidentialS-12 (RS-12).

CONSISTENCY WITH ADOPTED PLANS

1. Would the granting of the rezoning request be in conformance with the 2022 Reidsville Land Development Plan?

COMMENTS: Yes, GMA 3 prioritizes residential development.

2. Is the rezoning reasonable and in the public interest?

COMMENTS: Yes, the proposed rezoning is reasonable as it is in alignment with the surrounding land use, and it is in the public interest as it will help to address the existing housing shortage in Reidsville.

3. Are there traffic considerations associated with the granting of this rezoning request?

COMMENTS: The TRC has required the applicant to provide a Traffic Impact Analysis (TIA) to identify any traffic concerns and determine whether an additional turn lane is needed on South Park Drive.

4. Have the conditions changed in the area from the time that the area was originally zoned making this change appropriate or necessary?

COMMENTS: No.

5. Has the Zoning classification of this property changed since the original 1965 adoption of the Zoning Ordinance?

COMMENTS: Yes, the property was rezoned from Residential-20 (R-20) to Conditional Use Residential- 12 (CU R-12) by the former owner in 2006. The project did not move forward and the new owner rezoned the parcel from CU R-12 back to R-20 in 2021 to remove the conditions from the previous zoning to give them a fresh start.

6. Are there substantial reasons why the property cannot be used in accord with existing zoning?

COMMENTS: No.

7. Would the granting of the rezoning request raise precedents, vested rights, etc.?

COMMENTS: Yes, the approval of this Conditional Zoning request will imply a vested right, allowing the developer to construct only that which is included in the provided concept plan. All construction approvals required by law shall be acquired prior to the beginning of construction.

8. Will the proposed change constitute a grant of special privileges to an individual owner to the detriment of general plans, trends, or public welfare?

COMMENTS: No.

OTHER REVIEW FACTORS

1. Would the proposed rezoning have an adverse impact on other public facilities such as utilities and streets?

COMMENTS: No.

2. Would the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?

COMMENTS: No.

3. Would the granting of the rezoning request impose undue hardships on adjacent landowners such as noise, smoke, odors, visual impairment or other nuisances?

COMMENTS: No, the proposed use is residential and in alignment with surrounding land use.

ANALYSIS AND STAFF RECOMMENDATION

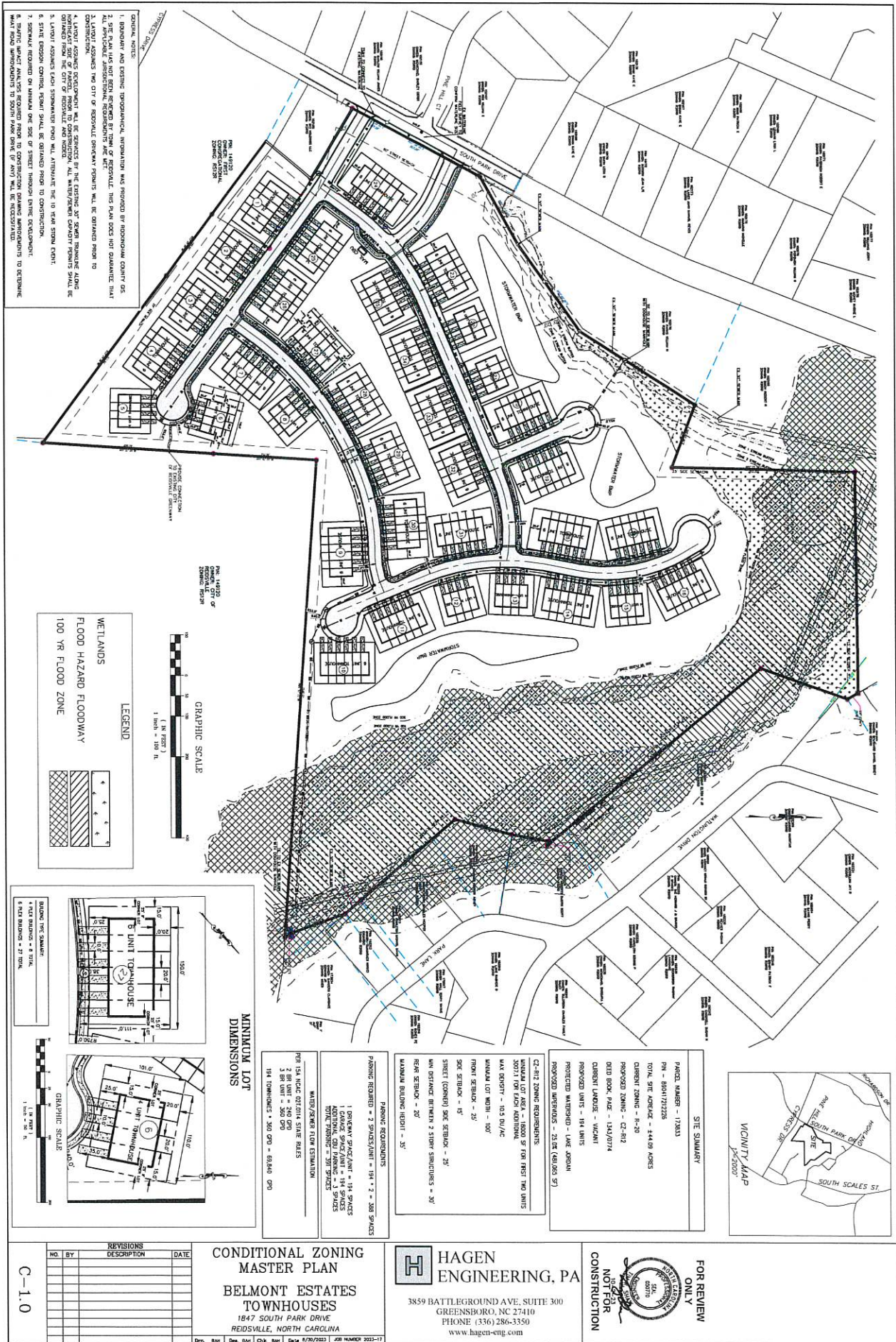
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The applicant has provided a conditional zoning master plan, as required by the Ordinance. The Planning and Community Development Director is authorized to approve minor changes to the site-specific vesting plan. However, major changes must go before Planning Board for recommendation and the City Council for approval. Approval of this rezoning request and the attached concept plan does not imply construction approval and only vests the right to the requested permitted and development standards to be allowed in the Conditional Zoning district. All other construction approvals required by law must be issued prior to the commencement of any construction.

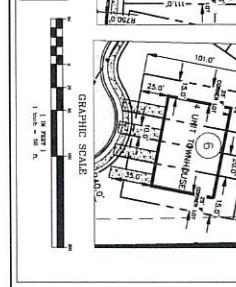
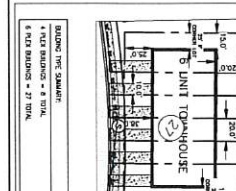
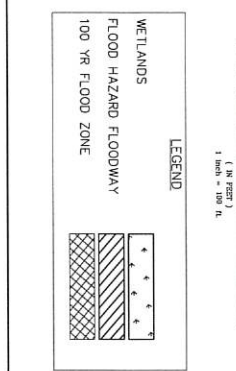
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The Planning Staff recommend the proposed conditional rezoning application be approved.



- CONSTRUCTION NOTES:**
1. PROPERTY AND EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED BY APPLICANT COUNTY GIS.
 2. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED BY DIMENSION LINE.
 3. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED BY DIMENSION LINE.
 4. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED BY DIMENSION LINE.
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 9. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED BY DIMENSION LINE.
 10. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED BY DIMENSION LINE.

WETLANDS
FLOOD HAZARD FLOODWAY
100 YR FLOOD ZONE



PARCEL NUMBER - 172833
PH - 08/01/21226
TOTAL SITE AREA - 444.09 ACRES
CURRENT ZONING - R-20
PROPOSED ZONING - CC-R12
DEED BOOK, PAGE - 134/0774
OWNER - VACANT
PROPOSED UNITS - 194 UNITS
PROPOSED WATERBODIES - LAKE JOHNSON
PROPOSED WATERBODIES - 25.02 ACRES (624,065 S.F.)

CC-R12 ZONING REQUIREMENTS
 MINIMUM LOT AREA - 16000 S.F. FOR FIRST TWO UNITS
 30071 S.F. FOR ADDITIONAL UNITS
 MAX DENSITY - 10.3 UNITS/AC
 MINIMUM LOT WIDTH - 100'
 FRONT SETBACK - 25'
 SIDE SETBACK - 15'
 STREET CORNER SETBACK - 25'
 MIN. SETBACK BETWEEN 2 STORY BUILDINGS - 30'
 REAR SETBACK - 20'
 MAXIMUM BUILDING HEIGHT - 35'

PARKING REQUIREMENTS
 PARKING REQUIRED = 3 SPACES/UNIT = 194 * 3 = 582 SPACES
 1 GARAGE SPACE/UNIT = 194 SPACES
 1 MOTORIST USE PARKING = 2 SPACES
 OTHER PARKING = 37 SPACES

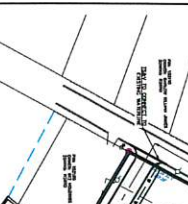
WATER/SEWER FLOW ESTIMATION
 PER 154 N.C. OTC/11A STATE RULES
 2 BR UNIT = 240 GPD
 3 BR UNIT = 300 GPD
 194 TOWNHOUSES * 300 GPD = 58,200 GPD

REVISIONS

NO.	BY	DESCRIPTION	DATE

CONDITIONAL ZONING MASTER PLAN
BELMONT ESTATES TOWNHOUSES
 1847 SOUTH PARK DRIVE
 REIDSVILLE, NORTH CAROLINA

HAGEN ENGINEERING, PA
 3859 BATTLEGROUND AVE. SUITE 300
 GREENSBORO, NC 27410
 PHONE (336) 286-3350
 www.hagen-eng.com



VICINITY MAP
 1/8" = 500'

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DRS. BAR. CLK. BAR. DATE: 8/29/2023 JOB NUMBER: 2023-17

C-1.0

**EXCERPT OF THE NOVEMBER 14, 2023 MINUTES
DEALING WITH SOUTH PARK DRIVE:**

PUBLIC HEARINGS:

CONSIDERATION OF CONDITIONAL REZONING REQUEST TO REZONE A VACANT PARCEL LOCATED OFF SOUTH PARK DRIVE, SPECIFICALLY ROCKINGHAM COUNTY TAX PARCEL #173833, FROM RESIDENTIAL-20 (R-20) TO CONDITIONAL ZONING RESIDENTIAL-12 (CZ R-12). BELMONT ESTATES, LLC SUBMITTED THE PETITION (DOCKET NO. CZ 2023-02). THE PLANNING BOARD VOTED TO RECOMMEND DENIAL OF THE APPLICATION, BUT THE REQUEST AUTOMATICALLY GOES BEFORE CITY COUNCIL FOR CONSIDERATION.

Planning & Community Development Director Jason Hardin reviewed his October 11th memo, which follows:

M E M O R A N D U M

TO: The Honorable Mayor Gorham, Members of the Reidsville City Council, and Summer Woodard, City Manager
FROM: Jason Hardin, Planning & Community Development Director
DATE: October 11, 2023
RE: Docket No. CZ 2023-02

Belmont Estates, LLC is petitioning to rezone a vacant parcel located off South Park Drive (Rockingham County Tax Parcel #173833) from Residential-20 (R-20) to Conditional Zoning Residential-12 (CZ R-12). This undeveloped parcel encompasses an area of 44.09 acres.

A Conditional Zoning request amends the zoning map with site specific conditions incorporated into the amendment. This allows the developer to place voluntary conditions on the land with the intent of restricting allowable uses within the new zoning district. The applicant gets to choose which of the allowable uses for the district, in this case R-12, that they would like to impose upon the land. The applicant has voluntarily agreed to limit conditions of use of the land to **Townhomes only** and providing a connection to the existing City of Reidsville Jaycee Park Greenway as a development condition. No other use conditions have been requested by the applicant, and all other development standards for the R-12 zoning district shall apply.

The applicant has provided a conditional zoning master plan, as required by the Ordinance. The Planning and Community Development Director is authorized to approve minor changes to the site-specific vesting plan. However, major changes must go before Planning Board for recommendation and the City Council for approval. Approval of this rezoning request and the attached concept plan does not imply construction approval and only vests the right to the requested permitted and development standards to be allowed in the Conditional Zoning district. All other construction approvals required by law must be issued prior to the commencement of any construction.

This proposed conditional rezoning aligns with Goal #3 of the Reidsville Land Development Plan, to expand housing. This includes expanding the housing stock and providing a variety of housing options that are attractive and affordable to people of all income levels. This property is located in Growth Management Area #3 of the Land Development Plan, which is to be primarily for residential

development. The proposed conditional rezoning is in line with the surrounding land use. The rezoning is consistent with the City's Land Development Plan and is reasonable and in the public interest of the community based on the information provided in this report.

The Planning Staff recommend the proposed conditional rezoning application be approved.

Planning Board Recommendation:

The Planning Board unanimously recommended the text amendment be denied.

DRAFT MOTIONS TO APPROVE/DENY

Below are suggested motions to either approve or deny the proposed zoning map amendment depending on the position Council wishes to take on the case.

APPROVE

"I make a motion to **APPROVE** the proposed rezoning for the specified parcel to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes."

DENY

"I make a motion to **DENY** the proposed rezoning for the specified parcel to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes." (*END OF MEMO*)

As he reviewed his report and noted that the Planning Board had unanimously recommended the conditional rezoning application be denied, Hardin stated that board's decision was based on issues with the site design, including two entryways onto South Park, traffic concerns and lack of single-level units. He said that these are not what one would call land use concerns but are more construction-oriented concerns. No issues were brought up, he stated, as far as land use issues with townhomes and that sort of thing. Another issue that came up during the Planning Board meeting that he wanted to address was his personal qualifications to speak on these types of matters. To start with, Hardin noted that he is the City's planning director so the Council trusts him to make recommendations on projects and that they comply with the plans that Council has adopted. He said he is also certified from the University of Cornell in commercial real estate development and has completed the University of Oklahoma's Economic Development Academy, which had real estate development components. Therefore, his qualifications are relevant on real estate matters, he stated.

Hardin then gave history of the zoning of the property, which was previously zoned Conditional Use R-12 in 2006 and was rezoned back to R-20 in 2021. The planned 2006 project did include townhomes so that precedent was kind of set there to allow some townhomes in this area, he explained. He stressed that townhomes are not apartments or units located on single lots operated

by a rental management company. Townhomes are bought and sold individually, and you own the land under your townhome, he said, adding it is not a rental unit or an apartment complex. Regarding the prices of housing, Hardin cited the State Fair Housing Act incorporated in North Carolina General Statute 41A that it is unlawful for land use decisions to deny proposed development based on the cost to buy; therefore, Council cannot make by law a decision based on the cost of townhomes being less than those of a purchased single-family home. Basically, it is saying that you can't deny projects based off of them being a lower cost, he said.

As far as the traffic concerns, staff has required the developer to provide a traffic impact analysis or TIA of the current traffic counts of South Park Drive. He said it is well below its 10,500-vehicle per day capacity, which is consistent with the traffic count numbers from the Thoroughfare Plan done back in 2001. Hardin said it is also consistent with the latest numbers that the Police Department got when they were addressing citizens' concerns regarding speeding on South Park Drive; therefore, we have no reason to believe that these findings are anything but consistent with our own data as was presented.

Townhomes, the Planning & Community Development Director noted, are the new starter homes and are workforce housing. Incomes have not kept up with inflation for the workforce or those on Social Security, meaning that what you could buy 20 years ago as a starter home, you're going to pay for a townhome now, he said. The cost of that single family home you paid \$250,000-\$300,000 for 30 years ago, you're going to pay a half million more so town homes are the new starter homes considering where we are with inflation. Looking at environmental concerns, there is a floodplain on the Eastern portion of this lot, and the developer has proposed to not encroach into that area so they are preserving that open space in their plan. So, it is going to wipe out the entire forested area there, leaving some forested open space on the Eastern portion of the lot, he continued. As he said before the Planning Board, there is a finite amount of developed land in Reidsville, and many of the large parcels on the outskirts of the City do not have access to water or sewer. This increases the cost to extend infrastructure into economic development and leads the City into what we call infrastructure debt to extend water and sewer to these parcels that are far out. If you keep things inside low density but increase density on the outskirts, it's not what you call sustainable development and once the finite amount of land with the City boundaries is exhausted, you are at the mercy of voluntary annexation, Hardin continued.

From a long-term planning perspective, the City's best option for future growth would be increasing the density and growing inward as opposed to relying on large parcels on the outskirts, he stressed again. This project aligns with Goal #3 of the Reidsville Land Development Plan to expand housing. This includes expanding the housing stock and providing a variety of housing options that are attractive and affordable to people of all income levels. He noted that this was a directive that Council gave staff in the LDP so that is what they operate off of when making recommendations.

The directives that Council gives them in the plan, Hardin said, they interpret them as well as they can. The proposed development will provide what has been designated as missing middle housing, which he said goes back to what he said about townhomes being in the starter range of homes. The property is located in Growth Management Area #3 of the Land Development Plan, which is primarily to be used for residential development. The proposed conditional rezoning is

in line with the surrounding land use as residential development for the reasons he previously stated. The rezoning is consistent with the City's LDP and is reasonable and in the public interest. Planning staff recommends the proposed conditional rezoning application be approved. He said he would be glad to answer any questions.

Councilmember Scoble noted that at the Planning Board meeting, one of the biggest concerns was traffic. She noted that he gave them the traffic figures from 2001. She asked if both of these traffic counts were taken on the same days of the week and at the same times of day because that might make a lot of difference on that count. Hardin indicated that he didn't know and would have to review the information again, but that the location was somewhere on South Park near Freeway Drive.

With no other questions from Council, Mayor Gorham opened the public hearing at 6:34 p.m.

Mr. Andrew Wallace, representing Belmont Estates, LLC, which is the developer and owner of Belmont Towns Development, came forward. He noted that there are three stories here, the story of Reidsville, the story of this neighborhood over one to two generations, and then his story, adding he was part of this since 2006. He described the project, talked about the neighborhood concerns and described the economic impact and benefit that this project. He also stated that he had a traffic consultant and engineer with him as well to dive deeper into some of these questions. Mr. Tim Shaw with Hagan Engineering is the lead engineer or engineer of record for site plan development and stormwater runoff, roads and infrastructure within the development. This group should be able to answer any questions.

Mr. Wallace then provided a PowerPoint presentation on the project. (*A COPY OF THE PRESENTATION IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.*) He pointed out that this property is one of the larger pieces of land in Reidsville. He introduced several people on his team, including, in addition to Shaw with Hagan Engineering, which has done a fair amount of work in Reidsville as well in the City of Greensboro, and Chase Smith with Ramey Kemp & Associates, the traffic consultant

Mr. Wallace noted that at the Planning Board, there were questions about our contractors. While we have not signed contracts, we've been working with them in the development process, including the site contractor, Cable Enterprises based out of Brown Summit. The builder is D.R. Horton Homes although we haven't signed a final contract with them, he said. He said he knew the builder was doing some other work here in Reidsville but they are one of the largest home builders if not the largest in the United States. Mr. Wallace said they feel like they've got a good strong financial team, etc.

Mr. Wallace then detailed his history with the project, which began on February 14, 2006 when he formed a partnership with a couple of people from the Reidsville area and two others. He said they did get a conditional zoning approval in 2006 for R-12, which was for multi-family development and single-family homes. They developed construction drawings, he added.

In the fall of 2008, Mr. Wallace noted that there was a significant downturn in the economy, and the project got mothballed for a while. He also stated that they lost some partners in the project, assigning the interest to himself and one other gentleman, who opted to sign his interest over to

him a couple of years ago. He said he had reformed a partnership with another developer that brought in D.R. Horton. While the other partner and he decided to part ways, the partnership with D.R. Horton Homes remains. He discussed the decision to seek the conditional rezoning because they wanted to take the density up to approximately 200 homes. That was when they decided to come before the Planning Board for the rezoning to allow them to go from the original 141 homes up to 200. He pointed out that the property is zoned for, he thought, 400-plus homes under the R-12 zoning, but they were capping the count at 200 based on the density. He showed the style of home that D.R. Horton is proposing, which he described as a four-plex although there is also a six-plex version. He said there could be a mixture of both styles.

Mr. Wallace said that they would next discuss how they were going to address the City's Land Development Plan, which Jason Hardin has already touched on. He said they would also address some of the neighbors' questions and concerns that they heard at the Planning Board meeting. He said he also wanted to share with them their perceived financial impact on the community, which he felt will bring a real benefit to the City, the neighborhood and the project itself.

As Jason Hardin had previously mentioned, this project falls in line with Goal #3 of the City's Land Development Plan, which is to increase overall housing stock and expanding housing options by focusing on developing more high-end multi-family housing and senior housing. He added that he is aware of four development projects going on in the City of Reidsville right now with one more possible right down the street, an apartment complex, which may not have been brought to them yet. The apartment complex has probably got 250-275 units while the project off of Liberty Road is slated to have 450 single-family homes by D.R. Horton, which could fulfill that product mix. There is another project in Sherwood Glen, a single-family home development. Mr. Wallace said it is really tough for a developer to integrate single-family and multi-family unless there is a large parcel of land. Since this property is 44 acres, he said he felt like it really kind of lent itself to the townhome-specific development. He said they knew there was an interest in single-family townhomes, but they felt like that need is being taken care of over on Liberty Road, including the demand for senior living on a single level.

Councilman Festerman asked Mr. Wallace to elaborate more on the single-level and whether that was his plans? Mr. Wallace responded in the negative, stating that was what was happening on Liberty Road. It doesn't affect your plans, the Councilman asked, and the developer agreed. Mr. Wallace continued with the PowerPoint presentation and the elements of the City's Land Development Plan and how this project applied. Chase would discuss the transit issues, he said, and regarding the goal of active living and recreation, like Jason Hardin had said, their development has a proposed 11 acres on the eastern side for a conservation easement along the trail and creek area. He added the possibility of connecting to the greenway trail that already exists around Jaycee Park.

Mr. Wallace then turned the presentation over to Tim Shaw with Hagan Engineering, who would discuss stormwater and layout of the homes, etc.

Mr. Shaw gave a quick overview of the plan with the development encompassing 194 total units and is a combination of four-plex and six-plex townhomes. There are three different stormwater detention devices on the project, which will be designed to accommodate Reidsville's

stormwater management design manual. He discussed the need to slow down water from any potential storm events to prevent any kind of downstream flooding. He said they also have to analyze and ensure it can handle even the worst case flood event scenario. Mr. Shaw briefly discussed the proposed Environmental Conservation Area, which is all wetlands and flood area, that they are purposely leaving untouched in an attempt 1) to preserve wildlife in that area and 2) to prevent any kind of development constraints that can impact the development. Additionally there will be trails at the end of the cul-de-sac that will be able to connect to the park, he added.

During the Planning Board meeting, a few main concerns were brought up that he'd like to address, Mr. Shaw said, so that everyone will understand how they came up with the design. The stormwater concerns have been discussed as he noted stormwater will be managed by the use of three different ponds on site that are necessary in order to get the necessary permits and approval by the City, he continued. Also, because of environmental concerns, they will be providing the conservation easement, which will prevent them from ever developing in that area. He stressed that their development is only 25% impervious so it is a very environmentally conscious plan and an attempt not to have a strong downstream impact and create an environment that isn't going to stir up the existing area.

Mr. Shaw said that people were also concerned that for those driving on South Park this might be an eyesore, but their response is that they are trying to provide a very high level product that's going to look good and be a good thing that will make the community proud. But, he said, additionally there is a required 60-foot setback off of South Park Drive so they can't build within that area and secondly, we will be providing a street buffer as required by the City. Multiple access points off of South Park Drive was brought up as a traffic concern, but this requirement was brought to us by Fire and Emergency Services as part of the Public Works review. This was done in case if there is an accident, etc. on one drive then emergency vehicles could access the development. Both of these access points are needed to meet City requirements, the engineer stressed. As Chase will discuss, we do not believe there is a traffic concern associated with that, Mr. Shaw said. Density is a main concern because obviously you don't want to bring too much traffic onto that road but technically, with that zoning you can have a much higher density of units with a plain rezoning. With a conditional rezoning, you know that we are restricting ourselves to townhomes and to 194 units that can't be changed without any sort of rezoning again. Lastly he talked about how they are going to maintain this product in the future to make sure it looks good. He said there will be an HOA, which will be established later after these units are built and that can be part of this rezoning.

Councilman Festerman asked at what point in time is an HOA established? Mr. Wallace said he thought that, as they submit the plans initially for the design review, those HOA documents have to be submitted along with it so it's part of the design plan review process. Planning & Community Development Director Hardin said that with their final plat they submit to the City after we approve the site plan, they would submit their HOA bylaws at the time of project completion. Councilman Festerman asked if the City approves the HOA bylaws? Hardin said no, the City does not approve these bylaws but they are just submitted along with the final plat.

Councilmember Scoble asked how the HOA is managed? Mr. Hardin said typically HOAs are managed by a board that's elected and in his neighborhood, they contract with a property

management company and homeowners submit their architectural requests. He said it is probably a little different with townhomes.

Traffic consultant Chase Smith with Ramey Kemp & Associates then came forward, noting they had conducted a traffic impact analysis. Following a question from Councilman Festerman, Mr. Smith provided his background, noting he had been with his current company since January of 2014. He talked of Ramey Kemp's specialties are traffic impact analyses, roadway design and signal design, etc. He also has a civil engineering degree from NC State. He indicated he has been working on traffic impact analyses exclusively and completed the analysis for this development, adding he had coordinated with the City and Jason Hardin and submitted the information for its review.

Mr. Smith first discussed what a traffic impact analysis (TIA) does. He said the City kind of tells them what they want them to look at in terms of a study area for the project and they go out and collect traffic counts during the peak hours of the day, which are typically weekdays (Tuesdays, Wednesdays, Thursdays). These period periods are typically considered 7-9 a.m. and 4-6 p.m. to include those going to school and coming back from work, etc. He said that traffic data is used to project to a future year using a growth rate for the surrounding area. In this case, they used a rate of 5% in order to be conservative. There were a couple of reasons for that, part of which was the low volume that they found on South Park, but they also wanted to "beef it up" a little bit to get a good idea of what kind of impact this development would have. He discussed the process in further detail and referenced the table found on his slide in the PowerPoint presentation. Based on the industry standard, it is anticipated that 194 units will generate a little under 1,500 trips a day and a little under 100 trips in the morning and just over 100 in the afternoon. He talked of their use of a nationally recognized software that helps with this. He added that they recognize there will be some delays that will happen during those peak times, especially in the morning with the schools on both end of the project. However, he said they don't anticipate that this project will add a great deal to that. He said he did add a table for the daily traffic volumes, noting that they did some daily data collection on South Park as well as right along the front edge of the property because that is where the majority of the traffic obviously is going to be condensed with those two access. Mr. Smith noted that currently, the two-way traffic volume there is about 2,600 vehicles per day. The standard for a typical two-lane cross section based on NCDOT planning standards is somewhere around 8-10,000 vehicles based on an equation of how many driveways are on the roadway, the speed, etc. The lowest number they have there for 10-foot lanes is somewhere around 8,500-9,000 vehicles per day. With the 2,600 vehicles per day that are on there now, with the additional traffic that is anticipated, the road will still be well below capacity, he concluded.

Councilman Festerman said he is not sure he fully understood, but he asked what is the current traffic count now? Mr. Smith said the current traffic along South Park Drive in front of this site is 2,600 vehicles total per 24-hour period. This project will add about 1,500 or so, which is 750 in and 750 out over the course of a 24-hour period, the traffic consultant explained.

Mr. Wallace then came back up to discuss the economic impact of this project as outlined on the PowerPoint slides. He cited their development cost, much of which would occur in 2024, is approximately \$5 million and housing construction estimated at roughly \$31 million that will take place over the next couple of years, probably three phases. He then discussed tax rates, etc. and the cost of parcels, noting that the typical price for a townhome would be in the \$250,000

range. He talked in greater detail about how these sale prices were determined. Also, on top of the immediate construction impact of employment of construction workers, the developer talked of how these workers will be eating at local restaurants, staying in local hotels, etc.

In summary, Mr. Wallace said he thinks this project helps fulfill the City's Land Development Plan that was established in 2022. He said these townhomes will be fairly affordable for most people and will enhance the quality of life in the community and support growth for the City of Reidsville. He again stressed the area of the property to be protected for conservation and how this property would increase the source of funding for Community Development by an increase in property tax revenues and employment. He noted that these increased property tax revenues might be used for school expansion, for traffic signals, water and sewer extensions, etc. He again noted that D.R. Horton will be the builder although they have not yet signed the contract, but they have collaborated together and their density model is based on their units.

Councilmember Scoble asked if Mr. Wallace could tell them of any developments D.R. Horton has done in Greensboro or Winston-Salem? The developer replied that he couldn't name specific ones, but he knew D.R. Horton had done quite a few and had worked in Raleigh and Durham. He said he is positive they have done some in Greensboro, but he can't personally name them. The Councilmember said that driving through Greensboro, there is building going on everywhere, especially apartments and houses. He said they could certainly try and get Council a list. Last year D.R. Horton built some 82,000 homes throughout the United States, mostly in metropolitan areas, he said.

Councilwoman DeJournette asked what is the daily traffic count that South Park Drive was built to handle? Mr. Smith referred back to the table they had discussed earlier, which is right around 8,500 vehicles per day as the minimum. Again, this is based on NCDOT planning standards for a typical two-lane road, which is anywhere between 8,500 to 12,000 vehicles daily.

Councilman Festerman asked if this development would include any sidewalks in the area? Mr. Wallace said there would be sidewalks at least on one side of the road. Councilman Festerman then asked about street lights and whether that was the City's obligation? The developer said they would put in any required street lighting or sidewalks. D.R. Horton developments are mandated to have sidewalks on at least one side of the street, Mr. Wallace added. He also noted that they would meet the City's requirements for trees and shrubbery buffers, etc.

Councilwoman DeJournette asked if they had done a study lately to determine the interest in buying such homes? Mr. Wallace said D.R. Horton has done a market analysis, and they would not be pushing him, as the developer, to move to 200 units from 141 unless they felt the demand was there. Two years ago they were looking in the 215 range, and right now it's been pumped up to around 250, he said. Councilmembers Festerman and Scoble asked about the square footage and parking for these units (approximately 1470 square feet, three bed, two bath and all with a single-car garage), and Mr. Wallace discussed what the townhomes will include. He said each unit is designed for two cars with one outside but no parking on the street.

Councilman Festerman asked what would the width be of the streets inside the development? Mr. Shaw said the streets are 34 feet wide.

With no one else speaking for the project, Mayor Gorham asked if there was anyone who wished to speak against?

Ms. Diane Parnell of 220 Woodland Drive, Reidsville, came forward. She said she has lived here 52 years and loves this town. She said she had previously worked for local realtor Theresa McCollum and was able to speak to her recently. Noting that due to their age, they were looking to downsize, especially because they didn't want to continue to look after three acres. However, she said she wouldn't be looking for a townhome. She also discussed the traffic already on South Park and questioned the salability of such townhomes, especially with the single-family houses already planned on Liberty Road.

Mr. Cliff Barbee of 901 Country Club Drive, Reidsville, came forward. He said he was confused because at the Planning Board meeting, he thought the target market for these homes were seniors and retirees. He questioned how a multi-level townhome is attractive to a senior? He also asked if D.R. Horton, the builder, has done a market analysis whether a developer has read the analysis. He said this is a general question. He also commented that D.R. Horton has done significant development in North Carolina.

Ms. Shirley McMichael of 1838 South Park Drive, Reidsville, then came forward, noting she lived directly across from the property in question. First, she congratulated Councilman Festerman on all of his accomplishments. Then she said at the first meeting, they asked for an environmental impact study that was never forthcoming. They also asked for the developer's credentials and portfolio, she stated. When you're talking about a \$50 million project with 200 houses at \$250,000, you would need to see some success in other developments similar to that. Ms. McMichael said Reidsville hasn't sold 200 homes in five years. She talked about the 400 homes planned off McCoy Road that have to be sold. She added that the traffic study is null and void because it doesn't account for those 400 houses being built with the two exits on McCoy. Some people will turn right and left onto Freeway Drive, but the majority of them are going to come straight down South Park. She said that study doesn't even look at that, and regarding the environmental impact study, she noted that there are three different species of owls over there that she knows of and at least two different kinds of hawks, songbirds, etc. She said she knows that people don't care about that in development, but it is a part of our ecosystem and something we need to think about. Ms. McMichael said she wasn't going to talk about the schools because she had already talked about that, but she is concerned about the infrastructure and the salability of these homes because they had asked in the other meeting why they were building two-story townhomes because older people want their bedrooms downstairs. Two-level homes limits the people that can buy those houses, she stressed. Again, the infrastructure has to be there, she said, and we don't have the restaurants to eat in, a reason she said that people were leaving Reidsville.

Ms. McMichael said there is a lot to think about. She said she knows the developer has held onto this land for 18 years although she thought it was for sale back in April of 2023 for \$1.3 million, at least that was what it was listed for on realtor.com. She added that D.R. Horton has done a development in Summerfield, somewhere between 150 and the Church Street area so you can see that they can put a development up in about six months.

Mr. Mike McCollum of 1311 Freeway Drive, an area realtor, came forward. A Reidsville native, he said he has been selling real estate in Reidsville and Rockingham County for the past 26

years. He said he pulled some data just today about property values in Reidsville and said there is good news. He asked if anyone knew how many homes sold in the Reidsville City limits for over \$400,000 in 2021? He answered, two. He asked the same question for 2022? Again, the answer was two. Between \$400,000 and \$1 million in 2023, the number of houses sold or under contract is 18, he continued. He discussed these sales in greater detail. He said things are improving, but he said there are two homes that almost border this property which are listed at \$899,000 currently under contract. One is separated by one parcel and is listed for \$525,000 and then less than a quarter mile from this designated site, there are two properties that have sold in the last three months for \$625,000 and the other for \$501,000. He asked what do you think happens when you put \$250,000 homes in the middle of your best real estate in town? It is going to pull down the values of what's around it, Mr. McCollum said. He said from the data he pulled just today, inside the City limits during 2023, the number of homes he thought were going to be around \$300,000 but came in between \$250,000 to \$325,000. Fourteen homes have sold inside the City in that price range in 2021-2022. So, you are going to build 200 homes and if they get 100% of the market share of that price range, it will take 10 years, he said. If they get 50% it will take 20 years. Mr. McCollum expressed concerns that in the \$250,000 price range and below, a corporate rental company may come in and buy these homes. By the year 2030, these companies want to own 50-60% of the moderately priced homes so they will get sold, but when you look at the tax records, the tax check will be coming from places like Texas, Florida or Montana, he continued. They will not be homeowners from Reidsville, he stressed. Mr. McCollum expressed concerns that with planned apartments nearby behind the Food Lion/Middle School and these townhomes, most of them may end up being rental properties. He said Reidsville is in great need of townhomes for seniors, noting that we market the City as a retirement destination, but we don't have the needed homes. He said that some of the property being developed on Liberty Road is in the watershed and discussed lot sizes and density of that development. He asked for a show of hands of people who would like to have 200 townhomes built across the street and only one person raised their hand.

Mr. John Harris of 1210 South Park Drive, Reidsville, came forward. He noted that there had been a good, lengthy meeting with all of the homeowners and people in the community affected by this, and everything was hashed out. The Planning Board voted against it. He stated that he was concerned about the project but was even more concerned with finding out that it was a D.R. Horton project. He said they are not known for anything high end from what he has always heard in the construction industry. He added that while sitting here, he went to [consumeraffairs.com](https://www.consumeraffairs.com) and checked home reviews, and D.R. Horton has a 1.3 Star builder out of more than 1,500 reviews, which he stressed is worth noting. He also talked about traffic backing up in front of his house twice a day past his driveway, saying he didn't know about the traffic study but he knows about real life on South Park Drive.

With no one else coming forward, Mayor Gorham closed the public hearing at 7:19 p.m.

Councilmember Scoble, citing the wealth of information the Council had just received and didn't have before, said she did not think it's fair to ask Council to make a decision right now. She said she would make the motion to delay the decision until after the holidays and in January because she would like more time to read every page of the information given. She said we have heard

from the community but she thinks it is only fair to hear from the developer and then make our decision.

Councilmember Scoble then made the motion, seconded by Councilwoman Walker, to table this issue until January. Councilwoman Walker said she would second the motion based on all the information received tonight and the last month. It is a life changing situation for some citizens, and she thinks Council needs to put more time into this to find the best solution and make the best decision, she said.

Councilman Festerman concurred with the comments made and encouraged the developer, if this should pass, to reach out to the residents of the surrounding area to make sure they understand what he plans to do. He said he would also offer this room if necessary for any future meetings, adding that the residents should also reach out to the developer for a two-way conversation.

The motion passed in a 7-0 vote.

Councilman Festerman asked for a specific date that this would be discussed? It was noted that the January Council meeting is January 9th and Councilmember Scoble had stated in her motion the January meeting. Councilmember Scoble said she would feel better about it because as a City Councilmember, she was not sure if any decision made tonight would be the right one. She again said she needed time to think about it and take in all of this information. Both Councilmember Scoble and Councilman Festerman thanked everyone for coming out tonight for this issue.

2024
ROCKINGHAM COUNTY
REVALUATION/
REAPPRAISAL

YOU'RE IN A GOOD PLACE

PREPARATION OF A UNIFORM SCHEDULE OF VALUES

■ **NCGS 105-317(b)(1)**- In preparation for each revaluation of real property required by **G.S. 105-286**, it shall be the duty of the assessor to see that:

(1) Uniform schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value are prepared and are sufficiently detailed to enable those making appraisals to adhere to them in appraising real property.

WHY IS REVALUATION TAKING PLACE?

- Rockingham County's last Revaluation was completed in **2019**.
- **North Carolina General Statute 105-286** requires all counties to reappraise real property at least once every eight years.
- The **intent** of revaluation is to **achieve equalization** and **uniformity**. Revaluation (General Reappraisal) is a **mandatory requirement** of the State of North Carolina; it is **not optional**.
- Revaluation is the process of reappraising real property to its **current Full Market Value as of January 1, 2024**.

DEVELOPING A SCHEDULE OF VALUES AND COMPLETING THE REAPPRAISAL PROCESS

- **Research** state and national trends, both current and past, and compare them to the local market.
- **Update** income and expense data on commercial properties from independent and local sources.
- **Collect, Research and Review** actual construction costs and construction cost manuals to use with sales to **establish** building and component rates.
- **Review** property data **for accuracy**.

- **Field Visit** all properties and neighborhoods for the reappraisal to verify data and document the condition of improvements.
- **Review** properties visited since the last reappraisal due to building permits, sales, land record changes, appeals and listing forms.
- **Encourage** Real Estate Professionals and Property Owners to notify us when they identify condition and/or data inconsistencies in our records.
- **Analyze** submitted independent fee appraisals from property owners.
- **Monitor** all sales until Change of Value notices are mailed.

WHEN WILL THE NEW ASSESSED VALUES BECOME EFFECTIVE?

- **The new assessed values will become effective as of January 1, 2024.**
- **Property owners will be notified of the new property values by mail in late March 2024.**

HOW MUCH WILL REVALUATION AFFECT MY TAX BILL?

- At this point in time, there is no way to determine how much your tax bill will be affected by revaluation.
- The Rockingham County Board of Commissioners, City Councils, Town Councils, and Fire Districts will **set the effective tax rates by July 1, 2024.**

WHY DO I HAVE TO FILL OUT A FORM?

- All Real Estate is in a **constant state of change**. There are approximately **55,000 tax parcels** in Rockingham County. It would be impossible for the Tax Department to know everything about each one.
- The appeal form allows the Tax Department to **gather information** on your particular parcel and **assures the accuracy of the information** in our database.
- You may already have an independent appraisal of your property you can submit with your appeal.
- The form allows you to **provide information** that explains your reason(s) for appeal.
- Allows the **Tax Department to allocate its resources** to process all appeal requests **promptly** and **efficiently** in order to **save tax dollars**.

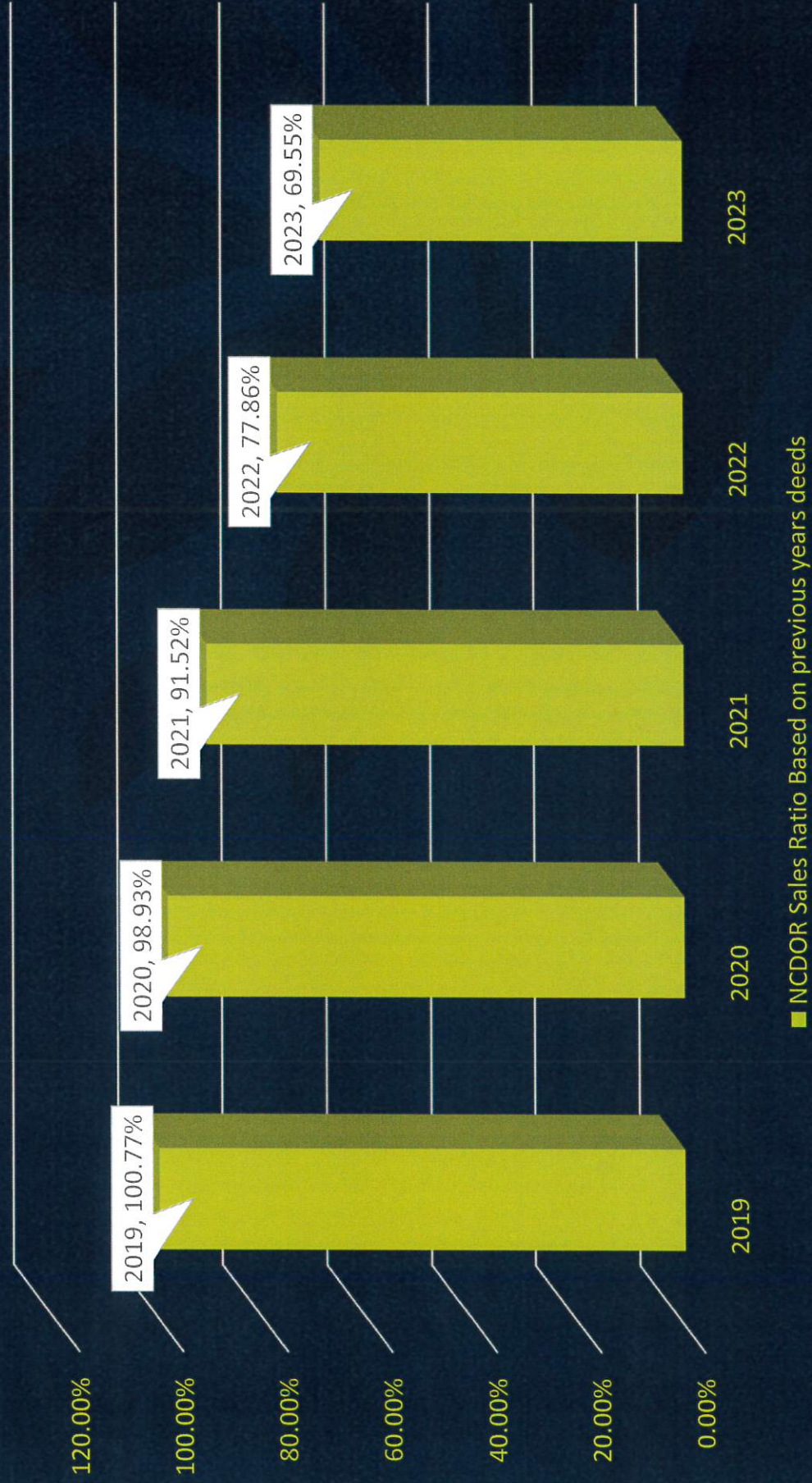
VALID REASONS FOR APPEALS

- Your assessment is **SUBSTANTIALLY** lower or higher than the Market Value of your property.
- Your assessment shows **INEQUITY** as it relates to the assessed value of comparable properties.
- Evidence of **inaccurate data.**

Thank you-Questions?

NCDOR SALES RATIO 2019-2023

*NOTE: 2023 SALES RATIO IS CURRENT AS OF 5/2023





YOU'RE IN A GOOD PLACE

City of Reidsville

1100 Vance Street, Reidsville, North Carolina 27320

PHONE (336) 349-1077

FAX (336) 634-1738



Public Works Department

MEMORANDUM

TO: Summer Woodard, City Manager
FROM: Josh Beck, Public Works Director
RE: Lead Service Line Inventory Contract Recommendation
DATE: January 9, 2024

While the City of Reidsville waits to hear on possible grant funding for the mandated Lead Service Line Inventory, we need to proceed forward with this scope of work to ensure the selected engineering team has adequate time to perform these services and meet the October 2024 deadline.

Black and Veatch has extensive experience in this process and is currently performing these requested services for local municipalities such as Greensboro, High Point, and Charlotte. This is a significant undertaking to complete the review of our building and tap records dating back 30-40 years, digitize those records and draft the necessary findings of that data to the EPA.

Black and Veatch has provided us with a proposal of \$122,560 and is committed to completing the inventory by October 16, 2024. They have met with City staff several times in our early exploration stage and have been instrumental in assisting us thus far. For these reasons, we request that City Council approve the necessary contract to Black and Veatch in the amount of \$122,560 for the Lead Service Line Inventory.

**AGREEMENT
FOR
ENGINEERING SERVICES**

THIS AGREEMENT (Agreement) is by and between City of Reidsville (Owner) and Black & Veatch International Company (Engineer);

WITNESSETH:

WHEREAS, Owner intends to complete a lead service line inventory to comply with the Lead and Copper Rule revision (LCRR) (the Project);

WHEREAS, Owner requires certain engineering services in connection with the Project (the Services); and,

WHEREAS, Engineer is prepared to provide the Services.

NOW, THEREFORE, in consideration of the promises contained in this Agreement, Owner and Engineer agree as follows:

ARTICLE 1 - EFFECTIVE DATE

The effective date of this Agreement shall be _____, 2024.

ARTICLE 2 - GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri without giving effect to the principles thereof relating to conflicts of law.

ARTICLE 3 - SERVICES TO BE PERFORMED BY ENGINEER

Engineer shall perform the Services described in Attachment A, Scope of Services. Engineer shall have no liability for defects in the Services attributable to Engineer's reliance upon or use of data, design criteria, drawings, specifications, or other information furnished by Owner or third parties retained by Owner.

ARTICLE 4 – COMPENSATION

4.1 Payment shall be due and payable upon receipt by Owner to Engineer in accordance with Attachment B, Compensation.

4.2 Method of Payment. Payments due Engineer under this Agreement shall be electronically transferred either by ACH, specifically in CCD+ or CTX format, or wire transfer to the bank account and in accordance with the bank instructions identified in Engineer's most recent invoice in immediately available funds no later than the payment due date. Invoice number and project name shall be referenced in the bank wire reference fields or the ACH addenda information.

4.3 In the event Owner disputes any invoice item, Owner shall give Engineer written notice of such disputed item within ten (10) days after receipt of such invoice and shall pay to Engineer the undisputed portion of the invoice according to the provisions hereof. If Owner fails to pay any invoiced amounts when due, interest will accrue on each unpaid amount at the rate of one and one-half percent (1 ½%) per month, or the maximum amount allowed by law, if less, from the date due until paid according to the provisions of this Agreement. Interest shall not be charged on any disputed invoice item finally resolved in Owner's favor. Payment of interest shall not excuse or cure any default or delay in payment of amounts due.

ARTICLE 5 - OWNER'S RESPONSIBILITIES

Owner shall at such times as may be required by Engineer for the successful and expeditious completion of the Services:

5.1 Obtain all permits and licenses required to be taken out in the name of Owner which are necessary for the performance of the Services;

- 5.2 Provide Engineer with all specifications necessary for the completion of the Services;
- 5.3 Provide Engineer with soil data evidencing that the site is clean and free of above ground and underground obstructions, fissures, faults and other similarly hidden features which will interfere with the completion of the Services;
- 5.4 Advise Engineer of the existence and undertake the abatement and disposal of all hazardous materials, including, but not limited to, asbestos, polychlorinated biphenyls (PCBs) and radioactive material and other toxic substances, encountered by Engineer in the performance of the Services; and
- 5.5 Appoint an individual who shall be authorized to act on behalf of Owner, with whom Engineer may consult at all reasonable times, and whose instructions, requests, and decisions will be binding upon Owner as to all matters pertaining to this Agreement and the performance of the parties hereunder.

ARTICLE 6 - STANDARD OF CARE

Engineer shall exercise the same degree of care, skill, and diligence in the performance of the Services as is ordinarily possessed and exercised by a professional engineer under similar circumstances. ***NO OTHER WARRANTY, EXPRESSED OR IMPLIED, IS INCLUDED IN THIS AGREEMENT OR IN ANY DRAWING, SPECIFICATION, REPORT, OR OPINION PRODUCED PURSUANT TO THIS AGREEMENT.***

ARTICLE 7 - LIABILITY AND INDEMNIFICATION

7.1 General. Having considered the potential liabilities that may exist during the performance of the Services, the benefits of the Project, and the Engineer's fee for the Services, and in consideration of the promises contained in this Agreement, Owner and Engineer agree to allocate and limit such liabilities in accordance with this Article. Indemnities against, releases from, and limitations on liability expressed in this Agreement shall apply even in the event of the breach of contract or warranty, tort (including negligence), strict liability or other basis of legal liability of the party indemnified or released, or of the party whose liability is limited. Such indemnities, releases, and limitations shall extend to the partners, licensors, subcontractors, vendors and related entities of such party, and all such parties' directors, officers, shareholders, employees, and agents.

7.2 Indemnification. Engineer agrees to defend, indemnify, and hold harmless the Owner, from and against legal liability for all claims, losses, damages, and expenses resulting from death or bodily injury to any person, damage or destruction to third-party property to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Engineer and Owner, they shall be borne by each party in proportion to its own negligence.

7.3 Employee Claims. Engineer shall indemnify Owner against legal liability for damages arising out of claims by Engineer's employees. Owner shall indemnify Engineer against legal liability for damages arising out of claims by Owner's employees.

7.4 Consequential Damages. Notwithstanding any provision in this Agreement to the contrary, and to the fullest extent permitted by law, Engineer (including any of its related or affiliated companies) shall not be liable to Owner and Owner expressly waives all claims for loss of profits, revenue, use, opportunity, and goodwill; cost of substitute facilities, goods, and services; cost of capital; increased operating costs; and for any special, indirect, incidental, consequential, punitive, or exemplary damages resulting in any way from the performance or non-performance of the Services whether arising under breach of contract or warranty, tort (including negligence), indemnity, strict liability or other basis of legal liability.

7.5 Limitations of Liability. To the fullest extent permitted by law, Engineer's (including any of its related or affiliated companies) total liability to Owner for all claims, losses, damages, and expenses, whether arising under breach of contract or warranty, tort (including negligence), indemnity, strict liability or any other basis of legal liability, resulting in any way from the performance or non-performance of the Services shall not exceed the total compensation actually received by Engineer under this Agreement.

7.6 Survival. Upon completion of all Services, obligations, and duties provided for in this Agreement, or if this Agreement is terminated for any reason whatsoever, the terms and conditions of this Article shall survive.

ARTICLE 8 – INSURANCE

During the performance of the Services under this Agreement, Engineer shall maintain the following insurance:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and in the aggregate.
- (2) Automobile Liability Insurance, with a combined single limit of \$1,000,000.
- (3) Workers' Compensation Insurance in accordance with statutory requirements and Employers' Liability Insurance, with limits of \$500,000 for each occurrence and in the aggregate.
- (4) Professional Liability Insurance, with a limit of \$1,000,000 per occurrence and in the aggregate.

Engineer shall, upon written request, furnish Owner certificates of insurance which shall include a provision that such insurance shall not be canceled without at least thirty days' written notice to Owner. If Owner purchases, or causes a contractor to purchase, a builders' risk or other property insurance policy for the Project, Owner shall require that Engineer be included as a named insured on such policy without liability for the payment of premiums.

Owner assumes sole responsibility and waives all rights and claims against Engineer for all loss of or damage to property owned by or in the custody of Owner and any items at the job site or in transit thereto (including, but not limited to, construction work in progress), however such loss or damage shall occur, including the fault or negligence of Engineer. Owner shall require its insurers to waive all rights of subrogation against Engineer for claims covered under any property insurance that Owner may carry.

Owner shall require all Project contractors under contract with Owner to include Owner and Engineer as additional insureds on their general, automobile, excess, and umbrella liability insurance policies. Further, Owner shall obtain and maintain for the benefit of Engineer the same indemnities, waivers of subrogation rights and insurance benefits obtained for the protection of the Owner from any construction contractor and subcontractor working on the Project and shall obtain from that contractor and subcontractor insurance certificates evidencing the required coverages.

ARTICLE 9 - LIMITATIONS OF RESPONSIBILITY

Engineer shall not be responsible for: (1) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project; (2) the failure of any contractor, subcontractor, vendor, or other Project participant, not under contract to Engineer, to fulfill contractual responsibilities to the Owner or to comply with federal, state, or local laws, regulations, and codes; or (3) procuring permits, certificates, and licenses required for any construction unless such responsibilities are specifically assigned to Engineer in Attachment A, Scope of Services.

ARTICLE 10 - OPINIONS OF COST AND SCHEDULE

Since Engineer has no control over the cost of labor, materials, or equipment furnished by others not under contract to Engineer, or over the resources provided by others not under contract to Engineer to meet Project schedules, Engineer's opinion of probable costs and of project schedules for construction shall be made on the basis of experience and qualifications as a professional engineer. Engineer does not guarantee that proposals, bids, or actual Project costs will not vary from Engineer's opinions of probable cost or that actual schedules will not vary from Engineer's projected schedules.

ARTICLE 11 - REUSE OF DOCUMENTS

All documents, including, but not limited to, drawings, specifications, and computer software prepared by Engineer pursuant to this Agreement are instruments of service in respect to the Project. They are not intended or represented to be suitable for reuse by Owner or others on extensions of the Project or on any other project. Any reuse without prior written verification or adaptation by Engineer for the specific purpose intended will be at Owner's sole risk and without liability or legal exposure to Engineer. Owner shall defend, indemnify, and hold harmless Engineer against all claims, losses, damages, injuries, and expenses, including attorneys' fees, arising out of or resulting from such reuse. Any verification or adaptation of documents will entitle Engineer to additional compensation at rates to be agreed upon by Owner and Engineer.

Any files delivered in electronic media may not work on systems and software different than those with which they were originally produced. Engineer makes no warranty as to the compatibility of these files with any other system or software. Because of the potential degradation of electronic medium over time, in the event of a conflict between the sealed original drawings/hard copies and the electronic files, the sealed drawings/hard copies will govern.

ARTICLE 12 - OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

Project specific engineering documents, drawings, and specifications prepared by Engineer as part of the Services shall become the property of Owner when Engineer has been compensated for all Services rendered, provided, however, that Engineer shall have the unrestricted right to their use. Engineer shall, however, retain its rights in its standard drawing details, specifications, data bases, computer software, and other proprietary property. Rights to intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of Engineer.

ARTICLE 13 – TERMINATION

This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The nonperforming party shall have fifteen calendar days from the date of the termination notice to cure or to submit a plan for cure acceptable to the other party.

Owner may terminate or suspend performance of this Agreement for Owner's convenience upon written notice to Engineer. Engineer shall terminate or suspend performance of the Services on a schedule acceptable to Owner. If termination or suspension is for Owner's convenience, Owner shall pay Engineer for all the Services performed and termination or suspension expenses, including, but not limited to, demobilization, remobilization and cancellation charges. Upon restart, an equitable adjustment shall be made to Engineer's compensation.

ARTICLE 14 - DELAY IN PERFORMANCE

Except for Owner's payment obligation, neither Owner nor Engineer shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include, but are not limited to: unusually severe weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses, or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either Owner or Engineer under this Agreement.

Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Engineer shall be entitled to an equitable adjustment in schedule and compensation in the event such circumstances occur.

ARTICLE 15 - PRE-EXISTING CONTAMINATION

Anything herein to the contrary notwithstanding, title to, ownership of, and legal responsibility and liability for any and all pre-existing contamination shall at all times remain with Owner. "Pre-existing contamination" is any hazardous or toxic substance, material, or condition present at the Project site or sites concerned which was not brought onto such site or sites by Engineer for the exclusive benefit of Engineer. Owner shall release, defend, indemnify, and hold Engineer

harmless from and against any and all liability which may in any manner arise from or be in any way directly or indirectly caused by such pre-existing contamination except if, and then only to the extent, such liability is caused by Engineer's sole negligence or willful misconduct.

ARTICLE 16 – COMMUNICATIONS

Any communication required by this Agreement shall be made in writing to the address specified below:

Engineer: Black & Veatch International Company
 Attn.: Lee Campbell
 175 Regency Woods Place, Suite 200
 Cary, NC 27518

Owner: City of Reidsville
 Attn.: Josh Beck
 230 W. Morehead Street
 Reidsville, NC 27320

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of Engineer and Owner.

ARTICLE 17 – WAIVER

A waiver by either Owner or Engineer of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

ARTICLE 18 – SEVERABILITY

The invalidity, illegality, or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of this Agreement shall be construed and enforced as if this Agreement did not contain the particular portion or provision held to be void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

ARTICLE 19 – INTEGRATION

This Agreement represents the entire and integrated agreement between Owner and Engineer. It supersedes all prior and contemporaneous communications, representations, and agreements, whether oral or written, relating to the subject matter of this Agreement. This Agreement may only be modified by a written amendment executed by both parties.

ARTICLE 20 - SUCCESSORS AND ASSIGNS

Owner and Engineer each binds itself and its directors, officers, partners, successors, executors, administrators, assigns, and legal representatives to the other party to this Agreement and to the directors, officers, partners, successors, executors, administrators, assigns, and legal representatives of such other party in respect to all provisions of this Agreement.

ARTICLE 21 – ASSIGNMENT

Neither Owner nor Engineer shall assign any rights or duties under this Agreement without the prior written consent of the other party, except that Engineer may do so to any of its related, affiliated, or successor entities upon written notice to Owner of same. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement. Nothing contained in this Article shall prevent Engineer from employing independent consultants, associates, and subcontractors to assist in the performance of the Services.

ARTICLE 22 - THIRD PARTY RIGHTS

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than Owner and Engineer.

IN WITNESS WHEREOF, Owner and Engineer have executed this Agreement effective as of the date first written above.

City of Reidsville

Black & Veatch International Company

OWNER

ENGINEER

By _____

By _____

Printed Name _____

Printed Name Mike Osborne

Title _____

Title Associate Vice President

Date _____

Date _____

**ATTACHMENT A
SCOPE OF SERVICES**

OWNER: City of Reidsville (City)
ENGINEER: Black & Veatch International Company
PROJECT NAME: Compliance with Lead & Copper Rule Revisions (LCRR)

Background

On December 22, 2020, United States Environmental Protection Agency (EPA) finalized the first major update to the Lead and Copper Rule (LCR) in nearly 30 years. The finalized Lead and Copper Rule Revisions (LCRR) were promulgated in the Federal Register on January 15, 2021 with a focus on switching from a reactive to proactive approach to improve water quality at the customers' tap. The compliance deadline for the LCRR was January 16, 2024 when it was initially published.

On March 10, 2021, EPA announced the delay of the effective date for the LCRR so the agency could seek further public input, especially from communities that are most at-risk of exposure to lead in drinking water. Following virtual hearings in April 2021 and discussions with key stakeholders in May and June, 2021, the EPA further delayed the effective date to December 16, 2021 with a corresponding extension of the LCRR's compliance deadline to October 16, 2024.

Additionally, on December 16, 2021, the EPA provided a notification that the Agency is developing another rule that will be titled the "Lead and Copper Rule Improvements (LCRI)". The EPA noted that they expect to publish the proposed LCRI in 2023 to achieve a final LCRI prior to the LCRR compliance date of October 16, 2024.

As the regulatory landscape is changing, it is critical that utilities and State Primacy Agencies begin preparing for changes to the LCR to meet implementation and enforcement of compliance. Modifications finalized in the LCRR were focused on better protecting children and communities from the risks of lead exposure by identifying areas most impacted by lead contamination and developing plans to mitigate the risk.

This project will complete activities required to comply with the LCRR and share compliance deliverables with the North Carolina Department of Environmental Quality (NCDEQ) for approval. The LCRR encompasses water quality evaluations, distribution system materials assessment and replacements, public education, increased notification, etc., which requires numerous disciplines to be involved in this Project.

Specialized personnel will be involved in this project to streamline the Project execution and ensure that the details of the LCRR are effectively communicated and implemented. Additionally, environmental justice and equity will be considered in all aspects of the Project to align with the EPA's ongoing review of the LCRR and industry best practices.

The Scope is based on a 12-month schedule and is intended to achieve LCRR compliance. This Task Order will achieve the following goals:

- Complete activities necessary to meet compliance deadlines with the LCRR (i.e., service line inventory, service line replacement plan, selection of new LCR compliance sites).
- Develop a service line inventory for the City to update as new information is collected for both the public and private sides of the service line.

- Creates an open line of communication between the City, Engineer, and NCDEQ to understand how the LCRR will be enforced and what activities could be started prior to compliance dates as a proactive desire.

Scope of Services

This scope includes the services to complete LCRR compliance deliverables prior to the compliance date of Oct. 16, 2024.

Task 1 – Project Management and Administration

- A. Provide Project Management and Administration. Engineer will provide access to the designated support team to provide Owner support for the program and assist the Owner with implementing the data management solution as budgeted.
- B. Coordinate the activities of the project team.
- C. Prepare monthly project invoices for ENGINEER's services in format acceptable to Owner.
- D. Maintain a project filing system throughout the life of the project to use for storage and retrieval of project documents.
- E. Develop and update project schedule based on input from Owner
- F. Conduct Project kick-off Workshop to:
 - a. Review goals and expectations
 - b. Confirm schedules and deliverable dates.
 - c. Review communication protocols
 - d. Develop smaller focus teams for specific tasks.
- G. Conduct monthly meetings with Owner Leadership team to review progress, schedules, resolve issues, and receive guidance. Engineer will issue meeting summaries.
- H. Deliverables:
 - a. Meeting/workshop agendas, summaries
 - b. Invoices

Task 2 – Data Analysis and Management

- A. Service Line Inventory
 1. A collaborative workshop will be held with the Owner and Engineer to define level of detail in the service line inventory and document requirements for development of service line inventory. Discussion topics will also include the following:
 - a. Data quality will focus on completeness of service laterals and core asset attributes.
 - b. Identify what information supersedes other records.
 2. Build service line inventory through use of available electronic data including GIS, tax, real estate records, maintenance records, meter inspections, rehab projects, crew chief reports, line repairs, contracted line repairs, engineering/planning, developers and tap card records for compliance with the LCRR. Assumed that City will provide electronic copies of any paper records listed above if the data is not already in a spreadsheet or other electronic data format. For review and extraction of data into a spreadsheet format we are assuming a placeholder budget of 60 hours.

- a. Establish when certain materials were allowed/used – City Standards for pipe materials, building permits, plumbing codes/home plumbing records, EPA/NCDEQ regulations.
- b. Determine if any galvanized lines were downstream of lead lines utilizing Owner's records of any lead lines removed in the past.
3. Develop an electronic Customer Survey/Form to determine if the customer can identify the material of their service line and share the information and pictures with the City. The customer survey/form will include directions for how to locate the service line where it enters the property and how to determine material type of service line or internal plumbing (scratch/magnet test). The information provided by customers will be able to be reviewed by City staff and then added to the service line inventory.
4. From the data provided, provide a draft NCDEQ service line inventory template.
5. Deliverables:
 - a. Workshop agendas and meeting minutes
 - b. Service line inventory spreadsheet
 - c. Tables providing total counts of different service line materials in the system
 - d. List of locations with unknown service line material on the customer side where the customer survey/form should be prioritized |

[(TN1)](CL2)

Supplemental Services

- A. Any work requested by Owner that is not included in the Tasks will be classified as supplemental services.
- B. Supplemental services shall include, but are not limited to:
 1. Changes in the general scope, extent, or character of the project, including, but not limited to:
 - a. Changes in size or complexity.
 - b. Owner's schedule.
 - c. Revision of previously accepted studies, reports, design documents, or construction contract documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes, or orders enacted subsequent to the preparation of such studies, reports, documents, or designs; or are required by any other causes beyond Engineer's control.
 2. Hazardous materials testing and subsequent provisions for hazardous material handling and disposal.
 3. Special consultants or independent professional associates requested or authorized by Owner.
 4. Surveying.
 5. Geotechnical services.
 6. Field investigations to verify service line material type.
 7. Predictive modeling of unknown service line materials.
 8. Public outreach
 9. Developing Standard Operating Procedures

ATTACHMENT B

Fee

Work will be billed on a lump sum basis for each phase as shown below.

Project Management:	\$22,300
Data Management:	\$21,000
<u>Service Line Inventory & DEQ Coordination:</u>	<u>\$79,260</u>

+0. Total fee: \$122,560

BUDGET ORDINANCE AMENDMENT NO. 12

WHEREAS, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 13, 2023 which established revenues and authorized expenditures for fiscal year 2023-2024; 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 appropriate funds for the mandated Lead Service Line Inventory;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 13, 2023 is hereby amended as follows;

Section 1. That revenue account number 61-3991-0000, Water Fund Reserves, be increased by \$125,000.00;

Section 2. That expense account number 61-7121-4400, Water Distribution Contracted Services, be increased by \$125,000.00.

This the 9th day of January, 2024.

Donald L. Gorham
Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC
City Clerk



MEMORANDUM

TO: Summer Woodard, City Manager
FROM: Josh Beck, Public Works Director
RE: Redundant Water Line Easement Negotiations
DATE: January 9, 2024

As our Engineering team, McGill Associates, nears completion of the design and permitting on the Redundant Water Line Project along US -29 Business from the Water Treatment Plant to the intersection of Freeway Drive and US-29 Bus, our next step is to obtain the necessary easements along the proposed corridor to facilitate the construction.

In total, the Engineers have requested 34 easements to be negotiated and obtained along the 15,000 linear foot corridor. Until such time that at least a vast majority of these easements are obtained, we cannot begin the bidding or construction process. This is a vital transmission line to ensure Reidsville has a constant and adequate supply of water for many years to come.

Our designers have extensive experience working with Right of Way Consultants, LLC, and they have provided us with an estimated cost to perform the negotiations and appraisals for the requested easements. They will also work closely with our City Attorney and staff to update us on closing proceedings and any issues that may arise.

We request that City Council approve the proposal in the amount of \$201,800 to Right of Way Consultants, LLC for the easement negotiations along the proposed US-29 Business corridor for the upcoming Redundant Water Line Project.

RWC
RIGHT OF WAY CONSULTANTS, LLC
 Appraisal/Acquisition/Relocation

November 28, 2023

Josh Beck, PE
 Public Works Director, City of Reidsville
 1100 Vance St., Reidsville, NC 27320
jbeck@reidsvillenc.gov

Subject: Fee & Scope for ROW Acquisition
 City of Reidsville Water Main Easements

Dear Mr. Beck,

Please see our fee proposal and scope for the subject project below.

SERVICE	FEE	PARCELS	TOTAL
Negotiations <i>(includes claim report)</i> :	\$ 5,200	34	\$ 176,800
Appraisal Services:			
<i>Narrative</i>	\$ 6,500	2	\$ 13,000
<i>RWTS</i>	\$ 4,000	3	\$ 12,000
Total Fees for Right of Way Services			\$ 201,800

** Negotiation price includes a claim report valuation. If additional ROW is added or additional services are needed beyond this scope, a supplement will be required.*


SCOPE

Negotiation: RWC will perform a detailed study of plans which includes a field study of property lines, improvements, out-conveyances, etc. to ensure plan accuracy. After ownership research, an initial contact with each property owner and/or their representative will be made in order to provide information and project effects. A property valuation (claim report) will be prepared in order to make an offer for the taking. When necessary, an appraisal will be provided. RWC can prepare all deeds, agreements, and instruments of conveyance necessary to acquire the appropriate right of way. RWC will make offers based on the approved appraisals or claim report, to the owner(s) of each property for the proposed right of way and advise said owners of applicable relocation benefit entitlements. RWC will conduct follow-up negotiations as may be appropriate and prepare negotiation reports and documentation. When settlements have been reached with owners, RWC will submit final reports on each property claim containing the instruments of conveyance, requests for payment, and the required documentation for processing and issuance of a check for payment. If negotiations are unsuccessful, RWC will submit a request for condemnation on each involved parcel with appropriate documentation for processing and the initiation of litigation through condemnation. RWC appraisers and staff will not provide any testimony as part of this scope. Closing the claim will include recordation of the instruments of conveyance with appropriate documentary stamps attached to the Register of Deeds office; delivery of the check for the purchase of right of way to owner; notification of tax proration for the part taken; and submittal of closing package including the above documents to the Client. RWC will provide a monthly status report of progress. All negotiations will be in compliance with the NCDOT ROW Manual and/or Federal/State Guidelines.

Appraising: RWC will provide claim reports where applicable. If negotiations break down or if the property is suffering damage due to the acquisition, a full appraisal will be provided. Cost to cures or any engineering needed to assess possible value loss are not included.

Thank you for the opportunity to provide our services for this project. If you have any questions or need additional information, please feel free to contact Judy Joines at 336-816-0159.

Sincerely,



Judy Joines
Managing Partner

BUDGET ORDINANCE AMENDMENT NO. 13

WHEREAS, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 13, 2023 which established revenues and authorized expenditures for fiscal year 2023-2024; 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 appropriate funds to be transferred to the Redundant Water Line Capital Project for easement negotiations;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 13, 2023 is hereby amended as follows;

Section 1. That revenue account number 61-3991-0000, Water Fund Reserves, be increased by \$202,000.00;

Section 2. That expense account number 61-4120-0045, Transfer to Redundant Line Capital Project, be increased by \$202,000.00.

This the 9th day of January, 2024.

Donald L. Gorham
Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC
City Clerk

**REDUNDANT WATER LINE
CAPITAL PROJECT ORDINANCE AMENDMENT**

WHEREAS, North Carolina General Statute 159-13.2 authorizes the establishment of a Capital Project Fund to account for expenses and revenues that are likely to extend beyond a single fiscal year; and

WHEREAS, the Mayor and the City Council of the City of Reidsville adopted a Capital Project Ordinance for the Redundant Water Line Project on November 8, 2022; and

WHEREAS, the Capital Project Ordinance now needs to be amended to include easement negotiations to be performed under contract and to be funded from Water reserves;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Reidsville that:

Section 1 That the following revenue accounts for this project are hereby established/amended:

45-3988-0000	Transfer from Water Fund	\$	202,000
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Section 2. The following line items of expenditures are hereby established:

45-7120-1901	Professional Services	\$	202,000
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Section 3. The City Manager and Finance Director are hereby granted all necessary authority to carry out this project, including the approval of payment requests as earned under approved contracts, to approve change orders in each contract as long as said change orders amount to less than \$25,000 each, to transfer funds from the established Contingency Fund to cover such change orders and cost overruns. The Finance Director is authorized to make temporary loans to this capital project from the Water Fund in order to cover costs before receipt of revenues and to establish an acceptable cash flow.

This the 9th day of January, 2024.

Donald L. Gorham
Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC
City Clerk



MEMORANDUM

TO: Summer Woodard, City Manager
FROM: Josh Beck, Public Works Director
RE: WWTP Biological Nutrient Removal Project – Consideration of Bids
DATE: January 9, 2024

On Thursday, November 16th, 2023 at 2:00 p.m., the City of Reidsville along with the design engineer, McGill Associates, opened sealed bids for the Biological Nutrient Removal (BNR) Project at the Waste Water Treatment Plant.

At the bid opening, four contractors were present and submitted pricing for the base bid and several alternates. The certified bid tabulation is attached; however, a quick reference of the bid tabulation is below:

Bidder	Base Bid
English Construction	\$ 8,146,500
J. Cumby Construction, Inc	\$ 8,234,500
Turner-Murphy Co., Inc	\$ 7,637,953
Wharton-Smith, Inc	\$ 8,467,000

On March 9th, 2023, we opened bids for the same project and scope. Although we rejected bids due to the lack of adequate funds, the lowest apparent bidder was Harper Corporation for the base bid price of \$8,620,000. These new bid prices reflect a savings of nearly \$1 million and therefore, we ask that City Council also consider allowing us to include the following add alternate pricing to the contract:

Alternate Number & Description	Cost
#1 Removal and Replacement Alum Feed System	\$208,227
#2 Diffuser Replacements in Aeration Basin	\$69,272
#3 Valve Replacements in Clarifier Pump Stations	\$97,415
#4 Sump in Aeration Basins	\$22,043
#6 Invent Mixers	\$0.00

Request:

Staff is recommending and requesting City Council award the WWTP Biological Nutrient Removal Project to Turner-Murphy Co, Inc in the amount of \$8,034,910, including add alternates #1-4 & #6. In addition, we would recommend a 5% construction contingency (\$401,700) be set aside for any unforeseen issues that may arise. If approved, City staff will begin working on the necessary contracts and submit the loan applications to both DWI and LGC for the required funding approvals.

PROJECT BID INFORMATION

Applicant City of Reidsville, North Carolina **Project Number** CS370384-06

Address 230 W. Morehead Street
Reidsville, North Carolina 27320

Bid Information to be forwarded with the cost summary

- (a) Tabulations of all bids received (sealed by engineer).
- (b) Copies of the bid(s) and bid bond the applicant wishes to accept.
- (c) Resolution of tentative award from the governing board.
- (d) Engineer's recommendation of award letter.
- (e) Proof of advertisement.
- (f) MBE/WBE documents: (see MBE/WBE instructions)
- (g) American Iron and Steel Certification (not applicable to all projects)
- (h) If negotiations took place to get the project within budget, all information associated with the negotiations must be submitted.

These items, and this form must be submitted to your assigned DWI, Grant Management Unit project manager. Contact Mark Hubbard if you do not know who your project manager is.

Addenda

All addenda must be submitted to your DWI project engineer for approval prior to opening bids. Changes to the scope of the project may result in funding being rescinded.

Please Note that the following items must be submitted before any reimbursements will be made. All items in the below list are submitted to Pam Whitley of DWI.

- Capital Project Ordinance
- Site Certificate
- Closing costs
- Executed Construction Contracts (DWI will approve by letter)
- A/E contracts (DWI will approve by letter)
- A/E Brooks Act Compliance Certification (applicable to certain Federal projects)
- Federal ID and DUNS numbers (form was provided with the Loan Offer package)
- LGC must receive the executed promissory note (see guidance document for details on when the promissory note is generated)

Mailing Address: Division of Water Infrastructure
 1633 Mail Service Center
 Raleigh, NC 27699-1633

PROJECT COST SUMMARY (as-bid)		
List contractor names below:	TOTAL	ELIGIBLE*
1. Turner-Murphy Co., Inc.	\$ 7,637,953	\$ 7,637,953
2.		
3.		
4.		
5.		
ALTERNATE BID ITEMS	\$ 396,957	\$ 396,957
EQUIPMENT AND MATERIALS		
SUBTOTAL	\$ 8,436,610	\$ 8,436,610
CONTINGENCY (5% of construction)	\$ 401,700	\$ 401,700
PLANNING AND DESIGN (attach contract)	\$ 304,000	\$ 304,000
CONSTRUCTION PHASE ENGINEERING	\$ 465,000	\$ 465,000
LEGAL, EASEMENT ACQUISITION	\$ 9,790	\$ 9,790
ADDITIONAL SERVICES	\$ 18,000	\$ 18,000
OTHER (specify) ⇨ ER Preparation	\$ 60,000	\$ 60,000
OTHER (specify) ⇨ Bidding & Award Phase	\$ 12,000	\$ 12,000
OTHER (specify) ⇨ Materials Testing	\$ 35,000	\$ 35,000
OTHER (specify) ⇨ Funding Administration	\$ 20,000	\$ 20,000
CLOSING COSTS (Not eligible in CWSRF)	\$ 177,208	-----
TOTAL	\$ 9,537,608	\$ 9,360,400

*Please see eligibility guidance for a full accounting of eligible costs. ** Please use the form provided on the website in addition to land cost invoices.

REVENUE SOURCES FOR PROJECT CONSTRUCTION	
List funds that are available for this project	AMOUNT
DENR FUNDING (specify) ⇨ CWSRF Loan at 0% Interest	\$ 3,963,089
DENR FUNDING (specify) ⇨ Additional CWSRF Loan at 0% Interest	\$ 4,897,311
GOLDEN LEAF GRANT	\$ 500,000
CASH	\$ ---
CLOSING COSTS (2%)	\$ 177,208
GENERAL OBLIGATION or REVENUE BONDS	-----
OTHER (specify) ⇨	-----
TOTAL	\$ 9,537,608

The undersigned representative of the Recipient certifies that the information contained above and in any attached statements and material in support thereof is true and correct to the best of his or her knowledge.

Signature of Authorized Representative **Summer Woodard, City Manager** _____
Name and Title (type or print) **Date**

CERTIFIED BID TABULATION
WASTEWATER TREATMENT PLANT IMPROVEMENTS

CITY OF REIDSVILLE, NORTH CAROLINA

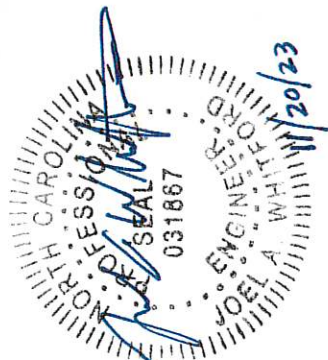
Thursday, November 16, 2023 at 2:00 pm

City Council Conference Room, 230 W. Morehead Street, Reidsville, North Carolina 27320

BIDDER	Turner-Murphy Co., Inc.		English Construction		J. Cumby Construction, Inc.		Wharton-Smith, Inc.	
	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
PART I: BASE BID		\$ 6,440,703		\$ 7,230,000		\$ 7,050,000		\$ 7,405,600
PART II: ALLOWANCES								
No. 1 - Modify Blower System Controls	1	LS	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 290,000
No. 2 - Tank Cleaning and Sludge Removal	750	Wet Tons	\$ 485	\$ 363,750	\$ 400	\$ 300,000	\$ 450	\$ 337,500
No. 3A - Concrete Repair	900	SF	\$ 315	\$ 283,500	\$ 85	\$ 76,500	\$ 330	\$ 297,000
No. 3B - Concrete Repair	200	LF	\$ 300	\$ 60,000	\$ 250	\$ 50,000	\$ 300	\$ 60,000
No. 4 - Modify SCADA System	1	LS	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
PART III: TOTAL BASE BID INCLUDING ALLOWANCES			\$ 7,637,953	\$ 8,146,500		\$ 8,234,500		\$ 8,296,000
ALTERNATE BID ITEMS								
No. 1 - Alum Feed System	1	LS	\$ 208,227	\$ 208,227	\$ 270,000	\$ 270,000	\$ 226,000	\$ 226,000
No. 2 - Replace Disc Diffusers in Aeration Basin 2	1	LS	\$ 69,272	\$ 69,272	\$ 65,000	\$ 65,000	\$ 4,000	\$ 4,000
No. 3 - Replace Return/Waste Activated Sludge Valves	1	LS	\$ 97,415	\$ 97,415	\$ 175,000	\$ 175,000	\$ 111,000	\$ 111,000
No. 4 - Install Sumps in Aeration Basins	1	LS	\$ 22,043	\$ 22,043	\$ 45,000	\$ 45,000	\$ 50,000	\$ 50,000
No. 5 - Install Sludge Blanket Level Detectors	1	LS	\$ 91,072	\$ 91,072	\$ 85,000	\$ 85,000	\$ 113,000	\$ 113,000
No. 6 - Preferred Brand Equipment for Vertical Mixers - Invent	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate Bid Items Total			\$ 488,029	\$ 640,000		\$ 504,000		\$ 475,000

This is to certify that the bids tabulated herein were accompanied by a 5% bid bond or certified check and publicly opened and read aloud at 2:00 pm local time on the 16th day of November 2023 in the City Council Conference Room located at 230 W. Morehead Street, Reidsville, North Carolina 27320.

* Mathematical Error not affecting the outcome of the Bid



JOEL WHITFORD, PE

 1240 19th Street Lane NW
 Hickory, North Carolina 28603
 License No. C-0459



THE CITY OF Reidsville NORTH CAROLINA

WWTP BNR CAPITAL PROJECT AMENDMENT

To: Summer Woodard, City Manager
From: Chris Phillips, Assistant City Manager
Date: December 29, 2023

The WWTP BNR Capital Project Ordinance was originally established in April of 2018. The project budget at that time was \$4,542,351 as shown below. The revised budget based on the contract being considered is below as well. The difference is the Capital Project Ordinance amendment that needs to be approved at this time.

	Original Ordinance	Adjustment	Amended Ordinance
Proceeds of State Revolving Loan	\$ 3,963,089	\$ 4,897,311	\$ 8,860,400
Golden Leaf Grant Proceeds	\$ 500,000	\$ -	\$ 500,000
Transfer from Sewer Reserves	\$ 79,262	\$ 97,946	\$ 177,208
Total Project Revenues	\$ 4,542,351	\$ 4,995,257	\$ 9,537,608
Issuance Costs	\$ 79,262	\$ 97,946	\$ 177,208
Engineering	\$ 304,000	\$ -	\$ 304,000
Administration and Inspection	\$ 411,189	\$ 188,601	\$ 599,790
Grant/Loan Administration	\$ 20,000	\$ -	\$ 20,000
Construction	\$ 3,389,000	\$ 4,645,910	\$ 8,034,910
Contingency	\$ 338,900	\$ 62,800	\$ 401,700
Total Project Expenditures	\$ 4,542,351	\$ 4,995,257	\$ 9,537,608

The additional state loan proceeds are expected to be at the original terms of 20 years at 0% interest. The issuance costs are paid to the State at the time of funding and are 2% of the amount borrowed. These funds are not eligible for loan funding so a transfer from the Sewer Fund Reserves is required to provide these funds. The original contingency for the project was 10% of the cost; it is being lowered to 5% at this time because of the bids in hand.

A capital project amendment is attached along with a Sewer Fund budget amendment, for the necessary transfer. Please have the City Council consider approving these amendments along with awarded the contract at their January 2024 City Council meeting.

Finance Department
 Chris Phillips, Finance Director
cphillips@ci.reidsville.nc.us

230 West Morehead St.
 Reidsville, NC 27320
 (336) 349-1055 (phone)
 (336) 349-1005 (fax)

BUDGET ORDINANCE AMENDMENT NO. 14

WHEREAS, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 13, 2023 which established revenues and authorized expenditures for fiscal year 2023-2024; 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 appropriate funds to be transferred to the WWTP BNR Project for debt issuance costs;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 13, 2023 is hereby amended as follows;

Section 1. That revenue account number 62-3991-0000, Sewer Fund Reserves, be increased by \$97,946.00;

Section 2. That expense account number 62-4120-0052, Transfer to Redundant Line Capital Project, be increased by \$97,946.00.

This the 9th day of January, 2024.

Donald L. Gorham
Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC
City Clerk

CAPITAL PROJECT ORDINANCE AMENDMENT

WASTEWATER TREATMENT PLANT BIOLOGICAL NUTRIENT REMOVAL PROJECT

WHEREAS, North Carolina General Statute 159-13.2 authorizes the establishment of a Capital Project Fund to account for expenses and revenues that are likely to extend beyond a single fiscal year; and

WHEREAS, the Mayor and the City Council of the City of Reidsville established a Capital Project Fund on April 10, 2018; and

WHEREAS, the Capital Project needs to be amended in relation to the award of a construction contract and updated funding;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Reidsville that:

Section 1 That the following revenue accounts for this project are hereby amended:

52-3910-0000	Proceeds of State Revolving Loan	\$	4,897,311
52-3988-0000	Transfer from Sewer Reserves	\$	97,946

Section 2. The following line items of expenditures are hereby amended:

52-7120-1900	Issuance Costs	\$	97,946
52-7120-1991	Administration and Inspection	\$	188,601
52-7120-5800	Construction	\$	4,645,910
52-7120-9911	Contingency	\$	62,800

Section 3. The City Manager is hereby granted all necessary authority to carry out this project, including the approval of payment requests as earned under approved contracts, to approve change orders in each contract as long as said change orders amount to less than \$50,000 each, to transfer funds from the established Contingency Fund to cover such change orders and cost overruns, to acquire rights-of-way, and to pay for debt issuance costs. The Finance Director is authorized to make temporary loans to this capital project from the Combined Enterprise Fund in order to cover costs before receipt of revenues and to establish an acceptable cash flow.

This the 9th day of January, 2024.

Donald L. Gorham
Mayor

ATTEST:

Angela G. Stadler, CMC/NCCMC
City Clerk

January 2, 2024

SENT VIA EMAIL

Mr. Josh Beck, PE
Public Works Director, City of Reidsville
230 W Morehead Street
Reidsville, North Carolina 27320

RE: Award Recommendation
DWI Project No. CS370384-06
Wastewater Treatment Plant Improvements
City of Reidsville, North Carolina

Dear Mr. Beck:

A total of four (4) bids were received on November 16, 2023 for the Wastewater Treatment Plant Improvements project. Turner-Murphy Company, Inc. was the lowest responsive, responsible bidder with a total base bid amount of \$7,637,953, including all allowances. In addition to the base bid, six (6) alternate bid items were submitted in the total amount of \$488,029. It is our understanding that the City would like to proceed with Alternates #1, 2, 3, 4, and 6 for the total amount of \$396,957.

Turner-Murphy Company, Inc. is appropriately licensed with the NC General Contractor Licensing Board and has completed similar projects. Therefore, we recommend that the City award the project to Turner-Murphy Company, Inc. in the amount of \$8,034,910. The award should be made **contingent** upon approval of bidder documentation **and** the commitment of additional funding by NC DEQ Division of Water Infrastructure (DWI).

It is also recommended that the City establish a construction contingency in the amount of \$401,700, or 5% of the contract price. This is important due to uncertainties with construction work to existing treatment basins on an operational and previously disturbed site.

Finally, to maintain the project schedule, it is recommended that the City authorize the City Manager to approve change orders within the contingency amount.

Enclosed for your use is the Certified Bid Tabulation. If you have any questions, please do not hesitate to contact us.

Sincerely,
McGILL ASSOCIATES, P.A.



JOEL WHITFORD, PE
Senior Project Manager

JW:nt

Enclosure

Cc: Ms. Summer Woodard, City Manager



THE CITY OF
Reidsville
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

Office of the City Manager

Date: December 21, 2023
To: Mayor Donald Gorham
City Council Members
From: Summer Woodard, City Manager
Subject: City Manager's Monthly Report

Personnel:

- **Economic Development Director** - The City of Reidsville is continuing to advertise for this position. Sanford Holshouser is advertising at the local, state and national level. Mac Williams will continue to stay on as our Interim Economic Development Director until we hire someone for this position.
- **City Marketing Director** - Administration is working with Human Resources on a job ad for this position. We will start advertising for this position mid- to late-January, 2024. In the interim, Robin Yount and Emmy Stone are working to ensure all aspects of this position are covered until someone is hired for this position.

Projects & City Updates:

- **Splashpad** – Crews are continuing to move forward, but, unfortunately, this facility continues to run behind schedule. Delays from Duke Energy and some unforeseen issues continue to impede progress. Since last month, the subcontractors have continued to work diligently on the plumbing, electrical, and HVAC. Crews are currently onsite hanging ceilings and pulling wire. The parking lot was recently restriped and most of the concrete sidewalks are complete. Once Duke Energy provides power, crews can finalize the electrical work and begin the epoxy flooring installation with assistance from the building's heating system. I would anticipate the project wrapping up sometime mid- to late-February.
- **Penn House Building Project** – With the exception of the permanent HVAC, the project is wrapping up. The TCO should be obtained the week of 12/24/23 based on the current

“Live Simply. Think Big.”

progress and numerous discussions with our inspections department. Some initial punch list work was completed and final cleaning is scheduled for 12/23/23. The temporary HVAC is in place and functional until we receive the permanent outdoor package units. The contractor estimates approximately one week to install, pipe up the units, insulate and test them onsite. The appliances have been ordered, the new furniture and other building products are onsite so that the team can immediately begin using the facility.

- **Settle Street Streetscape Project** - The south section of the 200 block of Settle Street is complete. Crews will start on the north side during the first week of January beginning at the corner of Settle and South Scales Streets. We anticipate it taking 4-6 weeks to complete this full section depending on weather and material delays. Once the first portion is complete, we will begin removing the awnings from the first few storefronts – likely during the second week of January. We will continue to update the merchants as we can on any changes or updates.
- **Sisters Cities** - The City submitted the application in August, 2023. Our application has been approved, and we are working on the next steps.
- **Battle of the Cup** - The next Battle of the Cup event will be Thursday, January 18, 2024, from 2:00 p.m. to 4:00 p.m. at the Rec Center. The events will be volleyball, a shuffle board contest and a chilli cook off.
- **Adams Electric Building** – Last month, the City of Reidsville entered into an Economic Incentive Agreement (EIA) with Mackin Property Investments, Ltd. This EIA will complete internal and external renovations to the office building by creating commercial incubator space. The developer will complete internal and external renovations to the warehouse to create residential units. This is expected to be a minimum investment of \$3,500,000. This agreement also requires the developer to work with the City to develop a public parking lot.

Events/Meetings Attended:

- 12/1 - Annual Christmas Tree Lighting Event in downtown Reidsville
- 12/7 – Employee Christmas Luncheon at RCARE
- 12/9 - Reidsville High School Football State Championship Game
- 12/12 - Reidsville Downtown Corporation Annual Christmas luncheon and City Council meeting
- 12/13 – Citizens for Economic Development Christmas Banquet
- 12/14 - Assessor for Developmental Associates

- 12/15 - Assessor for Developmental Associates
- 12/19 – Management Team meeting
- 12/20 – Water Treatment Plant luncheon
- 12/21 – Public Works luncheon and Kiwanis meeting
- 12/22 - Christmas Open House at City Hall and Time Capsule Event

REIDSVILLE ABC BOARD

Minutes of October 26, 2023 Board Meeting

1. The meeting was called to order at 9:00 am by Chairman C. Turner. Members K. Almond, C. Nimmons, GM Langel, Councilwoman S. Walker and Reidsville City Attorney William McLeod were present.
2. Chairman C. Turner delivered invocation.
3. Chairman C. Turner called for any known conflicts of interest. None were reported.
4. At the request of Reidsville City Manager, Mr. McLeod reviewed procedures and options for selling properties owned by Reidsville ABC Board.
5. The minutes of the September 2023 meeting were approved as read.

Motion to approve: K. Almond Second: C. Nimmons

6. General Manager Langel reported to the Board that William Martin had approached her on Tuesday, October 24 about the possibility of purchasing the Diesel Drive building. The Board instructed Langel to reach out to Mr. Martin informing him of the process of submitting a written offer, accompanied by a deposit of 5% of offer in earnest funds, and delivering it to the ABC store. The Board agreed to consider the offer and make a decision on selling the property at a later date.
7. The next meeting of the Board will be November 16, 2023.
8. There being no further business to discuss, the meeting was adjourned at 10:45 am.

Motion to adjourn: K. Almond Second: C. Nimmons

Approved:

Clark Turner, Chairman

Clark Turner

Kelly Almond

Kelly Almond

Carolyn Nimmons

Carolyn Nimmons

Jodi Langel, General Manager

Jodi M. Langel

REIDSVILLE ABC BOARD

Minutes of November 16, 2023 Board Meeting

1. The meeting was called to order at 9:00 am by Chairman C. Turner. Members K. Almond, C. Nimmons, GM Langel and Chris Phillips were present.
2. Chairman C. Turner delivered invocation.
3. Chairman C. Turner called for any known conflicts of interest. None were reported.
5. The minutes of the October 2023 meeting were approved as read.
Motion to approve: K. Almond Second: C. Nimmons
6. GM Langel reported that Clark Turner has been reappointed for a 3 year term.
7. The next meeting of the Board will be December 28, 2023.
8. There being no further business to discuss, the meeting was adjourned at 9:30 am.

Motion to adjourn: K. Almond Second: C. Nimmons


Approved:


Clark Turner, Chairman

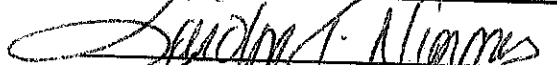
Kelly Almond


Carolyn Nimmons

Jodi Langel, General Manager









**MINUTES OF THE REIDSVILLE PLANNING BOARD
HELD WEDNESDAY, NOVEMBER 15TH, 2023 BEGINNING AT 6:00 P.M.
IN THE CITY HALL COUNCIL CHAMBERS**

MEMBERS PRESENT:

Thomas Thompson, Chairman
Dylan Moore, Vice-Chairman
Cindy Scarborough
William Roach
Joe Towns
Tamar Lipscomb

MEMBERS ABSENT:

N/A

OTHERS IN ATTENDANCE:

Jason Hardin, Planning & Community Development Director
Drew Bigelow, Planner I
Chad Meadows, CodeWright Project Lead
Angie Manning, CodeWright Drafting Assistant

Chairman Thompson called the Planning Board meeting to order at 6:00pm.

APPROVAL OF MINUTES

A motion was made to approve the Minutes of the October 18TH Planning Board Meeting.

Motion: Dylan Moore
Second: Cindy Scarborough
Vote: Unanimous

**CONSIDERATION OF A ZONING MAP AMENDMENT REQUEST TO REZONE 701 MONTGOMERY ST.,
ROCKINGHAM COUNTY TAX PARCEL #150268 FROM NEIGHBORHOOD BUSINESS (NB) TO
RESIDENTIAL-6 (R-6). DOCKET NO. Z 2023-02.**

Chairman Thompson introduces the docket item. Dylan Moore states that he would like to recuse himself from participating and voting on this item. The Board makes a motion to allow Dylan Moore to be recused.

A motion was made to allow Dylan Moore to recuse himself from hearing Docket No. Z 2023-02.

Motion: Joe Towns
Second: Cindy Scarborough
Vote: Unanimous

Dylan Moore steps down table and takes a seat in the audience. The Board continues the hearing.

Jason Hardin states that Tran Thi Bao Vo is petitioning to rezone a property located at 701 Montgomery St., Rockingham County Tax Parcel #150268 from Neighborhood Business (NB) to Residential-6 (R-6). Docket No. Z 2023-02. The parcel encompasses an area of 7,840.8 square feet or 0.18 acres. A vacant two-story commercial building constructed in 1917 per the tax record is located on the lot. Residential Dwellings are allowed in the NB district, but only as an accessory to a commercial use with a Special Use Permit (SUP). In other words, a business would need to be the primary use of the building with the dwelling only as an accessory use and approval of a SUP. No other dwelling types are allowed in the NB district. The surrounding land use is a mix of Neighborhood Business (NB) and residential (R-6). The areas to the south and east are zoned Residential-6 (R-6). To the north and west the abutting lots are zoned Neighborhood Business (NB) and Residential-6 (R-6). Overall, the area is a primarily residential with a few commercial properties to the northwest. Considering the presence of an abutting Residential-6 (R-6) neighborhood to the south and consistency with surrounding land use, a zoning designation of R-6 for the property would be consistent with the surrounding area. This property is located in Growth Management Area 2 – Urban, which encompasses the area immediately outside of the Central Business District (CBD). GMA 2 prioritizes expansion of housing stock alternatives, rehabilitation of existing housing stock, and preservation of significant historic structures. Therefore, we find the proposed rezoning is consistent with the 2022 Reidsville Land Development Plan. The Planning Staff finds this rezoning to be reasonable and in the public interest based on the information provided in this report and the attached statements of reasonableness and consistency. The Planning Staff recommend the proposed rezoning application be approved.

Cindy Scarborough asks Jason Hardin if this property is historic. Jason Hardin replies, no. Cindy states that it was built in 1917 and that she had expected such an old property to be considered historic. Jason Hardin notes that the property is old; however it is not located in one of the historic overlay zoning districts.

The Board has other questions that are intended for the applicant. Considering the absence of the applicant, the Board decides to table the rezoning until their next meeting.

A motion was made to table the rezoning request until the December 20th Planning Board Meeting.

Motion: Joe Towns

Second: Cindy Scarborough

Vote: Unanimous

UDO CODE ASSESSMENT

Jason Hardin states that in May of 2023, City Council approved a request to contract CodeWright Planners to rewrite our development regulations. This rewrite will compile our Zoning Ordinance, Subdivision Regulations and Floodplain Standards into a single document called a Unified Development Ordinance, or UDO. Currently, all of these regulations are in separate documents. The Zoning Ordinance regulates land use. The Subdivision Regulates guide how you can divide the land. This description is an over simplification, but it gives you an idea of what these regulations do. We want to combine them because they go hand in hand. This rewrite does not include building code. The building code is governed by the general statutes and is adopted by the general assembly. At the local level, we just enforce the building code.

Jason Hardin goes on to state that we have dubbed this project “Reboot Reidsville.” The consultant has created a website with information and documentation about the UDO for the public to reference. We chose Reboot Reidsville because we want to reinvent the City’s regulations and bring them up to current standard. Our goal is to take what’s there and make something new that we can move forward with.

Chad Meadows takes the podium. He introduces himself and his drafting assistant, Angie Manning. Chad states that he has 30 years of experience in planning. He spent his first 10 years as a practicing planner, and he has spent the last 20 performing code assessments and rewrites across the region (Virginia, North Carolina and South Carolina). Chad Meadows states that he lives in Durham and serves as the chair of Durham’s Board of Adjustment. As such, he notes that he is familiar with the duties and responsibilities this Board faces. Chad Meadows also states that he is the APA-NC Legislative Chair and that the Reidsville UDO will be his 27th Development Code rewrite.

Chad Meadows states that his drafting assistant, Angie Manning was a land use administrator for Onslow County, NC for 20 years. She also operated a home building firm for 8 years, and has 26 years of public planning experience.

In addition to Angie Manning, Chad Meadows introduces another of his employees, Andrew Ausel. Andrew Ausel assists CodeWright with communications and drafting, and has a Masters in Planning. He is currently employed by the City of Charlotte, NC and is responsible for managing public participation associated with Charlotte’s UDO. Chad Meadows notes that Andrew Ausel is a busy individual with four children and a full work load outside of his day job.

Moving on to introduce the Reboot Reidsville project, Chad Meadows states his intent is to make our ordinances more user friendly and cohesive. Throughout this process the advisory board will receive a lot of feedback from the community, and we will incorporate that feedback into the new UDO. One thing Chad Meadows highlights is our inability to change is the Building Code. The Building Code is regulated by the state and is outside of our scope of work for this project. It is common to hear people mention how difficult it is to build, especially in historic areas. Unfortunately, we cannot do anything to change the Building Code.

Chad Meadows also notes that this will not be a “20 page ordinance.” The current Zoning Ordinance is over 300 pages long and the Subdivision Regulations are 50 pages long. We will also bring into this UDO the flood damage prevention ordinance, which include the City’s floodplain rules. These rules are required and are federally enforced by FEMA. These regulations are also 50 pages long. Chad Meadows also states that we will be incorporating the City’s street naming and addressing regulations, and some material from the City’s Code of Ordinances. Overall, we are talking about 500 pages of material.

Chad Meadows states that his team wants to prepare for us a document that is digitally based. A digitally based document makes it a whole lot easier to find information, and to take advantage of the illustrations, summary tables and other interactive features. It is not going to be 20 pages, but it will be a whole lot easier to use. A 20 page document would result in much more discretion on the part of staff and a much darker, black box of regulatory approach than anybody wants. You are going to want more procedures, definitions, pictures and summary tables. This provides more clarity and more detail. A 20 page document will not serve you in that regard.

Next, Chad Meadows discusses the project schedule. He states that we will be working on this project for a while. We started the process in August of 2023 and will wrap everything up by December of next

year (2024). One thing Chad Meadows points out to the Board is the 30 hours of pro bono assistance that will be provided upon project completion. Chad Meadows states that he provided this pro bono assistance for a couple of different reasons. First, they want to be able to follow up on what worked and what didn't work. Second, it shows staff and the Board that CodeWright has skin in the game. Chad Meadows states that he doesn't want to write this ordinance and then head for the hills. This pro bono assistance is provided to help with nay problems and/or issues that may arise after project completion. It is in our interest that we get it right this first time.

Chad Meadows states that engagement is very important. We have a project webpage, www.rebootreidsville.com. It has details on the project, FAQ's, access to the completed stakeholder interviews, and as we progress, all of the documents that are prepared will be on the webpage for the public to review. The 9 or 10 stakeholders that staff had identified, have been interviewed. In the appendices of this code assessment, is the summary report of what we heard from these stakeholders.

Chard Meadows states that the Planning Board is going to serve as the steering committee for this project. The Board is charged with wearing 2 hats throughout this process. The first and most important hat, is that of the Planning Board. The Planning Board has statutory authority under state law to review this draft ordinance for consistency with the Land Use Plan. That happens later. The second hat, the less important hat, but the hat that you put on first is your hat of steering committee. You are a sounding board for staff on these draft regulations. You get the first flush reaction. What do we think about this? Is it good? Is it bad? Gosh, I don't know. I don't like it. I love it. I have questions. Whatever. That is your role now at this stage. So try to make that distinction. We're not the Planning Board right now. We're in the steering committee, and you're steering the consultant and staff in the direction we want to go. There will be plenty of time for us to sit as the Planning Board when it comes time for the adoption process. Chad Meadows states that right now you guys are on the sounding board and you're steering us. We're working together. We're not going line by line. We're not voting. We're having a conversation.

Chad Meadows notes that we've worked in a couple of public forums. These public meetings are the ones that the state laws require. There's a meeting with you, there may be a meeting with the city council and there may be a couple of other meetings that we end up having. Chad Meadows states that there are several key documents that will be prepared. The first key document is the code assessment, which you have in front of you. This highlights what regulations you currently have and what your desired outcomes are for this project. Your request for proposal (RFP) said you want to unify development, and you wanted it to be user friendly. In the new unified development ordinance things such as definitions and standards will only be listed once. This UDO will also be easy to read. Furthermore, we wanted your regulations to be modern and updated. We will have consistent use of terminology and consistent voice. This UDO will be consistent with all of the state law and all of the federal law. All of the court doctrine and all of the precedent that's out there. Your City ordinance is a legal document. It's not like your land use plan which is an advisory document. The Zoning Ordinance is law. Chad Meadows states that his team will also implement the City's land use plan, as well as our blueways and greenways document. Even though the City's land use plan is not a legal document, it's the foundation of our zoning and subdivision law.

Joe Towns asks where he can get a copy of the blueways and greenway plan. Chad Meadows states that it is linked on the website www.rebootreidsville.com, and Jason Hardin states that we can get a physical copy of either plan for anyone who wants one.

Chad Meadows moves on to discuss best practice. He offers to provide a few examples of how the Board is already incorporating best practice. Chad Meadows states that the Board just recently approved a traditional neighborhood development text amendment. Also, the Board very recently decided to allow residential development in some of your commercial zoning districts. So you're already fostering mixed use. As a Board, you are already doing this stuff and we're going to take it to the next level on this project.

Chad Meadows discusses the six basic goals of the adopted Reidsville Land Use Plan. Obviously, we want a downtown that's thriving. We want to support our economy, and have more housing. You'll see us weave recommendations and changes to the regulations into this new UDO in pursuit of the six goals identified by the land use plan. They are our touchstone and they're how we measure whether or not we're being successful with our project. Additionally, there are goals from the blueway and greenway plan that need to be incorporated. We're going to make sure that your regulations foster that through natural resources protection, creating the desire for these things and just making sure that they're out there for your people to use. Chad Meadows states that his team has boiled all this down and they have come up with six basic goals for the project that they think are important. We're going to focus on implementing our policy guidance.

Chad Meadows states that this UDO is not a silver bullet that's going to create all of this development in your town. That's done through economic development. It's done through public-private partnership. It's done through your land development plan. Your development regulations do not facilitate or spur development. What they can do, is interfere with or obstruct development. We don't want that. So we're going to make sure that that's not an issue. We are going to attempt to make downtown a more attractive place to develop, relative to the green fields that surround the City. We want to encourage and support people to come to downtown. We need to be in the business of getting rid of obstacles. That stuff that we can do with the code. But that's where it stops. It's very important to make that point. Sometimes people think that a development ordinance is a kind of economic development tool. It is not.

Next Chad Meadows transitions to discussing the Code Assessment. Each Board member has a copy of the Code Assessment before them. Chad Meadows asks the Board to thoroughly read the Code Assessment before our next meeting. He notes that there are 4 things within this document. First, a policy guidance review. His team sat down and poured over the City's land development plan, and the blueways and greenways plan to develop several key themes for the new UDO. Chad Meadows states that in key theme one, implementing policy guidance, there's a summary table. If you look on page five you'll see the start of the city of Reidsville land use policy guidance table. This is a written summary of the land use policy guidance that we'll be addressing in the UDO. You'll see that there's an objective and or strategy on the left hand side of the page. On the right hand side of the page is a title column, and the recommended means of addressing the identified issue under the UDO.

Chad Meadows states that at the back of the document, in the appendix, is the regulatory review. The regulatory review starts on page 28. There are 40 or so pages of regulatory review here. This is a detailed review by section of your current zoning ordinance, your subdivision regulations, your flood provisions, your street naming and addressing provisions. I don't think we go into a lot of detail about your water supply water stuff, and the reason why we don't is because that's set by state law. This section is very dense.

Chad Meadows states that after this regulatory review is the summery report of stakeholder input, which starts on page 66. This section of the document deals with the information that was collected

from your nine different stakeholders. You see there was the Fire Chief, the Mayor, the executive director of the Office of Philanthropy at Cone, and a variety of people from the Chamber of Commerce. We received information on things like simplifying the code, addressing downtown, and more flexibility. An analysis of these comments is what has been provided to you in this section.

Next, Chad Meadows discusses the front of the Code Assessment. If you go to page 1, you'll see a quick summary of seven things. And those seven things are the key themes for our project. These are the top 7 things that we think you guys should do. And at this point some of this stuff is starting to sound familiar, right? Implement the policy guidance. Make the ordinance user friendly. Broaden housing options for downtown. This page summarizes for you all of the main recommendations under each one of those seven. Chad Meadows mentions "a picture is worth a thousand word," and in the City's current ordinances, there aren't a lot of graphics. Chad Meadows notes that people don't ask for more language or more text. We find people asking for more pictures. This is what a modern development codes look like. We're going to incorporate lots of pictures and tables into this UDO.

Chad Meadows states that an efficient and predictable development review process is another change we will be focusing on in the new UDO. There will be some basic rules about how to have clear and efficient review procedures. We will delegate authority to staff where we can, and we will have very clear review criteria. We will specify the review process - who's making the decision, how the decision is made, how the decision expires, whether it can be amended, and its impact on vesting. All of these things are important aspects of every single procedure. We will incorporate 20 to 25 new procedures in your UDO, with very clear details about the purpose and intent, applicability, exemptions, and criteria involved with the decision making process. All of that stuff will be written down for each and every procedure.

Chad Meadows shifts to discuss revitalizing downtown. If you turn to page 22, we start with our key theme on revitalizing downtown. We will relax some standards, promote mixed use, and softening our requirements for design review. We'll talk more about this process in coming days and weeks. Chad Meadows states that while the UDO will provide clear guidance for development processes, there also needs to be safety valves throughout. We need to have a regulatory alternative. If you as an applicant don't wish to follow what's in the book, or you want to propose something that's different from what's in the book, we will give you a means to accommodate and accomplish that. It isn't going to be easy. It isn't going to be cheap. But it will be there. This notion of safety valves and flexibility is a thread that's throughout all of the procedures, throughout all of the development standards, and across the entire document.

Chad Meadows mentions modernizing zoning districts next. He states that our ordinance identifies a lot of zoning districts. We need to work on reworking those and introducing more mixed use. We also have to do more work on your permitted uses table. Chad Meadows states that we are using the standard industrial classification system that was invented in the 1930's. There's a different way to do this and we're going to suggest some alternatives for you to consider. We will create ways for us to accommodate new use types that don't exist today - signal resident occupancy, cryptocurrency, event centers, co-working spaces, makerspace, business incubators, micro retail - all kinds of stuff that you want to have.

Finally, Chad Meadows discusses the topic of broadening housing options. This key theme starts around about page 26. He states that his team plans to introduce alternatives that will allow us to accommodate higher quality dwelling alternatives, and incentivize higher quality multifamily

development. This change will facilitate quality housing that's not so dense, and has a high architectural character to it. We will focus on making it compatible with locations where it's positioned. Simplifying the rules for multifamily housing is going to be an important part of success here. We need to be very clear about the rules. We need to be focused on design quality and we need to allow the so-called "gentle density" kinds of multifamily. Not 15 units an acre, not 12 units an acre. But maybe 5 units an acre that will fit into a single family context. Allowing that kind of stuff to take place without having to do a rezoning, will help us reach our housing goals and help us address the lack of housing problems that we've got there. In this section we will address issues such as traffic, noise, and light, which your current regulations don't really do well.

In conclusion, Chad Meadows discusses where we go from here. He states that the Board has just been handed a 70-some page book, that's got tons and tons of tables in it and all kinds of complex stuff. He asks that between now and December 20th the Board looks at this Code Assessment in detail. If you have concerns about what you're seeing, write that down and send it to staff so that we can have a very good discussion at our next meeting. Coupled with our discussion on the 20th, will be the first public forum. Hopefully we'll get some of the public here next time. We'll be working on advertising our next meeting so that people at least know about it. I wouldn't get your hopes up. This is not exactly edge of the seat stuff. Maybe some folks will show up. Maybe they won't. But we want to make it available for people to share their thoughts. If you guys have any questions, I'd be more than happy to try to answer them.

Dylan Moore asks how many public forums there will be? Chad Meadows states, two. But more if you want. Dylan Moore asks if there will be a discussion about this project at each Planning Board meeting going forward, and if the Board will be voting? Chad Meadows replies, when we move into the adoption process, you will vote. But not until then. And so once you've got a final UDO draft in front of you, that's the document that we'll want you to vote on. For now you have the luxury of saying, I like it, I don't like it. We can kind of change it around and adjust it. That's a nice place for you guys to be. And that's where we'll be for the next 8 months. And I think some boards do discuss this every time they meet. Some don't. Depends on your agenda. Cindy Scarborough states that whether or not we discuss the UDO each time would depend on what else is on the agenda. Certainly, our work as a Board is a priority at each meeting. She states that staff would be able to assess whether they know something big is coming. Jason Hardin states that the next thing coming to the Board will be the annotated outline.

With there being no further discussion, Chad Meadows closes his presentation by thanking the Board for their attention.

PLANNING & COMMUNITY DEVELOPMENT DIRECTORS REPORT

Jason Hardin states at council last night the conditional rezoning for South Park Drive was continued to the January meeting. Council will hopefully rule on the rezoning in January. The two text amendments were approved - the one for the electronic gaming operations, and the one for dwellings in commercial districts. As far as notable projects go Drew Bigelow states that staff really haven't had anything get approved recently. There is a lot of stuff that's pending review or pending payment, but nothing significant has been approved. The permits that we have approved have been for a few new single family residences and a couple of different retail shops around town and in various locations. Jason Hardin states that we are about to issue the building permit for the apartments off of the Holiday Loop. So that will be 216 units, we are just waiting on their workers' comp. form from their contractor. Chairman Thompson asks about the D.R. Horton project. Jason Hardin states that it is still in design and

we hope to have a preliminary plat approved by spring. The first phase, from what we've seen is going to have 150 single family homes. Cindy Scarborough states that this is the thing that keeps coming up with these rezoning's. It would be helpful probably if you/we knew more about it, but that doesn't sound like you/we are going to. Jason Hardin states that the developer switched engineering firms. So they're taking over the project and they're going to give us a revised plan.

Chairman Thompson asks if there are any more restaurants going in around town. Drew Bigelow states that there is a new Mexican place going in at 2009 S. Scales St. We are waiting on their non-residential inspection now. Dylan Moore asks if we have any more "game rooms" popping up since Council approved those new standards. Jason Hardin states that we have several (4) located in general business that are non-conforming, and one in highway business. Chairman Thompson asks if we can tell him a little more about what these "game rooms" are. Jason Hardin states that NFT stands for non-fungible token. These are tokens that can be sold for cash or traded on the open marketplace. Chairman Thompson asks if the fishing games are included in this. Drew Bigelow states that the games have to be skill-based. They cannot be chance-based like traditional sweepstakes. They are not designed for you to put a dollar into the machine, roll the dice and see what happens. There must be some level of skill involved, whether that's navigating a maze, solving a puzzle or something of the sort. Jason Hardin states that this topic is currently navigating its way through the court system.

Jason Hardin moves on to discuss Sherwood Glenn. He states that we are on the second round of site plan reviews for this development. This development comes from the conditional zoning for the 48 single family homes off of Sherwood Drive. They are getting closer, hopefully only one more review. Chairman Thompson asks about the other development over there. Jason Hardin replies, it is dormant. Joe Towns states that he wasn't here for the conditional rezoning on Sherwood. Is that near Summer Woodard's residence. Jason Hardin states yes. Wright and Wray previously had a project planned for the lot beside hers. The lot beside that one is the one where the Sherwood Glenn development is going.

William Roach asks if Council voted on the conditional rezoning that the Board turned down last month. Jason Hardin states no, they tabled it until January. Dylan Moore asks if the newly elected Council will be the one voting on the denied conditional rezoning. Jason Hardin state that it will be the new Council.

ADJOURNMENT OF PLANNING BOARD

There being no further business, a motion was made to adjourn the Planning Board meeting at X:XXpm.

Motion: Dylan Moore

Second: Cindy Scarborough

Vote: Unanimous

**Drew Bigelow
Planner I**

**MINUTES OF THE REIDSVILLE PLANNING BOARD
HELD WEDNESDAY, OCTOBER 18th, 2023 BEGINNING AT 6:00 P.M. IN
THE CITY HALL COUNCIL CHAMBERS**

MEMBERS PRESENT:

Dylan Moore, Vice-Chairman
Cindy Scarborough
William Roach
Joe Towns

MEMBERS ABSENT:

Thomas Thompson, Chairman

OTHERS IN ATTENDANCE:

Jason Hardin, Planning & Community Development Director
Drew Bigelow, Planner I

Vice-Chairman Dylan Moore called the Planning Board meeting to order at 6:00pm.

APPROVAL OF MINUTES

A motion was made to approve the Minutes of the SEPTEMBER 20TH Planning Board Meeting.

Motion: Joe Towns

Second: Cindy Scarborough

Vote: Unanimous

CONSIDERATION OF A CONDITIONAL REZONING REQUEST TO REZONE A VACANT LOT ON SOUTH PARK DRIVE, ROCKINGHAM COUNTY TAX PARCEL #173833 FROM RESIDENTIAL-20 (R-20) TO CONDISIONAL ZONING RESIDENTIAL-12 (R-12). DOCKET NO. CZ 2023-02.

Jason Hardin states that Belmont Estates, LLC is petitioning to rezone a vacant parcel located off South Park Drive (Rockingham County Tax Parcel #173833) from Residential-20 (R-20) to Conditional Zoning Residential-12 (CZ R-12). This undeveloped parcel encompasses an area of 44.09 acres. A Conditional Zoning request amends the zoning map with site specific conditions incorporated into the amendment. This allows the developer to place voluntary conditions on the land with the intent of restricting allowable uses within the new zoning district. The applicant gets to choose which of the allowable uses for the district, in this case R-12, that they would like to impose upon the land. The applicant has voluntarily agreed to limit conditions of use of the land to Townhomes only and providing a connection to the existing City of Reidsville Jaycee Park Greenway as a development condition. No other use conditions have been requested by the applicant, and all other development standards for the R-12 zoning district shall apply. The applicant has provided a conditional zoning master plan, as required by the Ordinance. The Planning Director is authorized to approve minor changes to the site-specific vesting plan. However, major changes must go before the City Council for approval. Approval of this rezoning request and the attached concept plan does not imply construction approval and only vests the right to the requested permitted and development standards to be allowed in the Conditional Zoning district. All

other construction approvals required by law must be issued prior to the commencement of any construction. Some history on this property: In 2006, Patrick McMichael (owner) and Frank Verdi (Developer) were approved by council to rezone this lot from R-20 to CU R-12 for a development consisting of 75 townhomes (patio homes) and 40 single family detached dwellings. Therefore, precedent has been set that townhomes are not an incompatible use in this area. The City imposed several conditions on the development as a part of the conditional use permit. GS 160D removed the ability of the City to impose conditions and now conditions must be requested by the applicant. The Planning Board unanimously recommended the rezoning and had unanimously voted on the Findings of Fact. The project fell through, and the property remained zoned CU R-12 until 2021. The new owner, Andrew Wallace, purchased the property in 2008. The owner then petitioned to have the property rezoned back to R-20 in 2021 to give the project a fresh start and remove the conditions on development and was approved. I want to address the concerns voiced in the community individually:

Townhomes are not apartments. Apartments are units located on a single lot and operated by a rental management company. Townhomes are bought and sold individually just like single family-detached homes. They are also known as "patio homes" when they are 1 story tall. Single Family-attached is really a better name for this type of structure. Per our conversations with the developer, this will absolutely not be section 8 housing. However, per the State Fair Housing Act, incorporated into NCGS 41A, it is unlawful for land use decisions to deny proposed development based on the cost to buy. Therefore, the board cannot by law make its decision based on cost of the townhomes being less than that of purchasing a single family detached home.

Traffic: staff has required the developer to provide a Traffic Impact Analysis (TIA) for the impact of this development and to get a current traffic count on South Park Drive. They have provided the traffic count numbers to staff. I will let the applicant discuss their engineer's findings. Based on the traffic count provided, South Park Drive is well below its capacity of 10,500 vehicles per day. Further, based on our research the number vehicles traversing South Park Drive.

Property Values: This a classic topic of rezoning cases going back to the 1940s and 50s and evidence presented is almost always anecdotal, not empirical. Meaning, these are based around ideas which are not founded in data. Multi-family housing does not reduce property values. As evidence, I site a study prepared by the Harvard University Joint Center for Housing Studies in 2007. Based off US Census Bureau data, they did not find an empirical causation of multi-family housing damaging surrounding property values. Further, a 2010 study conducted by the George Mason University Center for Regional Analysis found the opposite that middle income- workforce housing improves surrounding property values as it makes an area more desirable to a broader population.

Townhomes are the new starter homes. Incomes have not kept up with inflation for the workforce or those on social security. Townhomes are desirable to these populations as they do not require extensive lawn maintenance which both younger and older generations prefer. This leads us to the conclusion: townhomes do not harm property values, bad neighbors do. Single family detached homes built on the property that are ill-maintained would produce the same harm. 9 times out of 10 when my department receives a complaint it is regarding the condition of a single-family detached home.

Schools: Unfortunately, decisions pertaining to schools are out of the hands of the City and lie with the County Commission. Concerns in the community should definitely be taken before them. While we certainly understand this concern, the City cannot stop new development and wait for the county to

address school concerns. We will be glad to work with the school system to show them that development is increasing in Reidsville and there is a need to accommodate growth in our school system. Further, our school system is no longer district based. Anyone who purchases a townhome will not be required to send their children to the schools located along South Park Drive or in Reidsville.

Environmental Concerns: the proposed R-12 zoning standards reduces lot sizes compared to those required in the R-20 district and lessens encroachment to the floodplain and stream buffer on the back portion of the property. Through clustering and increasing density we lessen environmental impact. As far as animal displacement, the developer has expressed to staff that the rear portion of the property will be maintained for conservation of the natural environment.

Density: We have heard several concerns on the number of units proposed. In my professional opinion as a planning director, density is not a bad thing, it is a good thing. There is a finite amount of developable land in Reidsville. Many of the large parcels on the outskirts of the city do not have access to sewer or water. This increases the cost to extend infrastructure to accommodate development.

Further, once the finite amount of land is developed the City is at the mercy of surrounding unincorporated territory to voluntarily annex as the state has basically outlawed involuntary annexation. Townhomes are allowed with a SUP in R-20. However, we would not be able to attach the condition that the developer tap onto the Jaycee Park Greenway for connectivity and walkability. The required large 30,000 square foot lots would force closer encroachment to the floodplain and stream buffer, even though the development would be lower density. This means impervious surface would be closer to the stream and runoff more likely to enter the stream. Hence, clustering the development with R-12 development standards is more desirable from an environmental perspective.

From a long-term planning perspective, this leaves the best option for future growth to be increasing density, reducing minimum lot sizes, and allowing a variety of housing options to be built instead of predominantly single family detached housing. This project aligns with Goal #3 of the Reidsville Land Development Plan, to expand housing. This includes expanding the housing stock and providing a variety of housing options that are attractive and affordable to people of all income levels. The proposed development would provide what has been dubbed as the "missing middle housing." As I am sure you are aware, there is a current housing crisis nationwide due to missing housing to accommodate those who work in middle paying jobs including teachers, healthcare professionals, and so forth. This development would provide needed housing for these professionals and retirees. This property is located in Growth Management Area #3 of the Land Development Plan, which is to be primarily for residential development. The proposed conditional rezoning is in line with the surrounding land use as a residential use for the reasons previously stated.

Finally, as staff, I strongly recommend the board apply critical analysis to the information being presented, tonight. Ask yourself, "Is the point based on data and research or is it hearsay, anecdotal evidence?" And, "Is the person presenting a credible expert?" As stated, the rezoning is consistent with the City's Land Development Plan, is reasonable and in the public interest for the several reasons already noted. The Planning Staff recommend the proposed conditional rezoning application be approved.

Cindy Scarborough asks if the Developer is going to talk more about the Traffic Impact Assessment (TIA). Jason Hardin replies, yes. Cindy Scarborough asks if we know how many units are being proposed. Jason

Hardin responds, 194. Staff has heard statements from the public that 400 units are being built; however, that is not the case. This development is only for 194 units.

Cindy Scarborough asks if there is anything in our Land Use Plan or Zoning Ordinance about townhome density. Jason Hardin replies, yes; however, he does not have his ordinance in front of him to reference the exact number. Jason Hardin states that he believes it is at a density of 10.5 units an acre.

Considering a density of 10.5, this proposed development would actually be under capacity as far as units per acre are concerned. Based solely on the acreage of this parcel, the developer could feasibly build over 400 townhomes on this site if the floodplain were not present. The development has been constrained to just under 200 units because the developer does not want to build 400 units and also because they do not want to encroach into the floodplain. They want to preserve the floodplain as open space.

Joe Towns ask Jason Hardin to clarify what the 10.5 represented. Jason Hardin states that the 10.5 is referring to the number of units allowed per acre. The total acreage of the property is 44.09 acres and there will be 26 undisturbed acres, indicating that the developer is disturbing less than half of the parcel.

Joe Towns ask if there is a maximum number of residents per townhome. Joe Towns states that as culture has changed there are a lot of places that allow people to "pack them full." Jason Hardin indicates that we cannot operate a boarding house if that is what we are referring to, since this development is limited to townhomes. A boarding house is defined as renting out more than 25% of the square footage of a property. Joe Towns asks if one of the townhome owners could rent out their property to someone else. Jason Hardin states that we cannot regulate if a property owner wants to offer the property as a rental. Just like with a single-family home, the property could be purchased and offered as a rental.

Jason Hardin asks if there are any other questions from the Board. There being none, Jason Hardin concludes his report.

Andrew Wallace takes the podium. Andrew Wallace states that he is with Belmont Estates and that he has been a partner in this development since the property was purchased in February of 2006. Through comings and goings, Andrew Wallace states that he is now the sole landowner of the property. Andrew Wallace states that Jason Hardin did a great job of introducing what it is they are applying for, and that there of expert witnesses present who will speak to the technical aspects of the project. Andrew Wallace states that there has been a lot of concern regarding what is going to be developed at this site and he would like to clarify that. This site will be exclusively townhomes. Andrew Wallace provides sample renderings of what the units within the development will look like. Per the design, these units are grouped together as either 4-plex or 6-plex residences. Each will have a single car garage, with an additional parking space in the driveway. In addition, these townhomes will primarily be 1,500 square feet and designed as 3 bedroom, 2 and a half bath dwellings. Andrew Wallace states that his expert witnesses can speak more to the design and layout of the development. Andrew Wallace notes that design elements and buffers will be ironed out in the building plan review and permitting process. Andrew Wallace finishes his presentation and asks if the Board has any questions.

Cindy Scarborough asks Andrew Wallace if he can tell the Board what the percentage of greenspace is on the property. Andrew Wallace responds stating that the number should be stated in the packet and

that it depends on what you define greenspace as. Andrew Wallace motions to his witnesses, stating that they might be able to answer that question for the Board.

Tim Shaw of Hagen Engineering states that he believes that around 75% of the property will remain wooded or undisturbed greenspace. Only about 25% of the property is to be developed as impervious surface.

An unidentified audience member asks if the Board will take comments and questions from the floor now. Dylan Moore replies not at this time. Once the applicant finishes their presentation, the floor will be opened for public comment. The audience member says that they have a question for the developer. Dylan Moore states that unfortunately, this is not the time for those questions to be asked. Jason Hardin states that everyone will be given the chance to speak once the developer concludes their comment session.

Joe Towns asks about the parking for the units and refers to parking plan. Tim Shaw states that the area Joe Towns is referring to is a cluster box for mail, and that the 3 parking spots located there are for the mail kiosk. The units will not have individual mailboxes.

Tim Shaw continues stating that the development is 194 units. As noted by Andrew Wallace, Tim Shaw reiterates that the units will each have 2 parking spots – one garage spot and one driveway spot. Furthermore, the 2 development entrances off of south park are required due to project density. One entrance is not enough for this development. As the Board noted, the site is heavily wooded and will retain a lot of open space. This is intentional, and this type of cluster development will help to mitigate some of the environmental concerns. The blue areas on the site plan indicate where the stormwater retention ponds will be located. Tim Shaw states that they are required to provide stormwater management for this site and that they are not allowed to discharge more water than was previously being discharges at this site prior to disturbance. These stormwater management practices will be done in a way that meets state requirements. Tim Shaw asks if the Board if they have any questions.

Cindy Scarborough asks if there is a way to construct one of the 2 entrances so that they are not right next to each other on South Park Drive. Tim Shaw state that there is not a way to reorient one of the entrances, as this is the only portion of the property that has road frontage. Cindy Scarborough states she understands, noting that she asked this because it is hard to tell where the site has frontage based on the provided site plan. Tim Shaw states that the entrances are spaced as far apart as possible. Joe Towns asks Tim Shaw to clarify that the site will be only 25% impervious surface, equaling about 11 acres. Tim Shaw states that this is correct. Joe Towns states that this equals to 27,152 gallons during a 1-inch rain per acre and asks Time Shaw if the development is prepared to manage that level of runoff. Tim Shaw responds, yes. The 2 ponds on site will be constructed to handle that amount of discharge across the entire 44-acre parcel. Tim Shaw notes that if for some reason the ponds couldn't, then they would rebuild the retaining walls so that they could manage that level of discharge.

Dylan Moore asks if there are any more questions. There being none, Chase Smith with Birmingham and Associates takes the podium.

Chase Smith states that he was hired to conduct a traffic impact analysis of the area. Chase Smith states that they are still in the process of performing that study, however; as a part of the study, they hired a third-party traffic counter to go out and collect peak hour counts during the day from 7am to 9am, when

most schools are seeing kids being dropped off. And then again from 2pm to 6pm in the afternoon. Chase Smith also states that they did a 2-way traffic count on South Park Drive during the day to determine what traffic South Park Drive is currently carrying. As Jason Hardin mentioned, those counts returned a volume of less than 3,000 vehicles a day. This is fairly low for a typical 2-lane road. Generally speaking, NCDOT typical notes a capacity of around 11,000 to 12,000 for a 2-lane road of this size. The equation for calculating this involves the number of driveways among other things. With the additional traffic generated by this proposed development of 194 townhomes, traffic would increase by approximately 1,500 cars a day which raises the total count to around 5,000 cars per day. This number still puts the traffic count well below the capacity for South Park Drive. Looking at the hourly split for when those volumes occur, and considering the number of schools in the area, that volume is highest right around that 1-hour period when students are being dropped off and picked up. Otherwise, the traffic volume is fairly spread out throughout the rest of day. This preliminary analysis indicates that there will not be any significant issues with South Park Drive itself. Joe Towns asks when the study was conducted. Chase Smith replies, last week. Joe Towns asks if there were conducting their study during a football game (suggesting that traffic is heavier during this time). Chase Smith states no. The impact study is usually conducted during typical peak hours. If you get a traffic impact study done through NCDOT, which they do all of the time, your standard periods are Tuesday through Thursday from 7am to 9am and 4pm to 6pm. Chase Smith states that they stretched those afternoon times out a little bit for this study to accommodate for the school traffic. Our counts were taken on Tuesday last week.

Cindy Scarborough goes back to discuss the 2 entrances on South Park Drive. She states that the concern isn't so much traffic volume, but instead people being able to pull in and out reasonably. Chase Smith states that considering the amount of traffic already on South Park Drive and the amount to be generated by the development, he does not foresee an issue with people being able to pull in and out.

Dylan Moore asks about the community meeting that was held prior to this public hearing. He states that some of the issues brought up tonight were not addresses at that meeting because there is still a lot of concern among the community members present. Andrew Wallace states that he was told there were concerns over the traffic and that there were concerns over what this development would look like as well as associated stormwater runoff. Jason Hardin states that he can answer that question. All of the concerns that were brought up at that meeting were highlighted during his introductory presentation. Primarily the traffic, rental concerns, devaluing of property, etc. Jason Hardin states that those were all essential issues addressed in my presentation. Chase Smith provided the traffic count numbers to look more into that issue. Jason Hardin states that he made it a point to address those subjects in his presentation because of the concerns that were noted in the community meeting.

Addressing the Board, Dylan Moore states that if there are no further questions for the applicant or Jason Hardin, then they will move to hear public comments. Dylan Moore asks Drew Bigelow if we have a list of speakers. Drew Bigelow states yes, and that she will call forwards those who have signed up to speak. If you would like to speak but did not sign up, you will be given the opportunity to speak at the end. When you approach the podium, please state your name and address. The first speaker signed up is Anne Lane.

Drew Bigelow calls Anne Lane to the podium.

Addressing the Board, Anne Lane states that she lives at 536 Park Lane across from (to the east of and not adjacent to) the proposed development. She states that she did not know about this development

until her next-door neighbor mentioned it. Anne Lane says she did not know about the community meeting and did not know about this meeting until earlier this week. Anne Lane states that she looks at this property on a daily basis and speaks about the wildlife on site. Anne Lane notes that she used to live in a townhome and that while they are affordable for working class people, they are also affordable for those looking to invest in rental properties. In her experience, there are always rentals within these townhouse communities. Anne Lane suggests that renters do not take care of the property in the same way that owners do. Anne Lane states that this is the first point she would like to make. Secondly, she states that retirees will not want to move into a house that has steps. Older people looking to downsize will not want to live in a two-story home. Anne Lane states that she lives in a single level home because they are retirement age and don't want to have to deal with steps. Anne Lane states that her third concern is traffic. She says there is a lot of traffic coming down Robinson and Park Lane where she lives, so that they can avoid the traffic on South Park Drive. Anne Lane states that she waits daily to see if there is going to be an accident. She believes that this development will lead to more traffic coming off of South Park and onto these other streets. Anne Lane states that this development is a bad idea and that it is not consistent with the rest of the area, which is entirely single-family homes. Anne Lane includes the statement that she does not disagree with townhomes, however they are not well suited for this location.

Dylan Moore thanks Anne Lane for her comments and civility and reminds the audience to limit repetitive comments when it is their turn to speak.

Drew Bigelow calls the next speaker, Shirley McMichael, to the podium.

Shirley McMichael states that she lives at 1838 South Park Drive, directly across from the property. She states that her son Patrick McMichael previously owned the property. When her son owned the property, it was discussed that they would develop a mix of patio homes (single story townhomes) and single-family homes on site. These single level homes would be able to accommodate the elderly population. Shirley McMichael goes on to state that she enjoys the view of the wooded parcel, but that she doesn't own the view. Similarly, she enjoys the animals, but she does not own the animals. Shirley McMichael notes that her main concern is in regard to the school system. She notes that her niece-in-law is the president of the school board. Currently, Monroeton Elementary, Williamsburg Elementary and South End Elementary are at capacity. The middle school is also very close to capacity. Shirley McMichael continues stating that there is a 200 home "affordable housing" development being built on McCoy Rd. She goes on to state that Tom Holderby has (allegedly) bought property to build 500 apartments on South Park Drive behind the Food Lion. And that there is another (alleged) proposal for 750 apartments on Barnes Street. Shirley McMichael states that these other developments may not have been brought up yet, but that she knows what she has heard. If you take those numbers and add another 200, that is a lot of residences and cars, as well as people and potential students. In addition, Shirley McMichael wants the Board to know that the people conducting the traffic study placed the meter in her front yard, and that her property is not in the highest traffic area. She suggests that this may have skewed the results. Shirley McMichael states that they did not capture the area around the high school. Shirley McMichael also expresses concerns that only the adjacent property owners received notices. No one else in her development was notified of the community meeting or the proposed development. Shirley McMichael states that Jason Hardin told her that staff was only statutorily required to notify adjacent properties. Shirley McMichael's next point is in regard to the animals living on the proposed development site. She states that these animals will be displaced, and she wonders where they will go considering so much of the surrounding area is already developed or planned for

development. Shirley McMichael circles back to the school system issue and states that the Board must consider the overcrowding within the school system. Cindy Scarborough replies to this, stating that the Board cannot consider the overcrowding issue with the school system, and that this issue needs to be taken up with the school board since it is not within the City's power to make decisions regarding local schools. Shirley McMichael responds asking if the Board is aware that the school system is required to present all proposed changes to the County Commissioners for a vote, which can take years. Cindy Scarborough indicates that the Board is aware of this process.

Acknowledging Cindy Scarborough's comment, Shirley McMichael brings up the environmental concerns associated with the property. She states that even though the developer has plans for stormwater management, you never know if these retention ponds will be enough to mitigate the runoff that this development will cause. Shirley McMichael states that she is concerned that all of these units will not sell and that they will be left empty. Referencing Revolution Mills in Greensboro, Shirley McMichael states that she is worried these units will be converted to low-income (HUD) housing. And with this, Shirley McMichael concludes her comments.

Referencing the patio homes Shirley McMichael mentioned, Cindy Scarborough asks if the developer has considered making some of the units one-story. Dylan Moore suggests that we hold all questions for the developer until the end. Jason Hardin says that we can either address them now to hold them until the end. The board decides to hold all questions until the end.

Drew Bigelow calls the next speaker, Dr. William Bradford, to the podium.

Dr. William Bradford states that he lives at 621 Country Club Drive. For the sake of brevity, Dr. William Bradford states that he will not repeat the concerns already noted by others, as many of his concerns have already been addressed. Dr. William Bradford mentions that this development fell on the community without much notice at all. And that he understands this also fell on the Board without much notice. Dr. William Bradford asks the Board if there will be another meeting on this issue, because as he sees it, they have about 45 acres, 2 entrances, and a busy corridor that requires attention. Dr. William Bradford states that this development will impact the children in the community, and it will impact the school system whether or not there is anything this Board can do about it. The community needs more time to see what this development is going to be like. If we could have this time, we could be more informed about what is going on here. Dr. William Bradford thanks the Board for doing everything they have to inform the community on this issue and yields his time to the next speaker.

Drew Bigelow calls the next speaker, John Parrish, to the podium.

John Parrish states that he lives at 1210 South Park Drive. Some of his concerns are in regard to traffic. He asks Chase Smith to clarify that the study was conducted between the times of 7am to 9am and 4pm to 6pm. Chase Smith states that the study was conducted all day, however the peak times where turn counts were collected occurred between those times. John Parrish states that the ideal afternoon time for this count would have been between 2pm and 6pm because of the school traffic. Chase Smith states that they did collect count data during that time range as well. John Parrish states that while the traffic study indicates traffic on South Park will not be an issue, the traffic in front of his house is always backed up around school drop-off and pick-up time. This makes it hard for John Parrish to exit his driveway and he does not want that number to double. John Parrish is also concerned that this number is not including the other (alleged) developments Shirley McMichael mentioned. John Parrish states that his

second point is in regard to housing values. Noting that he is not certified as a tax value appraiser, John Parrish states that he does believe this development will negatively impact the surrounding home property values.

Drew Bigelow calls the next speaker, Cliff Barbee, to the podium.

Cliff Barbee states that he lives at 901 Country Club Drive, on the corner of South Park Drive. He notes that he has some prepared remarks and some comments for the developer in regard to the presentation that they gave. Cliff Barbee begins by stating that those present tonight represent single-family residents from the R-20 zoning district located up and down South Park. Referring to the Board, Cliff Barbee states that some of you may also live in an R-20 zone. Some of your neighbors may have small children or they may be elderly. Some may have dogs or like to ride their bikes. However, those of us in the South Park Drive area are hesitant to walk down the road or even cross the road due to the traffic. We are concerned about speeding on South Park, capacity isn't even the issue. The speeding needs to be controlled. We are not saying speeding is unique to our neighborhood, however we've got schools and busses on our street. We are also immediately concerned about this rezoning because it has far reaching consequences. As the developers have explained, it is going to be 194 units. Also, families have invested here with the confidence that they are in an R-20 zone, and how they may not be. Cliff Barbee states that he disagrees with the statement that there will not be any devaluing. He believes that devaluing is a major concern related to this development. Cliff Barbee goes on to state that the community needs to reinforce the existing zoning that is already on the map and find ways to slow down traffic.

Diverting away from the issue at hand, Cliff Barbee asks Jason Hardin where we stand with the issue occurring at 909 Country Club Drive. Jason Hardin states that is a separate matter and we will not be discussing that here. Cliff Barbee states that the City Manager promised to talk to him about the issue at tonight's hearing. City Manager Summer Woodard states that she is happy to address this at the proper hearing and that no promise was made to address this issue as tonight's hearing. Cliff Barbee argues that he received a letter from City Manager Summer Woodard, stating that the issue would be addressed tonight. City Manager Summer Woodard replies, no I did not.

Dylan Moore calls for order and asks Cliff Barbee to focus on the issue at hand.

Cliff Barbee returns his focus to the rezoning being discussed and states that he has a question for the developer. He states that he wants to know if there is a total cost estimate for this project. Andrew Wallace states that there is not a cost estimate at this time. Cliff Barbee asks if the project will be bid out to contractors. Andrew Wallace replies, no. Cliff Barbee asks if Andrew Wallace is the contractor. Andrew Wallace responds stating that he is the developer. Dylan Moore states that all questions and comments need to be directed to the board and that the board can pass these questions along to the applicant once public comments have closed.

Cliff Barbee states that he wants to know what the total projected cost of this project is and how much the units will be selling for. Cliff Barbee also notes that he would like to know is the 44 acres is the total amount of land to be developed, or if there is a second phase planned. He also asks if there has been an independent feasibility study done. Cliff Barbee asks if the developer has provided staff with information in regard to other projects that they have completed, and if the developer and contractor will be separate entities. Finally, Cliff Barbee asks if the cost of these units will be subsidized in any way.

Cindy Scarborough asks if by subsidized, Cliff Barbee is referring to bank loans. Cliff Barbee clarifies he is referring to government subsidization. Cindy Scarborough states that subsidization would be between the purchaser and the bank or loan organization they choose to partner with. This Board has no control over who purchases these units, nor via what means. Cindy Scarborough state that potentially, yes; these units could be purchased with a government loan such as an FHA or VA loan. Cliff Barbee restates that he wants to know what type of subsidization would be allowed for these homes. If these are \$300,000 homes, Cliff Barbee says that he wants to know if any portion of that cost would be able to be subsidized by the government. Cindy Scarborough states that such a topic would be determined by the buyer. Joe Towns asks if Cliff Barbee is referring to HUD. Cliff Barbee responds, yes. Dylan Moore states that the answer to that would likely be no, but that the Board would not know that for sure. Cliff Barbee insinuates that the applicant knows if it would be subsidized by HUD or not.

Drew Bigelow calls the last speaker on the sign-up sheet, David Harrell, to the podium.

David Harrell states that he lives on Huntsdale Road. He says that he would like to know if there is going to be an HOA for this development. David Harrell asks if restrictions against rentals can be placed on the development. David Harrell states that he doesn't see a problem with the development aside from the 2 entrances on South Park Drive. He feels that these entrances are too close together and that they will create traffic issues. David Harrell asks if there is another way for the development to have an entrance from a second road. Furthermore, he suggests that the developer only build the number of units that can be served by a single entrance. David Harrell claims that 200 homes have not been sold in Reidsville in the last decade. He states that should the first phase of houses all sell, then at that time the developer can always come back and build more. Referring to the concerns about the school system, David Harrell states that overcrowding is not an immediate issue. Over time the schools will make room. They have already added additional classroom space to South End Elementary and that the same can be done for other schools across the county. The schools will have to accommodate the residents. Traffic is another concern that will take care of itself over the years. We do not need to worry about that right now. David Harrell asks the Board to consider the Ashcroft townhomes. Those units aren't even finished yet and the developer is already trying to sell them off. The main concern should be whether or not an HOA will exist and what role it will play in maintaining the development. David Harrell does state that he would like to see some single-story patio homes build as a part of this development. Restricting rentals should be something that is addressed by the HOA or by the City. Cindy Scarborough notes that how quickly they will sell is a good point to make. David Harrell asks if they have done a study to determine if these homes will sell, or if there is even a need for so many townhomes in this area. David Harrell states that a development half this size is ideal. The developer will still be able to make their investment back by only doing half the number of units.

Dylan Moore asks if there is anyone else who didn't get to sign in who wants to speak.

Drew Bigelow asks those in the audience who want to speak to raise their hand.

Starr McHugh raises her hand and approaches the podium. Drew Bigelow asks her to print her name and sign.

Starr McHugh state that she lives on Country Club Drive and that it is difficult to pull out onto South Park due to the existing traffic. However, that isn't what she wants to talk about. Starr McHugh states that

she is a retired teacher and that she taught at both Reidsville High and Reidsville Jr High before it was the middle school. While there is a lot of traffic generated by the schools on South Park Drive, Starr McHugh states that she is primarily concerned with safety. Most of the cars on South Park are teen drivers and the additional 400 cars that this development will create pose a threat to these young drivers. Starr McHugh states that she feels it will be a mistake to add that much traffic to an area with so many kids.

Dylan Moore asks if there is anyone else who wants to speak.

Drew Bigelow calls forward Price Watts as the next speaker. Drew Bigelow asks Price Watts to print his name and sign the sign-up sheet.

Price Watts states that he lives on Parkway Boulevard, which is around the corner from this proposed development. He states that his main concern is about the other 500 (alleged) apartment units that will be going in up the road from the Belmont Estates site. Price Watts asks the Board if they were aware of these other developments in the area. Dylan Moore asks if Price Watts is referring to the development on McCoy Rd. Price Watts says no, he is talking about the area behind Food Lion on South Park Drive. Jason Hardin asks the Board if he could respond. Jason Hardin states that we have not received anything in regard to another development on South Park Drive. Dylan Moore states that the Board will revisit the issue of these other (alleged) developments at a later date once something formal has been received by staff. Price Watts asks the Board to clarify that they are aware of the development on McCoy Rd. Dylan Moore responds, yes. Price Watts states that all new developments near the Belmont Estates site should be of serious concern when deciding this rezoning. Dylan Moore reiterated that the Board will revisit those concerns at the appropriate time.

With there being several others still wishing to speak, Drew Bigelow asks each person to approach the podium individually so that they may sign-up.

Theresa McCollum states that she lives in the Pine Hills subdivision across the street from this proposed development. She states that the community cannot stop the applicant from developing their land, however; the developer should look to build the types of homes Reidsville needs. Theresa McCollum states that the City needs single family homes and single-story townhomes. She states that it saddens her to see the number of people we have had leave the City because they cannot find age-appropriate housing. This site would be a perfect place for single-story townhomes. Theresa McCollum states that she is a realtor and that they have successfully sold 20 single-story townhomes in the last year, many of which were under contract before they even broke ground. In these units, Starr McCollum states that the bedrooms would likely be upstairs. If we advertise Reidsville as a place for retirees but we need to be building homes for retirees. To lure retirement age people into the City we need single-story homes. Cindy Scarborough agrees.

Drew Bigelow calls forward Roberta Carl.

Roberta Carl states that she lives at 102 Gayleway Court. She states that she was born here, and that she has grown up on this side of town. According to Roberta Carl, Reidsville is a small town that needs to focus on staying small and accommodating those who are from the area. The children here need us to keep their interests in mind. Cindy Scarborough states that everyone agrees with the issues currently ongoing within the school system, however; that is an issue that needs to be taken up with the School

Board and the county. Roberta Carl states that there must be another way to keep the City small and maintain the existing community population. We don't want Reidsville to be like Greensboro, and we don't want people coming here who work in other places and don't pay our City taxes. Roberta Carl states that she does not feel the City needs to try to attract people from Greensboro or Durham into the community. Instead, we need to keep the community local. She feels that this development is all about money.

Drew Bigelow calls forward the next speaker, Peter McHugh.

Peter McHugh states that he lives at 905 Country Club Drive and that the intersection of South Park and Country Club is only 4/10 of a mile from the proposed development site. Referring to Chase Smith and Jason Hardin, Peter McHugh states that the traffic numbers indicated are not indicative of the actual through traffic numbers. He states that he does not feel that he is able to walk his 14-year-old dog safely down the street due to the volume and speed of traffic on South Park. Peter McHugh states that he would like to invite the developer and Jason Hardin out for a walk down South Park to show them just how bad the traffic is on that street. He states that even the bike lanes are used for vehicle travel and not for bike traffic as intended. Peter McHugh concludes his comment by stating that the traffic in the area is a safety concern.

Drew Bigelow asks if there is anyone else who wants to speak. Ida Barlow approaches the podium.

Ida Barlow states that she lives on South Park Drive with her husband. She states that her home would be facing the entrance to the development. Ida Barlow states that she wants to know if there will be other contractors bidding on the development contract or if the developer is going to do the work himself. She also wants to know why everyone in the area notified of this development since this will ultimately impact them all. She would also like the Board or the developer to answer the community's questions about the impact to the school system. Referring to Jason Hardin, Ida Barlow states that all of the residents should be considered credible and allowed to speak on the issues brought up tonight. It doesn't really take a full study to know that there will be an impact to South Park by the increased traffic. Don't let us pretend that this development is not a problem.

With the conclusion of Ida Barlow's comments, the Board allows Jason Hardin and Andrew Wallace the opportunity to address some of the questions the public raised.

In regard to speeding, Jason Hardin states that speeding is a police enforcement and traffic calming issue. That is not something this development or land use can address. Speeding is a crime problem. Dylan Moore asks if Jason Hardin has any statistics regarding speeding tickets issued. Jason Hardin states that would be a police department question. In regard to stairs, Jason Hardin states that stairs do not inherently prohibit retirees from living in or purchasing these units. With improved technology you have devices such as chair lifts that can make two-story homes accessible to the elderly. Dylan Moore asks the audience to cut out all side conversation and to keep it respectful. Jason Hardin states that townhomes are not an incompatible use. The proposed development from 2006 also included townhomes. Cindy Scarborough asks if the City could work with the developer to add some single-story units to this development and to determine what traffic needs might exist, such as stop lights. Jason Hardin states that this is what occurs during plan review by the Technical Review Committee. Again, townhomes are not incompatible with single-family homes. Concerning animal displacement, Jason Hardin notes that the land was previously given the go ahead to be cleared. The development that was

approved in 2006 was also going to clear the property and this is something that was addressed at that time. There will be remaining greenspace, as indicated on the plan. Looking at the various developments that were mentioned, Jason Hardin states that we do have plans for single-family homes on Liberty Rd. These have not been approved yet. We also have 216 apartments on Holiday Loop Rd. and Barnes St. As a note, Jason Hardin states that the rezoning for Holiday Loop and this site are similar. It was a large, wooded lot, with high acreage that is to be cleared, and it is close to single-family residences. That case was a straight rezoning with no conditions. It went from R-20 to R-12. And that is for apartments. Jason Hardin notes that with this conditional rezoning you get to see the plan up front, and you are made aware of the conditions that have been placed on the lot. The rezoning for Holiday Loop was approved unanimously by both the Planning Board and City Council. Addressing the other development that was referenced on South Park, we have not received any plans for, nor do we have any knowledge of it.

Cindy Scarborough asks if the City has done a study to determine what type of housing is needed. Jason Hardin states that we have not done a demand study, however; during the development of our Comprehensive Plan, it was identified that townhomes, as well as other dwelling varieties, were desired. That is why we made it one of our main goals. As far as demand goes for sales, that questions will require a market analysis and the I would defer that to the developer. William Roach asks if the City ever considers traffic on the roads when approving a development. Jason Hardin says absolutely. During the site plan review process, we look to see what type of traffic concerns there are, what the traffic count is, if a TIA is needed and if any turn lanes or anything is necessary. Dylan Moore asks if the City can institute an HOA. Jason Hardin states that the developer determines that, however; they would submit to the City a copy of the HOA bylaws. That would occur when the final plat is approved.

Dylan Moore asks about rentals and if we can prohibit them. Jason Hardin state that General Statute 160D prohibits the City from regulating rentals any differently from those who own homes. We cannot add any conditions, from a zoning perspective, on required ownership. You cannot even make renting a permitted use. You can still do short-term rentals but that is a different thing. We cannot regulate long-term rentals. Cindy Scarborough asks if an HOA could. Jason Hardin states that he is not sure, it could be possible.

Dylan Moore asks is there is the potential for mixed housing types in this zone. Jason Harding replies, no. They have limited it to one housing type, townhomes. That is all they have applied for. Dylan Moore asks if they could be mixed in straight R-12. Jason Hardin relies, yes. Straight R-12 is a medium density residential district characterized by single-family and multi-family.

Jason Hardin states that he has a few more points to touch on. With the TIA it was set up at the location across from the development because that is where the entrance will be. If that is a low traffic area, then people would not have a hard time turning out.

Dylan Moore asks if we are looking at safety as far as the Fire Marshal is concerned. Jason Hardin states yes. We always look at safety. The Fire Marshal looks at the development and determine if there is an issue. The Fire Marshal is the one that determine the 2 entrances were necessary per Fire Code. As far as what number of units triggers the requirement for 2 entrances, Jason Hardin notes that he does not know. Dylan Moore states that having 2 entrances so close to each other kind of defeats the purpose of having 2 entrances to begin with. Jason Hardin responds that the 2 entrances are required in the event that one exit becomes blocked. Cindy Scarborough states that you would need 2 ways to get out of the development. Dylan Moore argues that both of the entrances go to the same road (South Park), so that

if that road is blocked no one is getting out. Jason Hardin states that the details of that question should be deferred to the Fire Marshal.

Moving on, Jason Hardin states that from his conversation with the developer, there will be no Section 8 affordable housing or HUD development here. Andrew Wallace states that this is correct.

Regarding sales cost, Jason Hardin states that General Statute 41A prohibits a land use decision from being made based on sales value of housing. Therefore, Jason Hardin advises the Board not to address questions regarding cost of the development. Cindy Scarborough asks if that means they should not consider the total cost of the development. Jason Hardin states that he is no sure how that plays into statute 41A but that cost of the units should not be considered.

Next, regarding the change in traffic flow. This was brought up in 2006. The 2001 Thoroughfare Plan indicated that there were about 5,000 trips per day on South Park. We pulled the DOT numbers and since then, that number has dropped. The correlation there is the widening of Freeway Drive. DOT data indicates that South Park Drive is no longer being used as a cut through to head north. It is now faster to get on Northbound Freeway Drive. As a result, the traffic numbers on Freeway Drive have risen. Drew Bigelow states that she has the numbers. From South Park Drive to NC 87 on Freeway, traffic numbers have increase from 12,000 in 2002 to 14,500 in 2019. Jason Hardin states that this makes up for the difference in traffic numbers noted on South Park during the same time period.

Lastly, notifications. Who gets notified? Jason Hardin states that General Statute 160D requires us to notify all adjacent and adjoining property owners. Those are the owners who share a lot line and those immediately across the street from a property. Jason Hardin states that we have provided a map showing which properties were notified via letter. Those who do not abut or who are not adjacent do not get letter notifications. Referring to one of the properties on the map, Jason Hardin suggests that this large, abutting property kept residence further up South Park from receiving notifications. Mailings are not cheap. We always try to spend wisely and do what we can to meet the requirement of state law. We always follow state law when issuing notices.

Dylan Moore asks Jason Hardin to address whether or not there will be another meeting and to note the upcoming City Council meeting date. Jason Hardin states that there is not another community meeting scheduled. The Board has been provided with a lot of information tonight, however; a continuance is only appropriate if further information is required from the applicant. As far as voting goes, the applicant has submitted a petition to be heard. According to the constitution, they have the right to petition the government and to a decision. If you are going to grant a continuance, Jason Hardin states that his advice is to know exactly what you need, otherwise you are postponing their constitutional right to a decision.

Dylan Moore also asks Jason Hardin to clarify that the Planning Board only makes a recommendation to Council for approval or denial. Jason Hardin states that this is correct. City Council will be meeting November the 14th at 6pm in this chamber. As of right now, that will be the next scheduled meeting.

Jason Hardin takes a seat and the developer Andrew Wallace, and his team take the podium. Cindy Scarborough asks if an HOA has been considered. Andrew Wallace states that in a townhome development mush of the roof and siding is shared, so there is typically an HOA. He notes that it a bit early on in the process to determine whether or not that involves landscaping as well. Regardless, there

is some element of an HOA that will be present. As we develop that, it will be presented to staff for review. Cindy Scarborough asks if this is where some of these concerns might be able to be addressed. Andrew Wallace replies yes, although he does not know the process well enough to know where that part comes in at. Jason Hardin states that the HOA bylaws would be recorded with the final plat when the land is subdivided. Joe Towns asks if Andrew Wallace, as the owner of the property, will serve on the HOA board. Andrew Wallace states that is not the intent.

In regard to some of the other questions that were raised, Andrew Wallace states that he would contract with a builder for phasing the project. The builder would take over and they would likely phase it.

Cindy Scarborough notes that she believes some single-story units would be a good idea to support the aging population. As a former nurse, Cindy Scarborough does not believe that multi-story units will be appealing to the elderly.

Cindy Scarborough states that the last question we have is in regard to demand. Was there a study or evaluation done to determine demand for this type of residence? Andrew Wallace states that the data from their previous approval one year ago, which was for 141 units, did support that demand. The reason we are back today is because the demand was showing stronger than that.

Dylan Moore asks if there will be any other public meetings going forward as plans are reviewed or as issues arise. Andrew Wallace states, no. It is his understanding that this board makes a recommendation, and that Council determines the final result. Jason Hardin asks Dylan Moore to clarify whether or not he is referring to a meeting with the public or a meeting with the Board. Dylan Moore states that he meant the public but ideally the Board as well. Jason Hardin states that a meeting during plan review is possible. We can always book the chambers and hold a meeting. Andrew Wallace agrees that he is open to future meetings as things progress.

Dylan Moore asks if they chose to do only townhomes. Andrew Wallace states that they did not consider other dwelling types. Since 2006 they have always considered townhomes for this site. The plan from 2006 included patio homes, townhomes and single-family uses.

Cliff Barbee states that his questions have not been answered by the developer and requests to approach the Board. Dylan Moore allows Cliff Barbee to take the podium and ask his remaining questions. Cliff Barbee asks if this 44-acre parcel is the only land being considered for development. Cindy Scarborough states that we are not here to discuss or approve any additional development. Andrew Wallace states that the 44 acres is the only land considered a part of this project.

Cliff Barbee asks if an independent feasibility study has been done. Andrew Wallace asks what Cliff Barbee means by independent. Cliff Barbee states that by independent he is referring to someone outside of Andrew Wallace's team. Andrew Wallace states no. Dylan Moore states that he does not feel that is relevant. If the developer wants to make a bad investment decision the Board has no part in that.

Cliff Barbee asks how many parking spaces are included with this project. Tim Shaw states that they are providing one garage spot and one driveway spot per unit. There are also 3 spots for the mail kiosk.

Cliff Barbee asks if Andrew Wallace will also be the contractor for this project. Andrew Wallace states that is not his intent.

Cliff Barbee asks if Andrew Wallace has provided the Board with other references from previous projects he has completed. Andrew Wallace states that is not a requirement. Dylan Moore states that no, it is not a requirement but that the Board would welcome other examples.

Cliff Barbee, speaking to Jason Hardin, asks if discussing the total cost of the project is prohibited. Jason Hardin replies, stating that ask about the total cost of the project isn't specifically prohibited but that asking about the cost of the individual units is prohibited by the Fair Housing Act. The Board cannot consider the cost of the units for their decision. Jason Hardin goes on to state that at this point in the project he is not sure the developer would even have those costs. Cliff Barbee argue that the developer must at least have an estimate of the cost per unit. Dylan Moore asks Cliff Barbee if this is a sub-question or if he is still referring to total project cost. Cindy Scarborough states that if we cannot discuss the cost per unit then we should not be discussion money or project costs at all. That would be the safe thing to do.

Dylan Moore asks if there is anyone else who wants to speak. There being none, the public comments portion of the meeting is closed.

The Board moves to discussion amongst themselves. William Roach thinks the Board needs to go out to the site to look at traffic themselves. He states he is concerned with how increased traffic would impact this community. Cindy Scarborough states that she does not feel qualified to go out and perform such an analysis.

Some of the audience members begin to murmur and others raise their hand to comment. Dylan Moore reminds the audience that public comments have closed and to remain quiet at this time.

Jason Hardin makes note of a statutory technical requirement. He states that the Board only has 30 days from the time it is assigned (when agenda packets are sent out) to decide on the matter. After 30 days the governing board, City Council can take on the case without a recommendation from Planning Board. William Roach asks if they would have time to decide if they did want to visit the site. Jason Hardin states that Planning Board would not hold another meeting prior to the November Council meeting. William Roach asks if that means they have to approve it tonight. Jason Hardin states that he is not telling the Board what they have to do, simply that after tonight the governing board could go ahead and hear the item in November without the Board having decided on the matter. Attorney Bill McLeod states that the governing board does not have to take the item without a Planning Board recommendation but that they could after that 30-day period has passed. Furthermore, Attorney Bill McLeod states that it would be timely and appropriate to go ahead and make a decision tonight. Joe Towns states that he personally sees a lot of issues with the development. He feels that the development will negatively impact the surrounding landowners and residents. Joe Towns states that in his opinion this is the wrong design in the wrong place.

Dylan Moore states that his biggest issue with the development is that at the community meeting many different issues were noted by members of the community, and rather than taking the time to work through these issues, the rezoning was pushed forward. Perhaps changing some things could have helped to remedy some of the concerns of the community. Dylan Moore feels that there was a disregard

for community concerns throughout the process. He suggests that staff should have done more to inform the public and the Board before this meeting was held. Dylan Moore asks if the traffic report will be ready for the City Council meeting in November. Chase Smith states, yes.

Dylan Moore asks if the Board is ready to make a motion. Drew Bigelow notes that there are sample motions to approve or deny within the Board member packets. Joe Towns Makes a motion to deny the rezoning.

Joe Towns reads the following: "I make a motion to DENY the proposed rezoning for the specified parcel to the requested zoning district based upon the CONSISTENCY AND REASONABLENESS DETERMINATION statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes."

A motion was made to recommend the rezoning request to the City Council for denial.

Motion: Joe Towns

Second: William Roach

Vote: Unanimous

CONSIDERATION OF TEXT AMENDMENT REQUEST TO AMEND ARTICLE II, SECTION 1: DEFINITIONS; ARTICLE V, SECTION 2: TABLE OF PERMITTED USES AND SECTION 3: NOTES TO THE TABLE OF PERMITTED USES. DOCKET NO. T 2023-11.

Jason Hardin states that the planning staff is petitioning to amend Article II, Section 1: "Definitions," Article V, Section 2: "Table of Permitted Uses" and Article V, Section 3: "Notes to the table of Permitted Uses" of the Reidsville Zoning Ordinance. There are three phases to this text amendment proposal. Phase one (1) will remove "Game Rooms" as a permitted use. Phase two (2) will amend Article II, Section 1: "Definitions" and Article V, Section 2: "Table of Permitted Uses" to distinguish "Electronic Gaming Operation" as a new permitted use. Phase three (3) will amend Article V, Section 3: "Notes to the table of Permitted Uses" to add Note 43, which shall define the development standards required for "Electronic Gaming Operations." Currently, the permitted use, "Game Room," is defined as: A commercial enterprise located in a room or rooms equipped with electronic, video, mechanical games and the like, the principal use of which is for playing such games and not for playing pool and allows "Game Rooms" to be permitted in the General Business, Neighborhood Business, Highway Business and Industrial-1 zoning districts. The use "Electronic Gaming Operation" shall be allowed by right in the Highway Business (HB) Zoning District with development standards. The definition for "Electronic Gaming Operation" shall read as follows: "Any establishment deemed legal by the State of North Carolina, featuring one or more stand-alone electronic gaming machines, including but not limited to: computers, gaming terminals, tables and the like, that operate with or without gaming software to conduct or facilitate NFT gaming and/or gaming that is otherwise considered to be of a skill-based nature and legal in the State of North Carolina." The development standards for an "Electronic Gaming Operation" will include requirements for: distance and separation, entrance orientation, visibility, signage, the number of allowed gaming terminals/machines, hours of operation, and prize or payout types.

The text amendment request is consistent with the Reidsville Land Development Plan under Goal #2 "A Strong Local Economy". Goal #2 is met by working to provide an expanded variety of businesses and entertainment opportunities to the City, that will assist in generating further development interest and economic growth throughout Reidsville as a whole. The Planning Staff recommend adoption of the proposed text amendment.

There are no public comments and no Board discussion.

Cindy Scarborough makes a motion to approve the text amendment as written.

A motion was made to recommend the rezoning request to the City Council for approval.

Motion: Cindy Scarborough

Second: Joe Towns

Vote: Unanimous

CONSIDERATION OF TEXT AMENDMENT REQUEST TO AMEND ARTICLE V, SECTION 2: TABLE OF PERMITTED USES, ARTICLE V, SECTION 3: SPECIAL USES AND SECTION 3: NOTES TO THE TABLE OF PERMITTED USES. DOCKET NO. T 2023-12.

Jason Hardin states that the planning staff is petitioning to amend Article V, Section 2 "Table of Permitted Uses" to remove the Special Use Permit requirement for Dwellings Permitted in Commercial Districts in the General Business (GB) and Highway Business (HB) zoning districts, and to amend Article V, Section 3: "Special Uses" to repeal the Special Use Permit standards for Dwellings Permitted in Commercial Districts. Staff is also petitioning to amend Article V, Section 3: "Notes to the Table of Permitted Uses" to add Note 44 which shall provide new standards for Dwellings Permitted in Commercial Districts. This text amendment request consists of three parts. Part One (1) will amend Article V, Section 2 "Table of Permitted Uses" to remove the special use permit requirement for Dwellings Permitted in Commercial Districts in the General Business (GB) and Highway Business (HB) zoning districts. Instead, this use will be allowed by right in GB and HB. Part Two (2) will repeal the Special Use Permit standards for Dwellings Permitted in Commercial Districts. In removing the Special Use Permit requirement for Dwellings Permitted in Commercial Districts, the Special Use standards are no longer applicable. Part Three (3) will amend Article V, Section 3: "Notes to the Table of Permitted Uses" to add Note 44 which shall provide new standards for Dwellings Permitted in Commercial Districts. This note will define the new use standards for Dwellings Permitted in Commercial Districts.

The amended standards shall allow the following residential uses: apartments, condominiums, townhouses and two-family detached dwellings. There is a required mixed-use component to any dwelling permitted under this use. Meaning, a commercial element will need to be provided and not just residential. The Director may exempt this requirement. Currently the Reidsville Zoning Ordinance allows Dwellings Permitted in Commercial Districts as a permitted use in the General Business (GB) and Highway Business (HB) zoning districts with a Special Use Permit. The primary purpose of a Special Use Permit is to ensure the specific land uses that comply with local zoning regulations. These permits are required when the proposed use of a property is not specifically listed as a use permitted by right in the Table of Permitted Uses. Special Use Permits allow a parcel of land or property to be used in a manner that deviates from normally accepted uses within that district, and it is for this reason that special use standards exist. Within the City of Reidsville's business districts, commercial and residential uses are not inherently incompatible, and the intent of the Reidsville Zoning Ordinance is not to explicitly keep such

uses separate. By removing the Special Use Permit requirement for Dwellings Permitted in Commercial Districts, mixed use development and walkability is further encouraged.

This text amendment request is consistent with the Reidsville Land Development Plan under Goal #3 Expanded Housing. There is a considerable need for new housing in Reidsville. This text amendment aligns with Goal #3 by providing flexibility in development regulation, and assistance in addressing the need for a more varied housing stock. By allowing Dwellings Permitted in Commercial Districts as a use allowed by right in the General Business (GB) and Highway Business (HB) zoning districts, we are able to ensure an expanded housing stock that is accessible to people of all income levels and that is attractive to both developers and residents. The Planning Staff recommend adoption of the proposed text amendment.

Dylan Moore asks the Board if they fully understand this text amendment request. Jason Hardin states that he can elaborate further. Currently, if someone wants to build a residence in a commercial district, they will have to go get a Special Use Permit from City Council to do so. Even if it is an existing building. This text amendment repeals that requirement and adds new development standard to the use. Cindy Scarborough states, for example, if someone wants to put apartments in the old Lucky Strike factory, they could do it by right and they wouldn't need a SUP. Jason Hardin replies, correct. Dylan Moore states that he feels the SUP is a good idea. He asks if these requests would still come before the Board or City Council if the SUP requirement was removed. Jason Hardin states no, this use would be allowed by right and staff would be the one to issue the zoning permit for it. Dylan Moore asks why staff is proposing this amendment. Jason Hardin replies, to remove barriers to development and to encourage mixed use development. This is part of the feedback we've gotten from the UDO rewrite. Cindy Scarborough state that she feels we should be welcoming development and not preventing it. We need new people to come to the City and we need this kind of thing. Cindy Scarborough states that we need to be removing "red tape" and not making development more difficult. Jason Hardin states that a Special Use Permit is intended to allow for the review of uses that are inherently incompatible, however; with mixed use development residential and commercial are not inherently incompatible. People want more mixed use, and this provides for that type of development. When developers come to City and they see that a SUP is required it can make them hesitant to follow through. Dylan Moore states that developers are out to make money, and he feels that if they don't want to go through this SUP process then they aren't acting in good faith. Developers should want to communicate with the community and the Board about their projects.

City Manager Summer Woodard asks to add something. She asks if Jason Hardin could elaborate on the benefit of this amendment in regard to daycares. Jason Hardin states that this amendment would allow for flexibility with home occupation uses, such as a daycare, to be located in commercial areas. This amendment increases the variety of development and improved flexibility in development.

Cindy Scarborough makes a motion to approve the text amendment.

A motion was made to recommend the rezoning request to the City Council for approval.

Motion: Cindy Scarborough

Second: William Roach

Vote: Unanimous

PLANNING & COMMUNITY DEVELOPMENT DIRECTORS REPORT

Jason Hardin states that he doesn't have much to report. Last month council approved the rezoning for the property on Woodrow. This rezoning was for a non-conforming residence located in General Business. The owner wanted to have a home occupation and build a deck. The property needed to be rezoned to a residential designation to allow for those changes.

Dylan Moore asks if the Board has any questions or comments. Cindy Scarborough states that she would like an advanced notice when contentious items like that are on the agenda. She states that she had a bad week this week because of the way this was handled and due to her lack of knowledge regarding the issue. The rest of the Board agrees. Dylan Moore states that the Board could be an advocate for things like this if they are better informed in the future.

City Manager Summer Woodard asks if she may comment. She states that staff went above and beyond with providing notice. The community meeting was not required, and staff went out of their way to hold that meeting. It came as a surprise to staff as well. Technically, this conversation could have occurred tonight with no advanced notice or community meeting. The developer was trying to be proactive and accommodate the community by having the community meeting and it is not at all a staffing issue. City Manager Woodard asks Jason Hardin when packets were mailed out. Jason Hardin replies, October 12th. City Manager Woodard states that City staff are right there with the Board, this was a difficult situation. Both the Board and City staff have felt the brunt of what resulted from this situation.

BOARD MEMBER TRAINING

A motion was made to table Board Member training until November.

Motion: Cindy Scarborough

Second: William Roach

Vote: Unanimous

ADJOURNMENT OF PLANNING BOARD

There being no further business, a motion was made to adjourn the Planning Board meeting at 8:27pm.

Motion: Joe Towns

Second: William Roach

Vote: Unanimous

**Drew Bigelow
Planner I**

**MINUTES OF THE
REIDSVILLE HUMAN RELATIONS COMMISSION
MEETING ON TUESDAY, OCTOBER 24, 2023
REIDSVILLE CITY HALL
1ST -FLOOR CONFERENCE ROOM**

COMMISSION MEMBERS PRESENT: Cathy Badgett, Chair
Khalid Amos
Daunte Carter
Dawn Charaba (arrived @ 7:15 p.m.)
Wanda Harley
Ashton McLaurin
Richard Ratliff
Anna Roach
Matthew Williams

COMMISSION MEMBERS ABSENT: Maricarmen Garduño, Vice Chair

CITY STAFF PRESENT: Latasha Wade, Deputy City Clerk

VISITORS: None

CALL TO ORDER

Chair Dr. Cathy Badgett called the meeting to order at approximately 6:34 p.m.

INVOCATION

Wanda Harley provided the invocation.

ROLL CALL

Deputy City Clerk Latasha Wade then called the roll.

READING OF THE MISSION STATEMENT

Dr. Badgett asked Daunte Carter to read the Mission Statement.

WELCOME NEW MEMBER

Dr. Badgett welcomed the new member, Matthew Williams. She asked Matthew and the other members to introduce themselves to one another. Dr. Badgett said that Councilman Hairston had informed her that he would not be present because he would be attending another meeting at that time.

distributed. Dr. Badgett said that they need possible names of recipients for the awards. They discussed possible nominations such as Katrina Harris and George Gunn.

Matthew Williams made the motion to close the nominations for the Eddie Hughes award with Katrina Harris and George Gunn being the final nominees, seconded by Ashton McLaurin and being unanimously approved.

Dr. Badgett gave Ashton McLaurin the opportunity to speak on supporting details to why Katrina Harris should be the recipient. Dr. Badgett gave George Gunn the opportunity to speak on supporting details to why Katrina Harris should be the recipient of the award. Dr. Badgett asked for a show up hands for the votes for both nominees and George Gunn was selected.

Ashton McLaurin made the motion to have Katrina Harris nominated as the recipient for the Eddie Hughes award for 2025, seconded by Dawn Charaba and being unanimously approved 8-1. (Matthew abstained from the vote.)

After further discussion of the fairness to choose the recipient so far in advance for next year's award, Matthew Williams made the motion to amend the previous motion and have Katrina Harris as a possible nominee for the award for 2025 instead of the recipient, seconded by Daunte Carter and unanimously approved.

Dawn Charaba asked the board about having Katrina Harris or Peter Dodge to speak for the MLK Breakfast? Wanda Harley asked about Tommy Massey speaking? After discussion, the board agreed that the MLK committee should make the final decision on the speaker.

NEW BUSINESS

There was no new business but Dr. Badgett asked Dawn Charaba if she had anything to share? Dawn said that she would take any suggestions the board had to the MLK committee.

Closing Comments

Dr. Badgett asked for a motion to adjourn the meeting.

The motion to adjourn the meeting at 7:40 p.m. was made by Wanda Harley, seconded by Matthew Williams and unanimously approved.

Submitted by:

Latasha R. Wade, Deputy City Clerk

APPROVAL OF SEPTEMBER 26, 2023 MINUTES

Richard Ratliff made the motion to approve the September 26, 2023 minutes and Wanda Harley seconded the motion with the minutes being unanimously approved.

REPORTS AND ANNOUNCEMENTS

COVID Report

Dr. Badgett gave an update on the COVID numbers for Rockingham County.

OLD BUSINESS

Budget Report

Dr. Badgett gave a budget report. She said that the normal annual budget received is \$2,500; however, due to the remaining balance of \$5,668.28 from the last fiscal year that was carried over, the new balance totals \$8,168.28.

The 2024 Multicultural Event Date

Dr. Badgett said that the Human Relations Commission have three major events: the MLK Breakfast; CommUNITY Day; and the other one is optional. She explained what the Team CommUNITY Day was at Ashton McLaurin's request. Richard Ratliff asked Dr. Badgett if the HRC would get an additional \$2,500. Dr. Badgett said no but explained that the \$2,500 for this fiscal year 2023-24 had already been included in the balance report she gave them. She told the board that most money normally goes to the bands; however, she tries to negotiate the price.

The board discussed possible vendors for next year's event. Dr. Badgett said that she wanted the vendors that participated last year to have priority. Dr. Badgett said that the date for the event will be on April 27, 2024. She asked about a rain date. Richard Ratliff told Dr. Badgett that he thought she said in the previous meeting that a rain date was not possible. Dr. Badgett said yes but she could push to have one. After much discussion from the board on a possible rain date, Dr. Badgett said she would check with City Marketer Judy Yarbrough to see if it was possible. Dr. Badgett reminded the board of cancellation fees with vendors, performers, etc. Several board members recommended getting vendors, performers, etc. that didn't have a cancellation fee as they continued to discuss possible participants. Dr. Badgett said that she needed to follow up with Michael Bennett from a previous discussion of assisting with the event. It was discussed to include gospel performances the next time.

MLK Breakfast

Wanda Harley gave a MLK Breakfast report. She said the MLK board voted to have the MLK Breakfast be held virtually again in 2024. It will be recorded the first week of January and played on January 16, 2024. Wanda Harley said she had not heard back from Tommy Massey in regards to being the speaker at the event. When Wanda asked Dawn if she could speak, Dawn agreed to find a speaker.

Dr. Badgett took a moment to explain what the MLK Breakfast consisted of and also, how the Eddie Hughes Award came about. Dawn explained how the awards are

distributed. Dr. Badgett said that they need possible names of recipients for the awards. They discussed possible nominations such as Katrina Harris and George Gunn.

Matthey Williams made the motion to close the nominations for the Eddie Hughes award with Katrina Harris and George Gunn being the final nominees, seconded by Ashton McLaurin and being unanimously approved.

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