



*AGENDA*  
**REIDSVILLE CITY COUNCIL**  
**MEETING**  
**6:00 PM**  
**Tuesday, May 9, 2023**

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

1. Call to Order.
2. Invocation by Reverend Andrew Brown, Pastor of Main Street United Methodist Church, 221 S. Main Street, Reidsville.
3. Pledge of Allegiance.
4. Proclamations & Recognitions:
  - (A) Recognition of Reidsville High School Varsity Boys Basketball Team, NCHSAA State 2A Runner-Up.
  - (B) Recognition of Lt. Shannon Coates, a 30-Year Retiree of the Reidsville Police Department.
  - (C) Recognition of National Police Week May 14-May 20, 2023 and Peace Officers Memorial Day on Monday, May 15, 2023.
  - (D) Recognition of National Public Works Week May 21-May 27, 2023.
5. Approval of Consent Agenda.
  - (A) Approval of April 11, 2023 Special Meeting Minutes.
  - (B) Approval of April 11, 2023 Regular Meeting Minutes.
  - (C) Approval of April 18, 2023 Special Meeting/Budget Work Session Minutes.
  - (D) Approval of Request to Voluntarily Annex Parcel No. 148922 located off of Freeway Drive, including a Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31 and a Resolution Fixing Date of Public Hearing on June 13, 2023. (A2023-01)
  - (E) Approval of a Request to Voluntarily Annex a Portion of Parcel No. 164335Z1 located off of South Scales Street, including a Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31 and a Resolution Fixing the Date of the Public Hearing on June 13, 2023. (A2023-02)
6. Public Hearings:

- (A) Consideration of Option #1 as the Reidsville City Council's Preferred Option regarding Redistricting of the City's Two Electoral Districts. (Enclosure #1) - *Adam Mitchell, Tharrington Smith, and Bill Gilkeson, Demographer*
- (B) Consideration of a Text Amendment Request to Amend Article V, Section 2 "Table of Permitted Uses" & "Notes to the Table of Permitted Uses" to Allow Alcohol Establishments in the Central Business District (CB) (T2023-01). (Enclosure #2) - *Jason Hardin, Planning & Community Development Manager*
- (C) Consideration of a Text Amendment Request to Amend Article V, Section 2 "Table of Permitted Uses" & "Notes to the Table of Permitted Uses" to Allow Alcohol Establishments as an Accessory Use in the Central Business (CB) and General Business (GB) districts (T2023-02). (Enclosure #3) - *Jason Hardin, Planning & Community Development Manager*
- (D) Consideration of a Text Amendment Request to Amend Article V, Section 2 "Table of Permitted Uses" to Reduce Required Food Sales Percentage for Restaurants from Sixty Percent (60%) to Thirty Percent (30%) (T2023-03). (Enclosure #4) - *Jason Hardin, Planning & Community Development Manager*
- (E) Consideration of a Text Amendment Request to Amend Article V, Section 2 "Table of Permitted Uses" & Article V, Section 3 "Special Uses" to Repeal the Special Use Permit Requirement for Restaurants (With Accessory Use) (T2023-04). (Enclosure #5) - *Jason Hardin, Planning & Community Development Manager*
- (F) Consideration of a Text Amendment Request to Amend Article II, Section 1 "Definitions", Article V, Section 2 "Table of Permitted Uses" & "Notes to the Table of Permitted Uses" to Define the Terms Mobile Food Vendor, Motorized and Mobile Food Vendor, Pushcart, and Amend Notes Thirty-Nine (39) & Forty (40) Applicable to Mobile Food Vendors (T2023-05). (Enclosure #6) - *Jason Hardin, Planning & Community Development Manager*
- (G) Consideration of Proposed Revisions to the City of Reidsville's Water Shortage Response Plan with Approval of the Plan at the June 13, 2023 Council Meeting following the Receipt of Any Public Comments. (Enclosure #7) - *Josh Beck, Public Works Director*

7. Ordinance Amendments:

- (A) Consideration of an Amendment to Chapter 4, Buildings; Construction and Related Activities, Article III. Swimming Pools, Sec. 4-55. Enumeration of Specific Construction Requirements (6) to Clarify Regulations Regarding Fencing of Swimming Pools. (Enclosure #8) - *Jason Hardin, Planning & Community Development Manager*

8. Projects:

- (A) Consideration of Projects Proposed for Addition to the 2026-2035 State Transportation Improvement Program (STIP). (Enclosure #9) - *Jason Hardin, Planning & Community Development Manager, and Josh Beck, Public Works Director*

9. Budgetary Items:

- (A) Consideration of Contract with Sanford Holshouser for Strategic Economic Development

Action Plan and Accompanying Budget Ordinance Amendment. (Enclosure #10) - *Summer Woodard, City Manager, and Mac Williams, Economic Development Consultant*

(B) Consideration of Bids for Lower Jaycee Park Splashpad Project with Accompanying Budget Ordinance Amendment, Capital Project Ordinance Amendment and ARP Grant Special Revenues Ordinance Amendment. (Enclosure #11) - *Josh Beck, Public Works Director, and Chris Phillips, Assistant City Manager of Administration/Finance Director*

(C) Presentation of Proposed 2023-2024 Fiscal Year Budget with Public Hearing to be held June 13, 2023. (Separate Enclosure) - *Summer Woodard, City Manager*

10. Public Comments.

11. City Manager's Report:

(A) Month of May. (Enclosure #12)

12. Council Members' Reports.

13. Miscellaneous:

(A) For Information Only.

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

15. Adjourn.

**MINUTES OF THE SPECIAL MEETING  
OF THE REIDSVILLE CITY COUNCIL  
HELD TUESDAY, APRIL 11, 2023 AT 4:00 P.M.  
REIDSVILLE CITY HALL, 1<sup>st</sup> FLOOR CONFERENCE ROOM**

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

**COUNCIL MEMBERS ABSENT:** NONE

**CITY STAFF PRESENT:** Summer Woodard, City Manager  
Angela G. Stadler, City Clerk  
Chris Phillips, Assistant City Manager of  
Administration/Finance Director  
Haywood Cloud Jr., Assistant City Manager of  
Community Services  
Jason Hardin, Planning & Community  
Development Manager  
Shirrell Williams, IT Director

**CALLED TO ORDER.**

Mayor Gorham called the special meeting to order for the purpose of hearing the various redistricting options presented by the firm of Tharrington Smith. The Mayor then turned the meeting over to Adam Mitchell of Tharrington Smith and demographer/mapmaker Bill Gilkeson.

**REDISTRICTING OPTIONS.**

Adam Mitchell reviewed his PowerPoint presentation, beginning with a review of what had previously been discussed with Council, including what redistricting is and how the current districts look following the 2020 Census. (*A COPY OF THE POWERPOINT PRESENTATION IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.*) Mr. Mitchell said they did not look at districts in terms of race. He added that doesn't seem to be an issue with Council, which currently has a majority minority. He added that a sign that racially polarizing voting is not as significant as in the past is that minority candidates have been elected in at-large races. He said none of these plans dilute minority representation. Mayor Gorham noted that predominantly black neighborhoods on Amos and Cambridge are both in District B. Mr. Mitchell said if Council feels that any of these options is changing a community of interest,

please let them know. However, he said that they need to add residents to District A from somewhere, but he stated it should be in a way that makes sense.

Of the three plans to be presented, one gets that deviation of +/-5% down close to zero while one plan takes into account anticipated growth, Mr. Mitchell added. The option emphasizes following natural boundaries and compactness of districts. He then recapped the Council's redistricting criteria expressed at an earlier meeting and included in the PowerPoint. Mr. Mitchell said all of these plans are legally compliant but he stressed that there is no perfect plan.

Mapmaker Bill Gilkeson then reviewed the three options while Council reviewed an interactive online map showing the different possibilities.

### **Option #1.**

Option #1 gets the deviation very close to the +/-5% at 4.97%, Mr. Gilkeson said. The only difference is the area around Greenview Cemetery, which is a "greenish" color on the map. He said this option has the minimal change that could be done. Among the streets included are Allison, Montgomery, Triplett, a couple of blocks of Barnes Street/NC 87 and Richardson Drive.

### **Option #2.**

Option #2, Mr. Gilkeson noted, gets the deviation to 0.01%, which is virtually no difference in population as close as is mathematically possible since the City's actual population is not equal. This includes all of the area east of Scales Street in District B and puts some of the northwest area of the City in District A, he continued, adding that this option also makes some changes in the downtown. The lines follow the major roads, such as Harrison and Scales Streets, and is more compact, he said. This option preserves the cores of the existing districts but less so than the other two maps. Among the downtown area change would be Parkview Village/Womack Apartments, which would move from District B to District A. Other changes would be along Piedmont Street, Lindsey Street, Moss Street, Deer Run and the Village Oaks area. Mr. Gilkeson said this is not the only way to achieve a 0% deviation and could be done without changing the area along Freeway Drive.

### **Option #3.**

Mr. Gilkeson stated that Option #3 reflects a 3.17% deviation and expected population growth as considered by City staff. He said most of that growth is expected to occur in District B, citing the recent annexation on Liberty Road. That annexation could bring 400-plus homes to that area. However, some growth is expected in District A where Mr. Holderby is planning Weddington Place with some 200 apartments. This plan would make District B smaller and preserve the core of the existing districts to a greater extent than Option #2 but to a lesser extent than Option #1.

Councilwoman Scoble asked if the City would have to redistrict again if this growth occurs. Mr. Mitchell said cities must look at it every 10 years following redistricting; however, he said annexations can either allow or require a city to do so during that 10-year period. Mr. Gilkeson

said he didn't include the Liberty Road annexation into the plans because it doesn't follow the Census blocks in 2020.

Option #3 takes a part of the east side of Scales Street and puts that area in District A but leaves everything else alone, Mr. Gilkeson said.

After doing a little research, Mr. Mitchell clarified his earlier statement to say cities may redistrict after an annexation but they don't have to. He said cities can't redistrict for any other reason.

Mr. Mitchell noted that the link to the interactive map is included in their PowerPoint presentation. He said that link can be made accessible to the public.

Mr. Mitchell then asked where City Council might want to go from here? He said ideally they would like a consensus on a preferred plan; however, a public hearing could include all three plans.

Councilman Festerman expressed concern when the districts are divided by a street, stating that he feels it creates confusion. Mayor Gorham agreed. Mr. Mitchell said if that is Council's priority, Option #2 is the best. Councilmember Scoble said Option #2 may be the easiest for the public to understand. Mr. Gilkeson said Option #2 follows major streets, such as Harrison, with commercial or neighborhoods on the east side.

Councilman Festerman asked if the City is required to do what we are doing? Mr. Mitchell said redistricting is required by the Constitution to ensure one person/one vote. The Voting Rights Act was struck down, the attorney pointed out.

A short 10-minute recess was taken.

Upon return to the special meeting, again, it was noted that there are no radical shifts among the three options although the third map does change the most because of expected growth. Mayor Gorham gave some history about the voting numbers in previous races. He said voting is traditionally not very big but a major shift could create a major problem.

Councilman Hairston said he likes Option #1 the best but admitted he doesn't like a lot of change. Councilmember Scoble expressed concern that those affected by the first option might feel they are being targeted because no other changes are being made.

Councilwoman Walker said she likes Option #2 the best because it takes out the "dips", adding it is a pretty fine line around the Scales and Harrison Street area. Councilmember Scoble said she likes Option #2 the best as well.

Mayor Pro Tem Brown pointed out that Option #1 only affects about 100 people. Councilwoman DeJournette questioned whether it is more objective to move as few people as possible? Mr. Mitchell said not necessarily, you just move people to make the districts equal but you could move as few people as possible to be in compliance.

Mayor Gorham said we don't know if that would be a problem for those affected by Option #1. He expressed concerns that there would not be any perceived gerrymandering.

Councilman Festerman said he likes Option #1 because it moves the least number of people but acknowledged that Option #2 provides a better balance. Councilmember Scoble did point out that the fewer people moved would mean fewer complaints. She did ask in 10 years, which Option – #1 or #2 – would be easier to change? Mr. Mitchell said Option #2 “assumes” districts are going to grow at equal rates, but he said they never do. Option #1 has District B at the top end of the deviation, he noted. He added that there are tradeoffs in either but he said they were trying to find that balance now.

Option #1 is weaker in terms of future growth but Councilwoman DeJournette said with the casino coming to Danville and expected growth here due to that may mean that District A might grow faster.

**After further discussion, it was decided by consensus of Council to rule out Option #3.**

Noting this decision as progress, Mr. Mitchell said they could present Options #1 and #2 but said Council should pick one as a preferred option.

A poll of Council members determined the following: Option #1 – Mayor Gorham, Mayor Pro Tem Brown, Councilman Hairston, Councilwoman DeJournette; Option #2 – Councilman Festerman and Councilmember Scoble. Councilwoman Walker said she could go with #2 or either one.

**Therefore, it was decided to go with Option #1 as the preferred plan of City Council at this time.**

Mr. Mitchell said the next step is for Council to hold a public hearing at its next regular monthly meeting, which is the most straightforward, or to hold a special meeting. He said that most of the time lots of people do not come out for a public hearing on redistricting.

City Manager Summer Woodard said they could have some two-on-twos with Council to discuss this further and focus on the schedule.

Several Councilmembers said they would like to see the current map and the Option #1 map with street names displayed. Mr. Gilkeson said they could work with staff on a redistricting map on

the website. Mr. Mitchell said they would take Options #2 and #3 off the interactive map. They will provide maps of the current districts, Option #1 and what is changing, they said.

Councilmember Scoble asked about sending a notice to those affected by the change. Mr. Mitchell said that individual notice is not legally required. Mayor Gorham said they could think about it. Mr. Mitchell also said if done, it could be done before or after the change. Councilmember Scoble said they could go “door to door” as City Council members to let them know.

**MOTION TO ADJOURN.**

**Councilwoman DeJournette then made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council, to adjourn the special meeting at 5:20 p.m.**

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Donald L. Gorham, Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC  
City Clerk



**MINUTES OF THE REGULAR MEETING  
OF THE REIDSVILLE CITY COUNCIL  
HELD TUESDAY, APRIL 11, 2023 AT 6:00 P.M.  
REIDSVILLE CITY HALL, COUNCIL CHAMBERS**

*This meeting was livestreamed on the City of Reidsville's YouTube Channel.*

**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  
Councilwoman Sherri G. Walker

**COUNCIL MEMBERS ABSENT:** NONE

**CITY STAFF PRESENT:** Summer Woodard, City Manager  
Angela G. Stadler, City Clerk  
William F. McLeod, City Attorney  
Judy Yarbrough, City Marketer  
Jason Hardin, Planning & Community  
Development Manager  
Edward Shelton, Solid Waste Superintendent

**CALL TO ORDER.**

Mayor Gorham called the meeting to order. He asked Reverend Mark Tanner, Pastor of Grace Fellowship at South Park, to provide the invocation.

**INVOCATION BY REVEREND MARK TANNER, PASTOR OF GRACE FELLOWSHIP  
AT SOUTH PARK, 1863 SOUTH PARK DRIVE, REIDSVILLE.**

Rev. Tanner came forward to provide the prayer.

**PLEDGE OF ALLEGIANCE.**

Mayor Gorham then asked six-year-old Averie Foust to come forward and lead the Council members and audience in the Pledge of Allegiance.

**PROCLAMATIONS & RECOGNITIONS:**

**RECOGNITION OF COMMUNITY BAPTIST SCHOOLS' GIRLS BASKETBALL TEAM,  
2023 CSAA DIVISION 2 STATE CHAMPIONS.**

Mayor Gorham first recognized the Community Baptist Schools' Girls Basketball Team. He read the proclamation for them as follows:

# CERTIFICATE OF RECOGNITION

**WHEREAS**, the Lady Conquerors' Varsity Basketball Team, led by Head Coach Kristin Billingsley and Assistant Coach Jason Myatt, won its second State Championship Title in so many years with a win over Victory Christian Academy by a score of 48-to-36 on February 25, 2023; and,

**WHEREAS**, the Lady Conquerors competed in the Carolina State Athletic Association's Division 2 with their motto being "Start Strong, Finish Stronger", doing just that as they defeated Carolina Christian School 44-to-19 and then beat Reynolds Mountain Christian Academy 54-to-48 on their way to the championship game; and,

**WHEREAS**, the athletic ability of this team, combined with steadfast determination and a "never die" attitude brings recognition not only to Community Baptist School but also to the City of Reidsville, whose residents are extremely proud of these young women's efforts all season as well as those of Coach Billingsley, who has led the team to three State titles in her six years as the Lady Conquerors' Head Coach;

**NOW, THEREFORE**, I, Mayor Donald L. Gorham, on behalf of the Reidsville City Council, do hereby extend our congratulations to the

## **Community Baptist Lady Conquerors Varsity Basketball Team**

and the coaching staff, wishing them future success in life, both on and off the court.

This the 11<sup>th</sup> day of April, 2023.

/s/ \_\_\_\_\_  
Donald L. Gorham  
Mayor

Mayor Gorham led the audience in applauding several times during the reading of the proclamation. Upon reading about Coach Billingsley leading the Girls Team to three State Championships in her six years at the school, he stated, "They say Aaron Rodgers is a bad man, you're a bad gal," which drew laughter from the crowd.

Mayor Gorham asked if Coach Billingsley had anything to say? She replied, "All season their motto was start strong and finish stronger. Every season I talk about positive mindset, confidence, and giving it 100% and that is what has led these ladies to back-to-back championships. They deserve it all."

The Council gave the team a standing ovation, and Mayor Gorham asked if he could get a high five from everyone, which they did.

**RECOGNITION OF COMMUNITY BAPTIST SCHOOLS' BOYS BASKETBALL TEAM,  
2023 NACA DIVISION 7 NATIONAL CHAMPIONS.**

Mayor Gorham then asked the Community Baptist Schools' Boys Team Head Coach Stewart McClintock and Assistant Coach Jason Myatt to come forward along with the "bad dudes" that came with him. Mayor Gorham read the proclamation as follows:

## **CERTIFICATE OF RECOGNITION**

**WHEREAS**, the Community Baptist Varsity Boys' Basketball Team earned the school's second National Association of Christian Athletes (NACA) National Title in this sport by beating Fayette Christian School by a score of 68-to-53 during the tournament February 28-March 4, 2023 in Dayton, Tennessee; and,

**WHEREAS**, the Conquerors competed in and won the Championship for Division 7, comprised of teams from seven states, by defeating Palm Grove Christian School 70 to 62 and J. Frank White Academy 43 to 36 before facing Fayette Christian School in the title game; and

**WHEREAS**, the team adopted the motto "One Quarter at a Time" on their way to earning their spot in the national championship game, thereby earning the second NACA national title for the Boys Basketball Team and the fourth overall for Community Baptist School since joining NACA in 2011; and,

**WHEREAS**, after losing the 2022 NACA Championship game, this team, made up of eight seniors, many of whom have spent their entire academic career at Community Baptist, showed amazing resilience and fortitude as they climbed back to the top to take this year's national title under the direction of first year Head Coach Stewart McClintock and Assistant Coach Jason Myatt;

**NOW, THEREFORE**, I, Mayor Donald L. Gorham, on behalf of the Reidsville City Council, do hereby extend our congratulations to the

### **Community Baptist Conquerors Varsity Basketball Team**

and the coaching staff on winning the NACA National Championship and wished them future success no matter where life takes them.

This the 11<sup>th</sup> day of April, 2023.

/s/ \_\_\_\_\_  
Donald L. Gorham  
Mayor

During the reading of the proclamation, Mayor Gorham joked to Coach McClintock, that's not bad for a first-year coach.

The Council then gave the team a standing applause. Mayor Gorham said that Community Baptist has both a “Bad Gal and a Bad Dude too.” Mayor Gorham asked Coach McClintock if he had anything he wanted to say. Coach McClintock said he was super proud of the team. Noting he was new to Community Baptist this year, the Coach said the team had to learn a new offense and a new defense that they really weren’t accustomed to and had gone through some injuries. He said Athletic Director (former Eden Police Chief) Greg Light put them in some games that were in higher divisions to get them ready for when they played against their divisions at Nationals. He said everybody is talented when you get to Nationals so you got to have people of fight and character. He said as people say “one quarter at a time.” Coach said that they had to keep fighting through every single quarter, and they did that. He stated that he was super proud of them and their character and fight. The crowd gave them another round of applause.

Mayor Gorham called upon Assistant Coach Jason Myatt to say a few words. Coach Myatt said that he was grateful to be a part of the Community Baptist family. He said the boys and girls are both great but what he loves is watching the spiritual growth of their kids. He said that’s one of the biggest things he got to see this year going through basketball. He said “watching these young women just grow up and these young men just grow up in Christ just blesses his heart.”

Mayor Gorham asked Chief Light if he had anything he wanted to say? Light said that basketball season is a very long season at their school between the varsity boys’ team and the varsity girls’ team. He said he thinks they played over 40 games. Just getting to the State Championship and the National Championship is an amazing acknowledgement, he said. He thanked the Mayor, the City Council, the City Manager, City Clerk and City Attorney for the recognition. Mayor Gorham thanked him for what they do for the City of Reidsville and acknowledged Chief Light and his efforts. He said that ADs do not get a lot of recognition for all their work and effort they put into getting teams into championships, including scheduling games and getting everybody ready. Mayor shook hands with the team and athletic personnel.

**APPROVAL OF MINUTES:**

**CONSIDERATION OF MARCH 14, 2023 REGULAR MEETING MINUTES.**

**Councilman Hairston made the motion, seconded by Councilwoman DeJournette and unanimously approved by Council in a 7-0 vote, “so moved” to approve the minutes.**

**ORDINANCE AMENDMENTS:**

**CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 10, MUNICIPAL UTILITIES AND SERVICES, INCLUDING SECTION 10-122(C), SECTION 10-123(B) AND SECTION 10-130(A) & (B), DEALING WITH COMMERCIAL GARBAGE SERVICE.**

In making the staff report, Solid Waste Superintendent Edward Shelton reviewed his memo, which follows:

**MEMORANDUM**

**TO:** Summer Woodard, City Manager  
**FROM:** Edward Shelton, Solid Waste Superintendent  
**RE:** Solid Waste Collection and Disposal  
**DATE:** April 11, 2023

Currently, sections 10-122 and 10-123 in the City of Reidsville Code of Ordinances indicate that the City will provide commercial front-end loader garbage service to handle a variety of large containers. The City of Reidsville has not provided this service for fifteen (15) plus years and now commercial business owners are required to contract with private waste haulers such as Foothills Waste Solutions or GFL Environmental. The following text amendment changes being proposed will replace the wording to more accurately reflect the existing services our Solid Waste Division provides at this time and direct business owners to acquire this service from a private waste hauler. *(END OF MEMO)*

Shelton noted that the City provided commercial dumpster service in the past but stopped doing that many years ago. He talked of needing to change the ordinance to reflect that the City no longer provides that service. The accompanying ordinance amendment follows:

**AMENDING THE CITY OF REIDSVILLE CODE OF ORDINANCES**  
**AN ORDINANCE AMENDING**  
**CHAPTER 10, MUNICIPAL UTILITIES AND SERVICES**  
**SECTION 10-122 (C). RECEPTACLES AND CONTAINERS REQUIRED**  
**SECTION 10-123(B). SAME-TO MEET STANDARDS**  
**SECTION 10-130 (A) and (B). INDUSTRIAL WASTE**  
**OF THE CITY OF REIDSVILLE CODE OF ORDINANCES**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the City of Reidsville Code of Ordinances be amended as follows:

**Part I.**

(A). That Chapter 10, Section 10-122 (c) All commercial sites which generate more than (2) full garbage receptacles a week shall provide a waste container. These containers shall be adequate to contain all garbage, trash and debris which shall be accumulated between garbage pickups. These containers must be easily serviced by the city's waste container equipment and meet with approval of the superintendent of the solid waste management division. *(c) is hereby repealed and rewritten in its entirety as follows:*

Section 10-122 (c) All commercial sites which generate more than (2) full garbage receptacles a week shall provide a waste container. These containers shall be adequate to contain all garbage, trash and debris which shall be accumulated between garbage pickups. These containers are required by the city and must be acquired from a private waste contractor, meeting the approval of the superintendent of the solid waste management division.

Section 10-122 (a) and (b) shall remain the same.

(B). That Chapter 10, Section 10-123 (b) Waste containers shall be safe and watertight. They shall have a capacity of four (4), six (6) or eight (8) yards and they shall be easily serviced by the city or private contractor's waste container equipment. Waste containers must be provided in sufficient number to contain the garbage, waste and trash which is generated from one collection to the next. They are all subject to the approval of the superintendent of the solid waste management division. *(b) is hereby repealed and rewritten in its entirety as follows:*

Section 10-123 (b) Waste containers shall be safe and watertight. They shall have a capacity of four (4), six (6) or eight (8) yards and they shall be acquired and easily serviced by a private waste contractor. Waste containers must be provided in sufficient number to contain the garbage, waste and trash which is generated from one collection to the next. They are all subject to the approval of the superintendent of the solid waste management division.

Section 10-123 (a) (1) & (2) and (c) shall remain the same.

(C). That Section 10-130 (a) All new business or industrial structures or structures altered from one classification to business or industrial uses shall furnish waste containers in sizes of four (4), six (6) or eight (8) cubic yards which can be serviced by the city or private contractor waste container equipment, unless it is determined by the solid waste management division that a container cannot be serviced at such location, or if it is determined by the business or industry that the accumulated waste will be disposed of by the business or industry. ***(a) is hereby repealed and rewritten in its entirety as follows:***

Section 10-130 (a) All new business or industrial structures or structures altered from one classification to business or industrial uses shall furnish waste containers in sizes of four (4), six (6) or eight (8) cubic yards which shall be acquired and serviced by a private waste contractor. Waste containers must be provided in sufficient number to contain the garbage, waste and trash which is generated from one to collection to the next, unless it is determined by the solid waste management division that a container cannot be serviced at such location, or if it is determined that the business or industry will dispose of any accumulated waste, trash, garbage and debris that is generated by the business or industry.

That Section 10-130 (b) This section shall not apply to businesses or industries which have an accumulated waste of less than two (2) cubic yards per week, and in such cases, closed metal cans with a capacity of thirty-two (32) gallons or ninety (90) gallon roll-out cans shall be used. ***(b) is hereby repealed and rewritten in its entirety as follows:***

Section 10-130 (b) This section shall not apply to businesses or industries which have an accumulated waste of less than two (2) thirty-two (32) gallon closed metal cans or two (2) ninety (90) gallon roll-out cans per week.

**Part II.** This Ordinance shall become effective upon its adoption by the City Council of the City of Reidsville, North Carolina.

**ADOPTED** this the 11<sup>th</sup> day of April, 2023, by the City Council of the City of Reidsville, North Carolina.

/s/ \_\_\_\_\_  
Donald L. Gorham, Mayor

ATTEST:  
/s/ \_\_\_\_\_  
Angela G. Stadler, City Clerk, CMC/NCCMC

Councilmember Scoble then asked about the placement of dumpsters, especially in the downtown area. She noted that a few businesses downtown probably need them but where would they put them, especially if we were to get restaurants? Shelton said that question has come up and staff is still working on that part. He agreed that there are some businesses where it would be tough to have dumpsters.

**Councilman Hairston then made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 7-0 vote, “so moved” that the amended changes be made to take the City out of it.**

The final copy of the Ordinance Amendment follows:

**AMENDING THE CITY OF REIDSVILLE CODE OF ORDINANCES**  
**AN ORDINANCE AMENDING**  
**CHAPTER 10, MUNICIPAL UTILITIES AND SERVICES**  
**SECTION 10-122 (C). RECEPTACLES AND CONTAINERS REQUIRED**  
**SECTION 10-123(B). SAME-TO MEET STANDARDS**  
**SECTION 10-130 (A) and (B). INDUSTRIAL WASTE**  
**OF THE CITY OF REIDSVILLE CODE OF ORDINANCES**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the City of Reidsville Code of Ordinances be amended as follows:

**Part I.**

Section 10-122 (c) All commercial sites which generate more than (2) full garbage receptacles a week shall provide a waste container. These containers shall be adequate to contain all garbage, trash and debris which shall be accumulated between garbage pickups. These containers are required by the city and must be acquired from a private waste contractor, meeting the approval of the superintendent of the solid waste management division.

Section 10-122 (a) and (b) shall remain the same.

Section 10-123 (b) Waste containers shall be safe and watertight. They shall have a capacity of four (4), six (6) or eight (8) yards and they shall be acquired and easily serviced by a private waste contractor. Waste containers must be provided in sufficient number to contain the garbage, waste and trash which is generated from one collection to the next. They are all subject to the approval of the superintendent of the solid waste management division.

Section 10-123 (a), (1), (2) and (c) shall remain the same.

Section 10-130 (a) All new business or industrial structures or structures altered from one classification to business or industrial uses shall furnish waste containers in sizes of four (4), six (6) or eight (8) cubic yards which shall be acquired and serviced by a private waste contractor. Waste containers must be provided in sufficient number to contain the garbage, waste and trash which is generated from one to collection to the next, unless it is determined by the solid waste management

division that a container cannot be serviced at such location, or if it is determined that the business or industry will dispose of any accumulated waste, trash, garbage and debris that is generated by the business or industry.

Section 10-130 (b) This section shall not apply to businesses or industries which have an accumulated waste of less than two (2) thirty-two (32) gallon closed metal cans or two (2) ninety (90) gallon roll-out cans per week.

**Part II.** This Ordinance shall become effective upon its adoption by the City Council of the City of Reidsville, North Carolina.

**ADOPTED** this the 11<sup>th</sup> day of April, 2023, by the City Council of the City of Reidsville, North Carolina

/s/ \_\_\_\_\_  
Donald L. Gorham, Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, City Clerk, CMC/NCCMC

**CONSIDERATION OF AMENDMENTS TO CHAPTER 5, BUSINESS LICENSES, TAXES AND REGULATIONS TO ADD ARTICLE VIII. MOBILE FOOD VENDORS TO THE CITY'S CODE OF ORDINANCES.**

In providing the staff report, Planning & Community Development Manager Jason Hardin reviewed his memo, which follows:

**TO:** The Honorable Mayor Gorham, Members of the Reidsville City Council, and Summer Woodard, City Manager  
**FROM:** Jason Hardin, Planning & Community Development Manager  
**DATE:** April 11, 2023  
**RE:** Code of Ordinances Amendment – Mobile Food Vendors

Staff is petitioning to codify regulations regarding Mobile Food Vendors (Food Trucks and Pushcarts) currently found in the Zoning Ordinance into the City Code of Ordinances. The proposed addition also updates language and definitions including defining Mobile Food Vendors in two categories: "Mobile Food Vendors, Motorized", and "Mobile Food Vendors, Pushcart." Along with updating language and definitions, the proposed amendment removes some existing requirements to simplify the permitting process. The requirement for applicants to provide a drawn site plan with a permit application is repealed. Further, we are proposing a dedicated Mobile Food Vendor Permit (see attached). Currently, we use our Zoning Compliance Permit forms to permit Mobile Food Vendors. The new Mobile Food Vendor permit application will be accessible online through our permitting portal iWorq. The permit will expire on June 30<sup>th</sup> of each year, as it currently does, and must be renewed annually. If new locations are added after the vendor is issued their yearly permit the vendor would only need to send us an updated owner approval letter.



Otherwise, regulations remain largely unchanged with what we currently require. Land use regulations for Mobile Food Vendors will still be found in the Zoning Ordinance. Vendor location must still comply with the Zoning Ordinance's "Table of Permitted Uses" along with regulations regarding signage, etc. This proposal makes needed updates and changes to streamline the permitting process for Mobile Food Vendors. I recommend the proposed amendment be approved.  
(END OF MEMO)

Hardin emphasized that these changes give a clean definition for the term mobile food vendors, which is not currently defined in the Zoning Ordinance. He said currently his department uses the "stock" Zoning Compliance Permit for food trucks so this will be a little more specific to those vendors. He added a change is that if such a vendor has a second location, they do not need to submit a second application but only need to let staff know. He said City Council will receive a subsequent Text Amendment to delete this from the Zoning Ordinance once the uncodified ordinance is in the Code of Ordinances. The Planning and Community Development Manager said he is recommending approval of this ordinance.

Councilman Festerman asked if there are any changes regarding liability or any additional requirements? Hardin said no, that this is making it more accommodating. He said as far as liability goes, the City will still require insurance to protect the City, especially if there is an incident on public property.

Councilmember Scoble said these food vendors will still need to get the permission of the property owners and if they get the permission of six different property owners, they can go among them at will? Hardin said yes, as long as they have permission and are in the correct zoning district.

The Councilmember also questioned Section 9 (d) regarding distances which states "Additional distance may be required by the City in order to avoid any negative impacts for the special event." She asked at what point would the food vendor be told about that additional distance? Hardin said this is for those large events where they are tons of food trucks and people or a big private event. He said this would be for food trucks trying to set up near other events to capture the business of the large crowds rather than the trucks permitted for the event.

Councilmember Scoble then referenced Section 5-252 #5 and asked whether the food push carts could use the electric power sources downtown? Hardin said he didn't think they would be allowed on City power. She asked if we would allow generators, which Hardin said it might be possible. The Planning & Community Development Manager said he didn't know that we have anything against the use of such generators. The Councilmember noted that sometimes the generators associated with such carts are noisy. Hardin agreed that it might be a problem if the generators cause a noise disturbance.

Councilmember Scoble asked about 9(b) under Section 5-252 saying that the food pushcart must be at least 300 feet away from the grounds of any religious assembly while holding a religious service. She asked if that applied to either one, food pushcarts and mobile units? Hardin said that is currently only located in the food pushcart section, adding that the requirement pre-dated him. He said it was already an existing requirement that could be repealed if there was any interest to

do so or it could be made to apply to both. The Councilmember said she just questioned why would a pushcart have to be 300 feet away but not a motorized unit. Hardin said it is hard to say and could just have been something at the time of adoption.

Mayor Gorham then asked whether there was a motion to adopt the amendments to Chapter 5?

**Mayor Pro Tem Brown made the motion, “So moved,” which was seconded by Councilman Hairston and unanimously approved by Council in a 7-0 vote.**

The Ordinance as approved follows:

## **AN ORDINANCE AMENDING CHAPTER 5, BUSINESS LICENSES, TAXES, AND REGULATIONS**

**WHEREAS**, the City of Reidsville desires to codify its regulations pertaining to Mobile Vendors (Food Trucks, Trailers, and Pushcarts) into the City of Reidsville Code of Ordinances.

### **THEREFORE, BE IT ORDAINED BY THE REIDSVILLE CITY COUNCIL:**

That Article VIII – “Mobile Food Vendors”, be added to Chapter 5, Business Licenses, Taxes, and Regulations, written as follows:

#### **SECTION 5-250. DEFINITIONS:**

*Mobile Food Vendor, Motorized:* A person utilizing a motorized vehicle, or trailer, operating for the purpose of preparing food and or selling food to the general public and is to be readily moved.

*Mobile Food Vendor, Pushcart:* Any non-motorized piece of equipment from which a vendor prepares and or sells food to the general public. Food pushcarts are limited to forth-five (45) inches in width, seventy-two (72) inches in length and sixty (60) inches in height. Canopies/umbrellas must be a minimum of seventy-eight (78) inches from the ground at the lowest point. Food pushcarts shall not be motorized or propelled in any manner other than the walking motion of the person operating the pushcart.

#### **SECTION 5-251. MOBILE FOOD VENDOR, MOTORIZED**

1. A Mobile Food Vendor Permit is hereby established and must be obtained by any Mobile Food Vendor unless it is permitted as part of a Special Event that holds a Zoning Compliance Permit for said event. (Note: A business conducting a special sale is not a special event for the purpose of this Ordinance.)
2. A copy of the Mobile Food Vendor Permit shall be displayed on the vehicle or pushcart at all times. The Mobile Food Vendor Permit shall expire on June 30<sup>th</sup> of each calendar year and must be renewed annually in accordance with the City’s Schedule of Fees.
3. A copy of the approved Rockingham County Health Permit, pursuant to the rules governing sanitation of restaurants and other food handling establishments must be submitted with the application for the Mobile Food Vendor Permit.

4. A current picture of the vehicle, trailer, or other means of transportation used by the Mobile Food Vendor must be provided with the Mobile Food Permit application.
5. Mobile Food Vendors (Motorized) are permitted on private property and City-owned property in accordance with the requirements contained herein. Mobile food Vendors (Motorized) are prohibited to operate on public right-of-ways (streets) unless permitted as part of a Special Event.
6. Mobile Food Vendors (Motorized) are prohibited from operating on an undeveloped parcel.
7. In order to operate on private property, the property owner must grant permission in writing. In order to operate on City-owned property, the City Manager must grant permission in writing. Proof of permission must be submitted with the Mobile Food Vendor Permit application. If a new location is added after the Mobile Food Vendor Permit is issued, the vendor shall provide a written permission from the new property owners.
8. Where food trucks/trailers are located on City-owned property, the vendor must provide proof of insurance, issued by an insurance company licensed to do business in the State of North Carolina, protecting the vendor and the City from all claims for damages to property and bodily injury, including death, which may arise from the operations under or in connection with the permit. Such insurance shall name the City as an additional named insured and shall not terminate or be canceled prior to expiration date without thirty (30) days advance notice to the City. Such insurance shall afford minimum limits of:

Commercial General Liability

Each Occurrence:	\$1,000,000
Aggregate:	\$1,000,000
Products/Complete Operations:	\$1,000,000
Fire Damage:	\$50,000
Medical Payments:	\$5,000

9. Minimum distances from certain elements and uses are required. Distance shall be measured in a straight line between the closest point of the proposed food truck/trailer location and the closest point of the elements described below:
  - a) Food trucks/trailers must be located at least 100 feet from the main entrance of any restaurant and/or a restaurant's accessory outdoor dining area during the operating hours of the restaurant. Except under the following circumstances:
    - i. The food truck/trailer is owned by the restaurant.
    - ii. The food truck/trailer operator has written permission of the restaurant owner to be located closer than 100 feet of main entrance or outdoor dining area.
  - b) Food trucks/trailers must be parked at least 15 feet from any fire hydrant.
  - c) Food trucks/trailers must be a minimum of 15 feet from any driveway entrance. No mobile food vendor shall conduct business in a way that would restrict or interfere with the ingress or egress of any abutting property owner or tenant or become a public nuisance, increase traffic congestion, delay, or constitute a hazard to traffic, life or property or an obstruction to adequate access for fire, police or sanitation vehicles.
  - d) Food trucks/trailers must be located at least 500 feet from the boundary of any event

under an approved Zoning Compliance Permit unless the food truck/trailer is included within said permit. Additional distance may be required by the City in order to avoid any negative impacts for the special event.

10. Mobile Food Vendors may not park in handicapped accessible parking spaces or in access or drive aisles.
11. Outdoor seating and tables are prohibited.
12. The food truck/trailer operator is responsible for disposing of all trash associated with the operation of the food truck/trailer. City trash receptacles may not be used to dispose trash or waste. All areas relative to the mobile food vendor must be kept clean. Approved grease disposal facility must be maintained on the truck at all times. Grease and liquid waste may not be disposed in tree pits, storm drains, the sanitary sewer system or public streets.
13. Mobile Food Vendors may not use audio amplification.
14. All signage shall comply with the Reidsville Zoning Ordinance.
15. Violators of said Ordinance shall be subject to penalties as provided in the Reidsville Code of Ordinances Chapter 1, Section 1-8.

#### **SECTION 5-252. MOBILE FOOD VENDOR, PUSHCART**

1. A Mobile Food Vendor Permit is required for any food pushcart unless it is permitted as part of a Special Event that holds a Zoning Compliance Permit for said event. (Note: A business conducting a special sale is not a special event for the purpose of this Ordinance.) A photo of the pushcart shall be provided by the operator with the Mobile Food Vendor application.
2. A copy of the Mobile Food Vendor Permit shall be kept on the pushcart at all times. The Mobile Food Vendor Permit shall expire on June 30<sup>th</sup> of each calendar year and must be renewed annually accordance with the City's Schedule of Fees.
3. Food pushcarts are limited to forth-five (45) inches in width, seventy-two (72) inches in length and sixty (60) inches in height. Canopies/umbrellas must be a minimum of seventy-eight (78) inches from the ground at the lowest point.
4. Food pushcarts shall not be motorized or propelled in any manner other than the walking motion of the person operating the pushcart.
5. Food pushcarts are permitted on private property, City-owned property and public sidewalks in accordance with the requirements contained herein. Food pushcarts are prohibited from operation within public streets unless permitted as part of a Special Event.
6. Food pushcarts are prohibited from operation on an undeveloped parcel.
7. In order to operate on private property, the property owner must grant permission in writing. In order to operate on City-owned property or sidewalk, the City Manager must grant permission in writing. Proof of permission must be submitted with the application for the Mobile Food Vendor Permit.

8. A copy of the approved Rockingham County Health Permit, pursuant to the rules governing sanitation of restaurants and other food handling establishments must be submitted with the application for the Mobile Food Vendor Permit.
9. Minimum distances from certain elements and uses are required. Distance shall be measured in a straight line between the closest point of the proposed food pushcart location and the closest point of the elements described below:
  - a) Food pushcart must be located at least 100 feet from the front door of any restaurant and/or a restaurant's accessory outdoor dining area during the operating hours of the restaurant. Except under the following circumstances:
    - i. The food pushcart is owned by the restaurant.
    - ii. The food pushcart operator has written permission of the restaurant owner to be located within the 100 feet.
  - b) Food pushcart must be located at least three hundred (300) feet from the grounds of any religious assembly while holding a religious service.
  - c) Food pushcart must be parked at least 15 feet from any fire hydrant.
  - d) Food pushcart must be a minimum of 15 feet from any driveway entrance. No food pushcart shall conduct business in a way that would restrict or interfere with the ingress or egress of any abutting property owner or tenant or become a public nuisance, increase traffic congestion, delay, or constitute a hazard to traffic, life or property or an obstruction to adequate access for fire, police or sanitation vehicles.
  - e) Food pushcarts must be located at least 500 feet from the boundary of any event under an approved Zoning Compliance Permit unless the food pushcart is included within said permit. Additional distance may be required by the City in order to avoid any negative impacts for the special event.
10. Food pushcarts may not park in accessible parking spaces or in access or drive aisles.
11. The use of tables, crates, cartons, racks, chairs, or other device to increase the selling or display capacity of the food pushcart is prohibited.
12. The food pushcart operator is responsible for disposing of all trash associated with the operation of the food pushcart. City trash receptacles may not be used to dispose trash or waste. All areas relative to the food pushcart must be kept clean. Approved grease disposal facility must be maintained on the cart at all times. Grease and liquid waste may not be disposed in tree pits, storm drains, the sanitary sewer system or public streets.
13. A food pushcart may not use audio amplification.
14. No items relating to the operation of the vending may be placed anywhere other than in, on or under the pushcart.
15. The food pushcart vendor shall not solicit or conduct business with persons in motor vehicles.
16. No food pushcart or any other item related to the operation of the vending business shall lean against or hang from any building or other structure.

17. The food pushcart shall not impede, endanger or interfere with the travel upon or use of the street or sidewalk. No food pushcart may block the entrance door to any business. The food pushcart vendor shall locate outside of any designed fire lane.
18. Food pushcarts may operate between the hours of 6am and 10pm, except in I-1 and I-2 zoning districts if they are serving a post 10pm shift.
19. Food pushcarts are only allowed on a public sidewalk within the Central Business District.
20. Where food pushcarts are located on City-owned property, the vendor must provide proof of insurance, issued by an insurance company licensed to do business in the State of North Carolina, protecting the vendor and the City from all claims for damages to property and bodily injury, including death, which may arise from the operations under or in connection with the permit. Such insurance shall name the City as an additional named insured and shall not terminate or be canceled prior to expiration date without thirty (30) days advance notice to the City.

Such insurance shall afford minimum limits of:

Commercial General Liability	
Each Occurrence:	\$1,000,000
Aggregate:	\$1,000,000
Products/Complete Operations:	\$1,000,000
Fire Damage:	\$50,000
Medical Payments:	\$5,000

21. Violators of said Ordinance shall be subject to penalties per Chapter 1, Section 1-8 of the Reidsville Code of Ordinances.

**Adopted and Approved**, this the 11<sup>th</sup> day of April, 2023.

/s/ \_\_\_\_\_  
Donald L. Gorham, Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

**APPLICATIONS:**

**CONSIDERATION TO APPLY FOR SISTER CITIES INTERNATIONAL.**

In making the staff report, City Marketer Judy Yarbrough reviewed the following memo:

**Memo**

To: Summer Woodard, City Manager  
 From: Judy Yarbrough, City Marketer  
 cc: Haywood Cloud, Asst City Manager  
 Date: 03/30/23  
 Re: Sister Cities

After researching Sister Cities, it looks like the best course of action is for the City to join Sister Cities International. Attached is information on this organization. The application to become a Sister City can come from the Mayor's office, but it is advised a committee work on the application. Joining the organization is \$440 a year. I did check the registry and did not see Reidsville listed as ever being a member nor having a registered Sister City. Once the application is done, they will assist us with acquiring a City. There are many factors that come into play and a lot of it is covered in the application. I have attached a copy of general information, as well as the application and benefits of being a member. With direction from the City Council and City Manager, we can move forward if Council so chooses. *(END OF MEMO)*

Yarbrough said she was tasked with looking into this and it appears the best way to do this is to join the Sister Cities International organization, which pairs cities together, adding that they can be international or US sister cities. She stressed that a committee, which can come out of the Mayor's office, is needed to work on it and fill out the application once we join. She cited some of the elements of the application, including shared interests, what you want to accomplish, if you are interested in travel, etc. She said the Council needs to decide if they want to move forward. The City Marketer also pointed out that one city, Norfolk, Virginia, didn't use Sister Cities International and got scammed. She asked how Council would like to proceed.

Mayor Gorham said he noticed in the materials that there is also a "Friends" City option. He asked Yarbrough if it would be better to work with that before applying for a Sister City? Yarbrough said she was not familiar with some of the different aspects but she felt the first step would be to join the organization and then find out what are all of the different possibilities. She agreed that might be the avenue we want to go rather than a Sister City at this time. Councilmember Scoble said from what she had read several cities join and make friends with other cities before deciding who they want to be their Sister City. Several Council members discussed the benefits, including developing friendships with other cities, for educational purposes, and for economic development.

Following further discussion, Mayor Gorham said the committee needs to be representative of the community, to which Yarbrough agreed. The Mayor then called for a motion.

**Councilmember Scoble made the motion, "So moved," to join Sister Cities International, which was seconded by Councilwoman DeJournette and unanimously approved by Council in a 7-0 vote.**

"I'll get it going," Yarbrough said.

**POLICIES:**  
**CONSIDERATION OF COVID-19 POLICIES.**

In making the staff report, Human Resources Director Leigh Anne Bassinger reviewed her memo, which follows:

Memorandum

To: Summer Woodard, City Manager  
City of Reidsville  
From: Leigh Anne Bassinger, Director  
Human Resources Department  
Date: April 3, 2023  
Re: End of COVID-19 Federal Public Health Emergency

As the crisis related to COVID-19 continues to lessen, the federal Public Health State of Emergency is scheduled to end on May 11, 2023. This means the following will occur:

- Certain Medicare and Medicaid waivers and broad flexibilities for healthcare providers will end, because they are no longer necessary.
- Changes to COVID-19 testing for many Americans will change. This means that our employees may begin sharing some of the cost of testing.
- Reporting of COVID-19 test results and immunization to the CDC will no longer be required. This will significantly impact our ability to monitor the levels of community transmission.
- Telemedicine providers may no longer be able to dispense controlled substances to patients without an in-person interaction.

I recommend we update our policies and practices with the City of Reidsville. Specifically, we should end mandatory testing for unvaccinated employees when community transmission rates are elevated, since we will no longer have access to transmission rate data. I also recommend we end the practice of requesting vaccination status from all newly hired employees. And lastly, we may want to allow the emergency paid sick leave program to expire on May 11, 2023, rather than June 30, 2023. *(END OF MEMO)*

Bassinger updated Council by letting them know that things are continuing to change even though we appear to be out of the worst of the COVID-19 Pandemic. She noted that her memo was written several weeks ago and talked of ending all of our COVID practices by the planned May 11<sup>th</sup> ending of the federal Public Health State of Emergency. However, President Biden signed the end of the federal Public Health State of Emergency into law last night so we can go ahead and be active tonight instead of waiting until May 11, she said.

What happens now, she said, with the ending of the federal State of Emergency? A lot of the funding that has come from the federal government will be shifting to private insurance companies, Bassinger stated. While we had been getting free COVID tests and vaccines, those costs will be shifted to insurance or other resources, she continued. As a result of that shift, she added that there will be decreased funding for reporting or recording those positivity rates and we won't know what the community spread looks like anymore. That is because there will be no federal mandate to report positive results to the CDC, she explained.

Bassinger noted that the City has built a lot of its COVID policies around those transmission rates and, if we're not going to have that, it is going to be really hard to manage our policies.

The HR Director said she had come before Council tonight to ask them to abandon several of the policies that had previously been put in place. She recounted those in her memo, which include:

1. Asking new hires for their vaccination status between the offer and their first day of employment.
2. The weekly testing of unvaccinated employees when community transmission rates are high because we are not going to know what those rates are so we have no way of tracking that.
3. Go ahead and let the Emergency Paid Sick Leave (ePSL) expire at the end of the day that Council has been so generous to extend several times.



With no questions from Council, Councilman Festerman said he felt the actions the City took were prudent given the information that we had at the time, but he said he felt like we were past that point now. "I think it's time to move on," he said.

Councilwoman DeJournette asked if employees would still be required to wear a mask if they have COVID? Bassinger said she polled some of her HR peers across the State and here in Rockingham County specifically, both private and public employers. Most of those who responded are still following the CDC guidelines, which are if you test positive, you remain home for five days. You can return to work on day 6 but are required to wear a mask on days 6-10, removing the mask after day 10. She noted that employees have always been able to stay out for the full 10 days if they didn't want to wear the mask, etc. and had available leave.

Bassinger said we are still waiting on final OSHA standards for workplace practices related to COVID-19. OSHA did an emergency, temporary standard three years ago and are still trying to finalize what it will look like for general employers to manage COVID in the workplace, she said. When she gets it and feels it needs Council approval, she said she would come back to Council specifically for that. At this time, she added, we will continue to monitor the CDC's guidelines, which is five days after you test positive and then five days with a mask.

Councilmember Scoble said that technically employees are under no obligation to tell us if they have COVID. Bassinger agreed. City Manager Woodard said they did want some guidance from Council in those cases where an employee tells us they have COVID, does Council want us to continue to follow the CDC guidelines? She said to keep in mind that such employees would not be able to use ePSL and would have to use either their sick or vacation. It has been a concern of some of our departments requiring those employees to stay out since some of them do not have that time, she explained.

Mayor Gorham said he felt like we need to have something in place or we could be jeopardizing the health of others these employees might come into contact with. Councilwoman Walker noted that if an employee has never had COVID and gets it now, they don't get any leave while someone who had it earlier did get paid leave. She said that is a little bit of a hardship there. Bassinger said we could entertain leaving the ePSL in place, meaning it would not come out of the employee's available leave balance. She discussed how paid leave works and how it is already budgeted for.

After further discussion, it was decided to leave the ePSL as it currently is, to expire at the end of the fiscal year on June 30. Council can revisit that issue at that time. Bassinger noted that this would incentivize employees to report when they have COVID in order to get this paid leave. The HR Director also pointed out that we might have an OSHA standard by then.

The Mayor asked Bassinger to recount the first two items she was recommending be removed, which she did.

1. Asking new hires for their vaccination status between the offer and their first day of employment.
2. The weekly testing of unvaccinated employees when community transmission rates are high because we are not going to know what those rates are so we have no way of tracking that.

Mayor Gorham asked if he had a motion to remove the first two recommendations?

**Councilmember Scoble made the motion, “So moved,” which was seconded by Councilwoman Walker and unanimously approved by Council in a 7-0 vote.**

The ePSL will currently remain in effect until June 30, 2023.

**PUBLIC COMMENTS.**

No one came forward for public comments.

**BOARD & COMMISSION APPOINTMENTS:**

City Manager Woodard distributed the ballots for board and commission appointments to Council members.

**CITY MANAGER’S REPORT:**

City Manager Summer Woodard reviewed her April City Manager’s Report, which follows:

**Date:** April 3, 2023  
**To:** Mayor Donald Gorham  
City Council Members  
**From:** Summer Woodard, City Manager  
**Subject:** City Manager’s Monthly Report

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**Personnel**

- Reidsville Fire Chief David Bracken has announced his plans to retire on July 1, 2023. Chief Bracken has served the City of Reidsville for over 35 years. We appreciate Chief Bracken and all he has done during his service here at the City of Reidsville.
- Administration met with Sanford Holshouser on March 27<sup>th</sup> to discuss a job description and search process for the City of Reidsville Economic Development Director position. Administration has a follow-up meeting with Sanford Holshouser on April 14<sup>th</sup> to discuss a step-by-step process and timeline to fill the position of ED Director.

**Projects & City Updates:**

- The Annual North Carolina League of Municipalities Conference “CityVision” will be Tuesday, April 25 through Thursday, April 27<sup>th</sup> at the Embassy Suites in Concord, NC.
- The Sesquicentennial celebration for the Month of April will be our “Founder’s Day Celebration” at Governor Reid House. This event will be Saturday, April 22, 2023 from 10:00 a.m. to 2:00 p.m.
- All budgets were due to the City Manager on April 3, 2023 by 5:00 p.m. I have scheduled budget work sessions with staff to evaluate budget requests. These meetings will be April 4<sup>th</sup> through April 14.
- Bus Stop Shelters - We will be having a ribbon cutting on May 31<sup>st</sup> at 12:00 p.m. at the bus stop shelter located at the Library in downtown Reidsville.
- The City of Reidsville is entering into the final stages of our Streetscape project. The next step in the City’s Downtown Streetscape project is slated to begin with the milling operation of South Scales on Sunday, April 16, 2023, immediately followed by the paving of Scales from Morehead to Settle Streets, weather permitting. Scales Street will be closed at its intersection with Sprinkle Street down to Settle Street beginning at 6 a.m. Sunday and will not re-open until 2 p.m. on Tuesday, April 18, after the paving of the 100 and 200 blocks of

South Scales is completed. Settle Street will remain open while the paving is being performed. Once South Scales is re-opened to traffic, the paving contractor will move to the side streets, including Gilmer and Morehead, Wednesday through Friday, April 19-21. Each of these streets will be closed while work is ongoing. Re-striping of the streets and parking spaces should be completed within the following two weeks once paving is finished. Patrons to the downtown stores on Scales Street will be able to park in downtown parking lots, including those off Morehead, Gilmer and Dr. Martin Luther King Drive while this work is being completed. Appropriate signage will indicate the road closures during these final stages of the Streetscape project. City staff will be going door to door to the affected downtown businesses to alert them to these planned closures. Once the paving and restriping are done, the next step in the project will be installing the Crepe Myrtles in the tree wells along the street. This will conclude an approximate ten-month-long project, which was necessary due to the sinking issue occurring at Mural Park and the uneven pavement along South Scales that was creating a tripping hazard for patrons. The Crepe Myrtles will replace the former trees whose root systems had been damaging the City sidewalks.

- The City of Reidsville and the Chamber of Commerce are working on a Franchise series. The series would be a three (3) part series. The first series will be May 18<sup>th</sup> from 8:30 a.m. to 10:30 a.m. at the Penn House. This event will have a networking breakfast and feature success stories on local entrepreneurs as panelists. The second event is June 15<sup>th</sup> from 11:30 a.m. to 1:00 p.m. and will be a lunch-and-learn event. The third event will be September 21<sup>st</sup> from 8:30 a.m. to 10:00 a.m. and will be an expo and matchmaker event. We are still in the final planning stages of this series and will provide more information as the event continues to evolve.
- City Administration has formed an employee appreciation committee that is comprised of employees from each department/ facility. The employee appreciation committee is working on two (2) events for this year. The first event will be on Saturday, May 20<sup>th</sup> from 11:00 a.m. to 3:00 p.m. at Lake Reidsville. This event will be rain or shine and will be a day to celebrate our dedicated employees and members of their household. We will also announce our Employee of the Year at this event. The second event will be our annual holiday event that will be held as a luncheon instead of a dinner. This event will be in December, 2023.
- The Manager Listening Series will be a listening series for our Teammates to have the opportunity to engage with the City Manager and Assistant City Managers on topics that relate to local government. Each series will be from 12:00 p.m. to 1:00 p.m. and will include a local government topic, audience participation and lunch. There will be four (4) series and each series will be located at a City facility. All employees are invited and encouraged to attend all series at each location.
- The Reidsville Luckies will have their first game at Jaycee Ballpark on Saturday May 20<sup>th</sup> at 5:00 p.m., and the last game in Reidsville will be Sunday, July, 23<sup>rd</sup> at 5:00 p.m. I have attached a copy of their 2023 schedule under the Miscellaneous tab in the agenda packet.

#### **Events/Meetings Attended:**

- 3/1 - Management Team toured the Water Treatment Plant Facility
- 3/2 - Attended the ABC Board meeting and attended the Managers luncheon in Mayodan.
- 3/13 - Worked with Assistant City Manager/Finance Director Chris Phillips on revenues for fiscal year 2023-2024.
- 3/14 - City Council meeting
- 3/15 - Management Team monthly meeting
- 3/20 - Attended Managers luncheon with PTRC

- 3/22 - Interview with Mike Moore Media and attended the Chamber Board of Directors meeting.
- 3/23 - Attended the ABC Board meeting and Reidsville Area Foundation training event.
- 3/25 - Attended the City Hall Open House and Tri-State Steel new store grand opening.
- 3/27 - Met with Sanford Holshouser about Economic Development position. Met with NCDOT and PTRC about STIP projects. Attended the Mayor/Managers dinner in Mayodan.
- 3/28 - Attended the RDC Board meeting and HRC Board meeting.
- 3/30 - Met with City staff to discuss the next phase in the streetscape project which is paving.
- 3/31 - Attended employee appreciation committee meeting.

## **COUNCIL MEMBERS' REPORTS.**

### **Mayor Pro Tem Brown**

Mayor Pro Tem Brown reported attending the following events: 3/21, RHS Interview Panel to select the new Head Football Coach; 3/28, YMCA Board Meeting; 3/29, Meeting with Mayor and City Manager.

### **Councilwoman DeJournette**

Councilwoman DeJournette reported attending the following events: 3/6, Community Treasurer; 3/21, RDC Community Business Meeting-ZOOM; 3/27, Lucky City CrossFit Ribbon Cutting hosted by Reidsville Chamber; and 3/22, Reidsville Chamber Meeting - Zoom.

**Reidsville Chamber of Commerce Report:** Chamber President Diane Sawyer provided these events in her written report but only highlighted a few in her verbal report. Upcoming events reported are as follows: Topics at 12-CPR Workshop on April 20, 12 noon-1 p.m.; Staff Appreciation on April 26, 11 a.m.-2 p.m., Reidsville City Lake; Team Reidsville Community Celebration on April 29, 11 a.m.-3 p.m., Market Square; First Downtown Friday on May 5, 5:30-7:30 p.m., Downtown Reidsville; Reidsville Night-Greensboro Grasshoppers on May 12, 5 p.m.; Chamber Night-Reidsville Luckies on May 20, 4 p.m. Upcoming Ribbon Cuttings are as follows: Tri-State Steel Retail Store on April 12 @ 9 a.m., 2513 Richardson Drive; Salt Barn Mural on April 13 @ 5:30 p.m., Harrison Street; Farm Bureau on April 21 @ 11 a.m. (Staff Appreciation to follow), 1917 Freeway Drive; City Storage on April 25 @ 12 noon, 1623 Way Street; The Destination Magazine on May 16 @ 9 a.m., 140 S. Scales Street (Reidsville Chamber); Used Powersports, LLC on May 22 @ 12 noon, 1906 Freeway Drive; JT's Yogurt on May 26 at 12 noon, 1428 Freeway Drive; Skat Bus Shelter on May 31 @ 12 noon, Reidsville Library Location; Realty One Group Results on June 13 @ 12 noon, 1309 Freeway Drive, Suite 3; Wezzy's Bakery on July 31 @12 noon, Reidsville Chamber of Commerce. New members are Metropolitan Milestone Therapy, PLLC; Caring Hands Home Health, Inc. The May Coffee and Connections will be hosted by Chez Lindsey Bed and Breakfast, May 4, 2023, at 308 South Main Street, 9-10 a.m.

### **Councilwoman Walker**

Councilwoman Walker reported attending the following: March 17, Casino Night; March 23, ABC Board Meeting; March 23, Awareness to Action Workshop; March 25, Open House, City Hall; March 26, Grace Fellowship Church; March 26, New Minister Mark Tanner; March 29, Two-on-two Meeting, City Hall. She detailed the Open House at City Hall, which was done in conjunction with the Touch-a-Truck event. The young lady that led the Pledge of Allegiance today, she noted, came to the event and asked to recite the Pledge so that was worked out. She then asked Assistant City Manager Chris Phillips to tell what was coming up at the Governor Reid House and the Founder's Day Celebration scheduled for April 22, which he did in detail, noting the Historic Preservation

Commission was taking the lead on this event. She then asked Jason Hardin, Planning & Community Development Manager, to update everyone on the upcoming May 6<sup>th</sup> Shred Event sponsored by the Reidsville Appearance Commission. She welcomed the visitors to the meeting.

### **Councilman Hairston**

Councilman Hairston reported attending the following events: 3/1, virtual NAACP meeting and on 3/24, the SWARM basketball game with the Chamber.

### **Councilmember Scoble**

Councilmember Scoble reported attending the following events in her written report: 3/15, Main Street Conference 3/14-3/16; 3/17, Kiwanis Pancake Supper-Reidsville RHS; 3/17, Casino Night-Elks Lodge, a RDC/Chamber Event; 3/20, Photo Shoot-City Hall; 3/23, Kiwanis Club; 3/25; Touch a Truck-City Hall; 3/30, Kiwanis Club; 4/3, Chez Lindsey dinner.

### **Councilman Festerman**

No report.

### **Mayor Gorham**

Mayor Gorham reported attending the following events: 3/17, Kiwanis Club's Pancake Dinner at RHS; 3/17, Casino Night at The Elks Lodge; 3/23, Awareness Workshop with Reidsville Area Foundation Alliance Church; 3/25, Open House at City Hall; 3/28, RDC meeting, City Hall; 3/28, Human Relations Commission, City Hall; 3/29, Two-on-two meetings with Council Members; 3/30, Kiwanis Club meeting; 4/4, Community Watch meeting RPD; 4/6, Week of the Child Event, Market Square; 4/7, Board Meeting at Benaja Mount Zion Holiness Church.

### **ANNOUNCEMENT OF BOARD & COMMISSION APPOINTMENTS.**

City Clerk Angela Stadler announced that Mr. Tyler Morris of 117 Annruston Drive was appointed to the Reidsville Appearance Commission. *(COPIES OF THE SIX BALLOTS PROVIDED ARE HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES. COUNCILMAN FESTERMAN CHOSE NOT TO VOTE.)*

It was also announced that Mayor Gorham was appointing Mr. John Harris of 784 Knowles Road, Reidsville, to the New Reidsville Housing Authority Board, which is a Mayoral appointment.

### **MOVE TO THE FIRST-FLOOR CONFERENCE ROOM FOR A CLOSED SESSION TO CONSULT WITH AN ATTORNEY TO PRESERVE THE ATTORNEY-CLIENT PRIVILEGE PURSUANT TO NCGS 143-318.11(A)(3).**

He added that a closed session on economic development was also being added, which is NCGS 143-318.11(a)(4). Mayor Gorham said the Council would not return to Council Chambers following the closed session.

**In the conference room, the motion "So moved" to go into closed session was made by Mayor Pro Tem Brown, seconded by Councilwoman DeJournette and unanimously approved by Council in a 7-0 vote, to go into closed session at approximately 7:15 p.m.**

**MOTION TO ADJOURN.**

**Upon return to open session, Councilmember Scoble then made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 7-0 vote, to adjourn at approximately 8:48 p.m.**

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Donald L. Gorham, Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC, City Clerk

**MINUTES OF THE SPECIAL MEETING  
OF THE REIDSVILLE CITY COUNCIL  
HELD TUESDAY, APRIL 18, 2023 AT 5:30 P.M.  
REIDSVILLE CITY HALL, 1<sup>st</sup> FLOOR CONFERENCE ROOM**

**CITY COUNCIL MEMBERS PRESENT:** Mayor Donald L. Gorham  
Councilman James K. Festerman  
Councilmember Terresia Scoble  
Councilwoman Barbara J. DeJournette  
Councilman William Hairston  
Councilwoman Sherri G. Walker

**COUNCIL MEMBERS ABSENT:** Mayor Pro Tem Harry L. Brown

**CITY STAFF PRESENT:** Summer Woodard, City Manager  
Angela G. Stadler, City Clerk  
Chris Phillips, Assistant City Manager of  
Administration/Finance Director  
Haywood Cloud Jr., Assistant City Manager of  
Community Services  
Ray Gibson, Police Chief  
David Bracken, Fire Chief  
Josh Beck, Public Works Director  
Judy Yarbrough, City Marketer  
Leigh Anne Bassinger, HR Director  
Shirrell Williams, IT Director

**CALLED TO ORDER.**

Mayor Gorham called the special meeting to order for a 2023-2024 budget work session. The Mayor then turned the meeting over to staff.

**INTRODUCTION.**

City Manager Summer Woodard said this budget work session would be a “tag team” effort between herself and Assistant City Manager Chris Phillips.

**REVENUE PROJECTIONS.**

As City Manager Woodard started to review Projected Revenues as shown on page 2, she emphasized that the proposed 2023-2024 budget does not include a tax increase. She added that the City’s three largest sustainable revenues sources, property taxes, sales taxes and investment earnings are expected to increase, bringing in approximately \$696,900.

Assistant City Manager Phillips first discussed property taxes, which are estimated to increase by approximately \$72,000. He said we are aware of some improvements going on around town, along with some that haven't showed up on the tax rolls yet.

He said sales taxes have been climbing for the last couple of years. In the coming year, they are projected to increase by \$400,000. Sales taxes and inflation go "hand in hand", he noted. While they are still going up, the NC League of Municipalities' revenue projections are that sales tax will slow down but are not expected to decrease. Right now, it looks like we should see about an 8% increase but some months have shown as much as an 11% increase, he said. Phillips said we think the increase will be there for the next fiscal year.

Regarding investment earnings, we expect those to continue to increase while the Federal Reserve increases rates. The largest part of our investment earnings, Phillips pointed out, are in the NC Capital Management Trust. Currently federal rates are at 4.5%, he said, which is what we are presently earning on our investments.

The Finance Director said he would offer a "word to the wise": investment earnings can go away. He said we don't want to depend on them too much for the next fiscal year although we don't think interest rates are going to fall. Of course, he said that is if nothing extraordinary happens in the coming year.

Manager Woodard said that Phillips had offered a good cautionary tale about our revenue sources. However, she said we feel comfortable with a projected increase of \$225,000 in investment earnings for the coming year.

Councilman Festerman asked about service fees, saying that \$500,000 seemed high. Phillips said that a \$5 charge each month for a year for 7,000 households adds up. He added that permits and other fees are a separate item.

Manager Woodard said no fund balance was used to balance the budget so far. Councilman Festerman asked about fund balance. Currently the total fund balance is over \$11 million with \$6 million unassigned.

Discussion ensued briefly about revaluation. Phillips explained that the County will not do reval until next year. Manager Woodard said this budget does not include revaluation. It was noted that most municipalities who have undergone revaluation are finding that it is helping them considerably.

The City Manager said that Parks & Recreation revenues and Reidsville Downtown Corporation revenues are the same as the prior year. In the Combined Enterprise Fund, water and sewer rates will stay the same but this is an increase only because there has been an increase in those investment earnings, she added. The LEO Separation Allowance Fund is also projected to be the



same with no Fund Balance needed there. The same is true for the Garage Fund, Manager Woodard continued.

The Insurance Fund is also slated to remain the same. In terms of health care costs, Phillips reminded Council members that the City is no longer self-insured.

Manager Woodard said that the difference in revenues between the current budget and the proposed 2023-2024 budget is a \$796,900 increase.

## **SALARIES.**

### **Pay Plan.**

The City Manager then moved to page 3 of the handout discussing the Pay Plan and proposed COLA. Implementation of the Pay Plan for the “All Other” group, which includes City Hall, Parks & Rec, Administrative and Management Team, is a base cost of \$119,000 with benefits of \$35,700 for a total of \$154,700, she noted. It was noted that the City had skipped one year due to COVID so it had been four years since this group was studied.

Reviewing this page, the following was noted:

- Job Grades are at a separation of 5%
- Grade advances from 1 to as much as 5
- Pay increase = 1.25% per grade or to new starting pay
- Largest increase was 22%; smallest was 1.25%
- Primarily General Fund salaries

Phillips said there were a few positions that were at a 22% increase based on the market also because someone is at the beginning of their pay range, he stated.

### **COLA.**

Manager Woodard pointed out that the Consumer Price Index has continued to rise and is currently at 7%. Therefore, she is recommending a 3% COLA, which on the City’s \$9,350,000 payroll will cost \$280,500 and with benefits included, \$364,650. She said that cost is broken down by fund. She said she had polled her fellow managers and they are expected to provide the following: 4% COLA, the County; 3% COLA for Madison, Mayodan and Stoneville; and Eden, undisclosed.

Councilman Festerman said, according to the CPI, we are already 4% behind going out of the gate July 1<sup>st</sup>. Councilwoman Walker stressed that “We are our people.” Mayor Gorham agreed but noted the need to take “baby steps” to get back to where we need to be and giving them a “livable wage”. Councilmember Scoble also expressed concern that if we go too big, we will face failure of a different kind.

Manager Woodard stressed that a 3% COLA is what they feel is sustainable, but she is looking for direction from City Council. She added that unlike other cities, Reidsville does do the pay

plan and study its peer group. She said some cities in our peer group haven't done a pay plan since 1996.

As they discussed the budget process, Phillips noted that they have not put all of the budget together. Manager Woodard added that they are on schedule with the budget calendar.

### **Health Insurance.**

Originally the City was looking at a 9.5% increase in health insurance costs, but the City Manager credited Human Resources Director Leigh Anne Bassinger with working with the NC League of Municipalities to get that renewal rate down to 6%, which is an approximate \$150,000 cost. It was noted that we are playing \$12,250 per employee/retiree for health insurance. Other municipalities are envious that we provide health insurance to our retirees up to age 65, Manager Woodard said. The City of Eden, it was stated, requires their employees to pay part of their health insurance costs. Councilman Festerman said the State just changed theirs as well. Phillips said the 6% increase will be passed along to the employees electing child/family coverage.

Discussion ensued about the NCLM's use of pools for coverage, which has been advantageous to the City this past year. The City experienced 10 employees with large claims but one had a particularly large claim, Phillips explained. A large claim pool has been a huge help to us, the Finance Director said.

### **Retirement.**

Staff reviewed the retirement information found on page 4 of the handout. This will be an additional \$90,000 cost for the 2023-2024 fiscal year.

### **Capital Needs.**

Manager Woodard explained that for the past few years, Reidsville has treated capital needs differently. For the last three years, the City has followed a carryover policy. Phillips discussed the process in more depth, adding that the last couple of years any excess revenues or dollars that we didn't anticipate having have been carried over and used to fund capital needs. Manager Woodard said we have had very good success in doing it this way. Departments have brought forth more than \$2.5 million in capital needs, which are listed on page 5 of the handout.

The largest capital need, Manager Woodard pointed out on the list, is a new fire truck. It currently takes four years to build a fire truck once the order is placed. The cost to the City as of July 1<sup>st</sup> will be \$970,000. She noted that they have come up with some creative ways to finance this truck, which doesn't need to be paid for upfront so the City has some payment options. Phillips talked of taking \$200,000 in current year revenues and paying off the existing fire truck loan. We will use the payments for the next four years towards financing the new truck.

Fire Chief David Bracken noted that the cost of the same fire truck last year was \$700,000-plus but that cost has risen to \$970,000 with the price expected to go up every three months. Discussion briefly centered on the how the Fire Department keeps older trucks as spares.

Again, Manager Woodard said they have options to fund that \$970,000 by rolling some debt off. She added that she wanted to share all of the capital need requests with Council. She continued to review departmental capital needs listed on page 5 in greater detail as follows:

- Fire Department: In addition to the fire truck, \$91,000 for Roof Repair & Concrete Apron; \$47,000 for One Admin Vehicle
- Penn House: \$70,000 for Furniture & Appliances to go into the new building being constructed. The City Manager said it was felt that if these items were bought separately, there would be cash savings.
- Main Street: \$12,000 for a new Split Unit Heating/Air Conditioning Unit for the restrooms at Market Square.
- IT: \$30,000 for City Computer Replacements and \$27,000 for three Servers for security.
- Parks & Rec: \$7,000 for a Scoreboard at Lake Reidsville for the soccer/football games played there; \$30,000 to upgrade the bathrooms on the gymnasium level in the P&R Building; and \$19,000 for a Jump Pad for Lake Reidsville. There was further discussion about what a Jump Pad is and how it will provide more activities for young campers at Lake Reidsville to do.
- Police Department: \$206,000 for a New Roof and \$269,400 for five new Patrol Vehicles. It was noted that the PD roof has not been replaced since 1996. The City received three options, including a \$113,000 patch good for ten years; \$162,000 to patch the existing roof and then replace the flat part of the roof only; and \$206,000 for a full replacement. Manager Woodard said she is recommending the full replacement option good for 30 years, and several Council members expressed their support for that. Regarding the vehicle replacements, the City Manager cited Chief Ray Gibson's April 17<sup>th</sup> memo on the need to replace five patrol vehicles, including the age of vehicles, mileage and maintenance costs. Chief Gibson came forward to talk about how vehicles have been purchased since last year and cycled through divisions, etc. He also discussed the need to have the vehicles pursuit rated, meaning they would be allowed to engage in pursuit regardless of the division to which they were assigned. Several Council members expressed concerns about the high maintenance costs with several of the vehicles. Discussion also touched on how costly it is to upgrade a vehicle to a patrol vehicle. Chief Gibson also noted the importance such vehicles are to morale. He referenced how hard the detective division has been working and how it means a lot to them to have safe vehicles. Mayor Gorham asked how they are different from patrol officers? The Chief replied that there is no difference, adding that they are a big morale booster for anyone in the department.
- Public Works: \$100,000 for the CIP, which had been discussed at the Council Retreat; \$6,000 for survey and expansion of Greenview Cemetery, also discussed at the Retreat; \$112,600 for a Refuse Trailer for Sanitation; \$32,346 for Scales for Sanitation; \$191,400 for a Front Loader for Streets; \$15,700 for a UTV for Streets; \$112,600 for a second Refuse Trailer for Sanitation; \$192,000 for a Roller for Streets; and \$15,444 for Cameras

for Sanitation. The use of carryover funds for some of these items was noted. Discussion centered briefly on the refuse trailers, both of which are 12 years old. The better of the two trailers would be kept as a backup. Public Works Director Josh Beck talked about the condition of the current Front Loader, which is a 1992 Model and used at the recycling yard. The UTV is like a John Deere Gator. The Roller helps with compaction in various projects. The Sanitation Division gets callbacks to return to pick up trash cans with residents claiming the trash cans were missed or some type of damage was incurred due to the City vehicles. These cameras with GPS would help determine if return trip charges are needed and help prove the City is not at fault in damage to property, etc., Beck explained. As the cameras were discussed, the Public Works Director noted that the cameras will be located on the front and side of the garbage trucks and added that these callbacks are often requested by the same customers.

It was noted at this point in the budget work session that the additional revenues of \$696,900 anticipated next year in the General Fund would be able to absorb the proposed COLA and All Other Pay Plan implementation.

Councilman Festerman asked how this year's capital requests compared to previous years. Phillips said if you take out the Fire Truck, he felt they were comparable. Manager Woodard said she recommends funding the Fire Truck, the Jump Pad, the Police Department roof, the refuse trailer(s) and the front loader. Councilman Festerman said we have to trust staff because he doesn't know how much a Jump Pad costs. Mayor Gorham spoke positively from his experience taking his grandchildren to enjoy the activity.

Discussion went briefly to the City's dog park at Lower Jaycee, which experiences drainage issues and possible sources of revenues for upgrades to the park.

Staff then reviewed the capital requests in the Water & Sewer Departments, which total \$320,500. Councilmember Scoble asked if there were revenues to cover this? The anticipated \$100,000 increase in revenues doesn't help with these requests.

Manager Woodard asked for direction from Council and whether they would like staff to fund with carryover or try and fund these items now. She said either Fund Balance or retained earnings would be needed to balance these items.

Councilwoman Walker said she felt like the capital requests in the General Fund are all "priority" items as are those in Water & Sewer. Mayor Gorham asked them to look at further cuts.

Councilman Festerman returned the discussion to pursuit-rated vehicles in the Police Department. He asked if detectives are allowed to be involved in pursuits? Chief Gibson replied that they must be in pursuit-rated vehicles. Councilman Festerman asked if there has been a

problem in the past? The Police Chief said he was not aware of it, but he wants them in pursuit-rated vehicles.

Councilmember Scoble asked, other than the Fire Truck, are there any other financing options? Manager Woodard replied that there are year-end earnings. Phillips said that there may be a little more meat on the bone for revenues this year. Councilman Festerman said he assumed they had already taken the “easy pickings” and that anything else will affect services that our citizens expect. It was noted that without the Fire Truck, capital needs are at \$1.586 million. Manager Woodard suggested that they look at cutting the capital further or see what can be funded now. Mayor Gorham said that sounded reasonable. The City Manager said she felt fairly certain that we will see growth in unanticipated earnings/savings. She also said she felt like we can pay for some items if allowed to use carryover. Phillips noted that what we did in the current year authorizing us to move this money forward does not fall under any General Statutes but is a budgeting tool. Manager Woodard said they will bring to Council in September using the carryover policy.

Councilman Hairston stated that all of these items are very needed. Manager Woodard asked if there were any particular items Council wanted them to consider reducing further. The Mayor asked staff to look at police cars. Councilman Hairston agreed, including to look into the pursuit part of it. The Mayor went further saying for them to look at anything they feel can be cut this fiscal year. The City Manager said they would sharpen their pencils. Councilwoman Walker said if an item is from 1992, we need to find monies for a replacement.

#### **New Positions Requested.**

On page 8 they looked at new positions requested, which includes the following:

- Fire Department – Three additional entry level positions, cost of \$186,000
- Penn House – Move part-time to full-time position with benefits, \$34,000, with the new building
- Police Department – One new Lieutenant of Community Oriented Policing position, minimum cost of \$86,500
- Water Treatment Plant – One new Lab Supervisor, minimum of \$72,700

Manager Woodard then reviewed the current nine vacancies in the City. She said we are in a better place than we were last year at this time. She expressed concerns about creating these new positions under current budget conditions, but she added that the Penn House position is the most likely to offset the costs somewhat because of new revenues with rental of the new facility.

Again, Manager Woodard asked for guidance from Council regarding capital needs, etc. She said that some of these positions could be revisited next year after the County goes through revaluation. She added that next year we will need to look at a water and sewer rate increase since it has been four years. She reiterated that the only one we could possibly afford is the full-

time position at the Penn House. Penn House Manager Judy Yarbrough said the building should be finished in 183 days at the start of construction or by the end of October.

In response to a question from Councilman Festerman, Chief Gibson discussed recent restructuring within his department while Robert Hassell was Chief, including that involving the position of Administrative Lieutenant. In the Community Policing Division, the Admin position there has had a lot of added responsibilities, including Animal Control, SROs, Downtown Officer, etc. The Chief said if he doesn't get the new Lieutenant position in Community Policing, he will make it work, most likely having to give the other sergeants more to do. Councilman Festerman noted that Community Policing has become more "in vogue" in recent years. Councilman Hairston said if Chief Gibson can make it work, let him make it work and look at the issue again next year. Concerns were expressed by several Council members about adding extra duties to the sergeants. Discussion ensued briefly about who provides "backup" for the School Resource Officers when they are out. Mayor Gorham asked if this new position would help lessen the chances of a dire situation at a school? He also asked if this might help energize the Community Watch program, which has gone down from 12 to two groups. Councilmember Scoble asked if they don't do it, are they less likely to recruit officers, to which Chief Gibson replied he didn't think that would have an effect. The Police Chief said that Lieutenant position would have more time to concentrate on the schools, etc. Mayor Gorham said he doesn't want to be the Mayor making excuses after a bad situation at one of the schools. Councilman Festerman agreed, saying he wanted to make sure the department was given the resources needed.

City Manager Woodard said they will try to hold capital requests when possible. She noted that all of these requests for capital and new positions are viable in all of the departments although she pointed out that the Fire Truck request is the more pressing need for that department.

Discussion centered briefly on the requested WTP Lab Supervisor position versus the cost of contracting some of that work out. Fire Chief Bracken then discussed the Fire Department's additional firefighters request. He explained the "two in/two out" protocol that is a safety issue for his department. To be able to implement this, he must have a minimum of seven firefighters, with at least three on each shift because of the distance between one end of Reidsville to the other. Mayor Gorham and Councilman Festerman added some historical perspective to the discussion.

Councilman Hairston stated that all of these requests are very important but expressed concerns about the budget. He said he would be willing to go with the City Manager's recommendation. Councilmember Scoble asked if there is any other source of revenues that may go up? Phillips stated that interest earnings and sales tax could.

City Manager Woodard said they will look at the requested positions again but reiterated that the Penn House position is the only one that could increase revenues. Phillips added that his revenue projections are conservative, but he noted that the City doesn't get the final sales tax numbers, etc. until September. At this point, we might see an 8% or 9% increase but we just don't know,

he stressed. Councilmember Scoble said we need an increase in revenues. Discussion returned briefly to the property revaluation to be done next year as well. Councilman Festerman said that we would need to have a revenue neutral tax rate. Phillips said a revenue neutral tax rate must be published but doesn't have to be adopted. Including the Penn House position, it was noted that the cost of all of these positions is \$379,200.

Mayor Gorham said we can't satisfy everybody, but we can do our best for everybody. Councilman Festerman said health and safety are at the forefront. Quality of life shouldn't jeopardize safety, he stressed.

Councilwoman Walker asked about the bathrooms at the Parks & Rec building, which was one of the capital requests. It was noted that these bathrooms haven't been touched in at least 20-25 years. While Assistant City Manager of Community Services Haywood Cloud Jr. stated that these bathrooms are really old, they do work and this cosmetic request could be sacrificed.

The City Manager said they would look at all of these requests again. Mayor Gorham expressed confidence that they can make all of this work. He noted that in the past, we knew that we were an SRO short, but we had a plan in place and it was resolved, he said.

Councilwoman DeJournette asked how much is spent on outside lab work? Public Works Director Beck said there are a lot of new regulations coming out and listed some of the situations his department is currently dealing with, including how they have had to handle the "back up" of personnel at the WTP and WWTPs. As discussion continued, Manager Woodard reminded Council that the Water and Sewer Fund is separate from the General Fund. However, he noted that testing supplies at the WTP are budgeted for \$100,000 and \$37,000 for outside testing at the WTP, some of which could be done in house with the new position. Therefore, while that might pay for some of the position, he wasn't sure what the difference would be.

### **Fee Schedule.**

City Manager Woodard then turned to the City's Fee Schedule, which was last revised on March 14, 2023. Possible fee increases she mentioned were rental of the new facility at the Penn House as well as some advertising costs and building inspection fees in Community Development. She also noted the need to implement advertising costs for procedures like annexations in the Governing Board budget.

As she concluded the budget work session discussion, Manager Woodard especially thanked Assistant City Managers Haywood Cloud and Chris Phillips for their assistance through the budget process and City Clerk Angela Stadler's help as well. She said she felt like staff got some clarification so that they can present Council with a balanced budget at its May meeting.

Prior to the end of the meeting, Public Works Director Beck provided Council with an update on the Downtown Streetscape project. Mayor Gorham asked for a diagram or picture of the parking

spaces to prove that only five have been eliminated through the project. Beck said he would get something pulled together for that.

Manager Woodard said the budget will be presented to Council at the May 9<sup>th</sup> meeting. If another budget work session is needed, it would be held on May 23<sup>rd</sup> at 5:30 p.m. The public hearing for the budget will be held on June 13<sup>th</sup>.

Mayor Gorham thanked all for coming out. He asked for a motion to adjourn.

**MOTION TO ADJOURN.**

**Councilmember Scoble made the motion, seconded by Councilwoman DeJournette and unanimously approved by Council in a 6-0 vote, to adjourn.**

---

Donald L. Gorham, Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC  
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

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**TO:** The Honorable Mayor Gorham, Members of the  
Reidsville City Council, and Summer Woodard, City Manager  
**FROM:** Jason Hardin, Planning & Community Development Manager  
**DATE:** May 9, 2023  
**RE:** Voluntary Annexation Request for Parcel No. 148922 Located off  
Freeway Drive

Attached is a fully executed request by Richard R. Saunders III, Maida B. Hastings, Reuben M. Saunders, Clara M. Saunders Dodd, and Michael & Earleen Burch to voluntarily annex 5.94 acres located off Freeway Drive. This is a contiguous annexation. Due to the noncontroversial nature of this request, the City Clerk has reviewed the sufficiency of the petition, and the first two steps of the annexation have been combined. Therefore, with the agreement of City Council, a public hearing will be held at the Council's June 13, 2023 meeting.

Council will need to approve the attached resolution directing the City Clerk to investigate the petition, along with the resolution calling for the public hearing on June 13<sup>th</sup>.

Enclosures

**PETITION FOR VOLUNTARY ANNEXATION**  
**Contiguous Property**

Date: 5/1/2023

To the City Council of the City of Reidsville, Rockingham County, North Carolina:

1. We the undersigned owners of the real property respectfully request the area described in paragraph 2 below be annexed into the City of Reidsville, N.C.
  
2. The area to be annexed is contiguous to the City of Reidsville, N.C. and the boundaries of such territory are as follows:

**Beginning** at a set iron on the southern line of David M. Vaughn and Kenneth M. Vaughn as described in Deed Book (D.B.) 1059 Pg. 2312; thence S 88°15'12" E a distance of 733.96' to a found iron on the western line of Alcan Packaging Food & Tobacco Inc. as described in D.B. 1275 Pg. 2239; thence S 00°36'01" W a distance of 339.35' to a set iron at the southwest corner of said Alcan Packaging Food & Tobacco Inc. and on the northern line of the right of way (R/W) for Freeway Dr; thence along the R/W of Freeway Sr for the following courses and distances with a curve turning to the left having an arc length of 939.94', having a radius of 5829.54', having a chord bearing of N 85°23'10" W, having a chord length of 938.92', to a found R/W monument; thence N 89°59'58" W a distance of 44.64' to a set iron at the southeast corner of the pond lot as described in P.B. 43 Pg. 78; thence along the lines of said pond lot for the following courses and distances N 00°00'00" W a distance of 59.40' to a set iron; thence N 45°32'22" E a distance of 49.02' to a set iron; thence N 57°28'35" E a distance of 54.50' to a set iron; thence N 86°47'41" E a distance of 108.48' to a set iron; thence N 21°17'18" E a distance of 168.40' to the **point of beginning**, having and area of 5.94 acres, more or less.

3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the City of Reidsville, N.C.

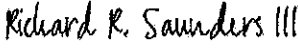
**PROPERTY INFORMATION:**

Location: Property off US 29 BUS

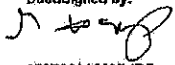
Parcel No.: 148922

Property Owner Mailing Address: Listed under each signature below.

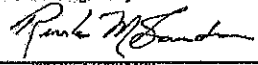
Owner Signatures:

DocuSigned by:  
 4/27/2023 (Signatures)

Richard R. Saunders III  
212 Kings Trail, 22A  
Sunset Beach, NC 28468

DocuSigned by:  
 4/27/2023 (Signatures)

Maida B. Hastings  
515 Radcliffe Ave  
Pacific Palisades, CA 90272

DocuSigned by:  
 4/27/2023 (Signatures)

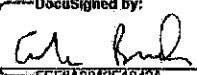
Reuben M. Saunders  
304 Gordon St  
Beaufort, NC 28516

DocuSigned by:  
 4/27/2023 (Signatures)

Clara M. Saunders Dodd  
10314 Old Carolina Dr  
Charlotte, NC 28214

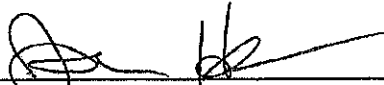
DocuSigned by:  
 4/27/2023 (Signatures)

Michael & Earleen Burch  
100A Kay St.  
Carrboro, NC 27510

DocuSigned by:  
 4/27/2023 (Signatures)

Received by the Planning and Community Development Manager, City of Reidsville, NC

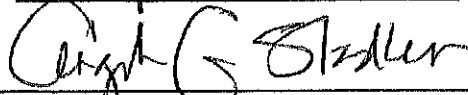
on May 1st, 2023.



Jason Hardin, Planning and Community Development Manager

Received by the City Clerk, City of Reidsville, N.C.

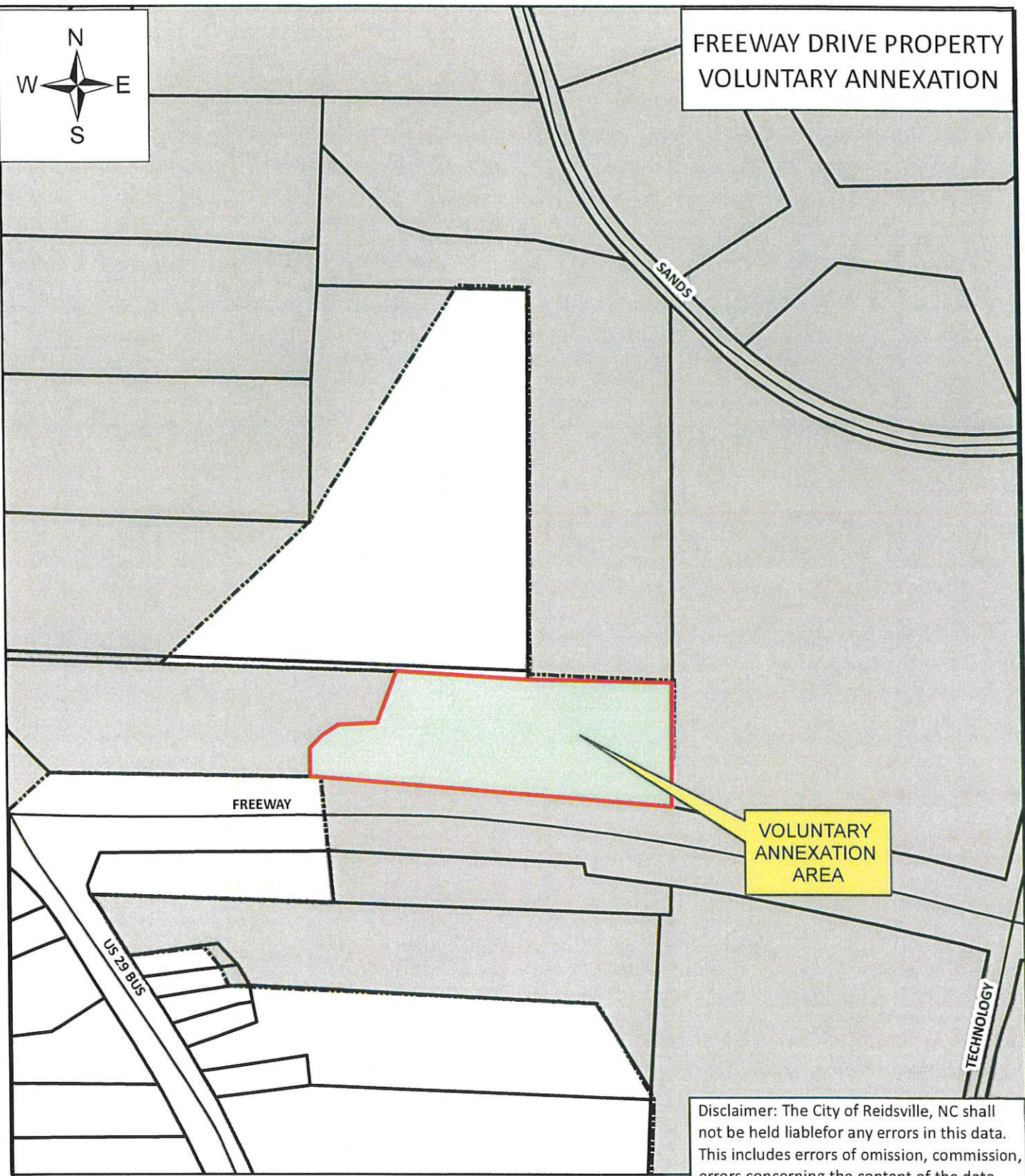
on May 1st, 2023.



Angela G. Stadler, City Clerk





# FREWAY DRIVE PROPERTY VOLUNTARY ANNEXATION



VOLUNTARY ANNEXATION AREA

Disclaimer: The City of Reidsville, NC shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. This data cannot be construed to be a legal document.

-  Current City Limit Boundary
-  Vol. Annexation Area Off Freeway Dr Property



Prepared By:  
City of Reidsville  
Planning & GIS  
230 W. Morehead Street  
Reidsville, NC 27320  
Date: 5/1/2023





THE CITY OF  
**Reidsville**  
NORTH CAROLINA

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

A2023-01

**RESOLUTION DIRECTING THE CLERK  
TO INVESTIGATE A PETITION RECEIVED  
UNDER G.S. 160A-31**

**WHEREAS**, a petition requesting annexation of an area described in said petition was received on May 1, 2023 by the City Council of the City of Reidsville; and

**WHEREAS**, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

**WHEREAS**, the City Council of the City of Reidsville deems it advisable to proceed in response to this request for annexation;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reidsville that:

The City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the result of her investigation.

This the 9<sup>th</sup> day of May, 2023.

---

Donald L. Gorham  
Mayor

ATTEST:

---

Angela G. Stadler, CMC/NCCMC  
City Clerk

*“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

A2023-01

## CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Reidsville, North Carolina:

I, Angela G. Stadler, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 1<sup>st</sup> day of May, 2023.



Angela G. Stadler, CMC/NCCMC  
City Clerk



A2023-01

**RESOLUTION FIXING DATE OF PUBLIC HEARING  
ON QUESTION OF ANNEXATION  
PURSUANT TO G.S. 160A-31  
*Parcel #148922 Located Off Freeway Drive***

**WHEREAS**, a petition requesting annexation of the area described herein has been received; and

**WHEREAS**, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, certification by the City Clerk as to the sufficiency of the petition has been made;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reidsville, North Carolina that:

**Section 1.** A public hearing on the question of annexation of the area described herein will be held at Reidsville City Hall, 230 West Morehead Street, at 6:00 P.M. on Tuesday, June 13, 2023.

**Section 2.** The area proposed for annexation is described as follows:

Beginning at a set iron on the southern line of David M. Vaughn and Kenneth M. Vaughn as described in Deed Book (D.B.) 1059 Pg. 2312; thence S 88°15'12" E a distance of 733.96' to a found iron on the western line of Alcan Packaging Food & Tobacco Inc. as described in D.B. 1275 Pg. 2239; thence S 00°36'01" W a distance of 339.35' to a set iron at the southwest corner of said Alcan Packaging Food & Tobacco Inc. and on the northern line of the right of way (R/W) for Freeway Dr; thence along the R/W of Freeway Sr for the following courses and distances with a curve turning to the left having an arc length of 939.94', having a radius of 5829.54', having a chord bearing of N 85°23'10" W, having a chord length of 938.92', to a found R/W monument; thence N 89°59'58" W a distance of 44.64' to a set iron at the southeast corner of the pond lot as described in P.B. 43 Pg. 78; thence along the lines of said pond lot for the following



courses and distances N 00°00'00" W a distance of 59.40' to a set iron; thence N 45°32'22" E a distance of 49.02' to a set iron; thence N 57°28'35" E a distance of 54.50' to a set iron; thence N 86°47'41" E a distance of 108.48' to a set iron; thence N 21°17'18" E a distance of 168.40' to the point of beginning, having and area of 5.94 acres, more or less. *Being all of Rockingham County PIN: 890300344430 as described in Plat Book (P.B.) 43 Page (Pg.) 78 (Lot 1B) recorded in the Rockingham County Register of Deeds Office.*

**Section 3.** Notice of the public hearing shall be published in *RockinghamNow*, a newspaper having general circulation in the City of Reidsville, at least ten (10) days prior to the date of the public hearing.

This the 9<sup>th</sup> day of May, 2023.

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Donald L. Gorham  
Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC  
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

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**TO:** The Honorable Mayor Gorham, Members of the  
Reidsville City Council, and Summer Woodard, City Manager  
**FROM:** Jason Hardin, Planning & Community Development Manager  
**DATE:** May 9, 2023  
**RE:** Voluntary Annexation Request for the Non-Annexed Portion of  
Parcel No. 164335Z1 Located off South Scales Street

Attached is a fully executed request by Kenneth M. Vaughn, Joyce C. Vaughn, David M. Vaughn, and Xandra W. Vaughn to voluntarily annex 19.64 acres located off South Scales Street. This is a contiguous annexation. Due to the noncontroversial nature of this request, the City Clerk has reviewed the sufficiency of the petition, and the first two steps of the annexation have been combined. Therefore, with the agreement of City Council, a public hearing will be held at the Council's June 13, 2023 meeting.

Council will need to approve the attached resolution directing the City Clerk to investigate the petition, along with the resolution calling for the public hearing on June 13<sup>th</sup>.

Enclosures

**PETITION FOR VOLUNTARY ANNEXATION**  
**Contiguous Property**

Date: May 1, 2023

To the City Council of the City of Reidsville, Rockingham County, North Carolina:

1. We the undersigned owners of the real property respectfully request the area described in paragraph 2 below be annexed into the City of Reidsville, N.C.
2. The area to be annexed is contiguous to the City of Reidsville, N.C. and the boundaries of such territory are as follows:

Being all of Rockingham County PIN # 890300344430, and a portion of PIN# 890300148879 and 890300340824 property of David M. & Kenneth M. Vaughn, and located at 2621 S Scales St

Being all of that certain 19.64 acres tract of land to be annexed lying in the City of Reidsville, Rockingham County, North Carolina; and bounded by natural boundaries and/or lands owned by and/or in possession of persons, as follows: on the north and east by Citizens Economic Development, INC on the east by Alcan Packaging Food & Tobacco, INC on the south by Freeway Drive (HWY 87) and Primax Properties, LLC on the west by David M. & Kenneth M. Vaughn; said tract being particularly described by courses (according to the North Carolina Grid system) and distances according to a survey and plat prepared by FEI under the seal of Tommy W. Wright Professional Land Surveyor No. L-5262 dated April, 28, 2023, job file 08028.006, to which reference is hereby made, as follows:

Commencing at a 1/2" found rebar with cap at the northwest corner of Primax Properties, LLC as described in deed book (D.B.) 1598 page (Pg.) 1595 and the southwest corner of David M. & Kenneth M. Vaughn as described in D.B. 1059 Pg. 2312, said rebar having North Carolina State Plane Grid Coordinates NAD83(2011) of northing: 934604.66, easting: 1801888.33; thence along the common line of said Vaughn and Primax Properties, LLC S 89°00'22" E a distance of 552.79' to THE POINT OF BEGINNING, said point being a set 1/2" rebar having North Carolina State Plane Grid Coordinates NAD83(2011) of northing: 934595.08, easting: 1802441.03; thence N 46°21'50" E, passing a 1/2" set rebar at a distance of 35.48', a total distance of 566.98' to a 3/4" found iron pipe at the northeast corner of David M. & Kenneth M. Vaughn as described in D.B. 730 Pg. 772 (Tract 1), the southeast corner of Caitlyn Danielle Short as described in D.B. 1593 Pg. 52 (Property 1, Tract 2) and on the western line of David M. & Kenneth M. Vaughn as described in D.B. 730 Pg. 772 (Tract 2); thence N

30°43'06" E a distance of 751.56' to a 1/2" set rebar on the southern line of Citizens Economic Development, INC as described in D.B. 1094 Pg. 1868; thence along the lines of said Citizens Economic Development, INC for the following courses and distances S 88°58'06" E a distance of 227.48' to a 3/4" found iron pipe; thence S 00°29'31" W, passing a 1" found iron pipe at as distance of 1034.18', a total distance of 1058.99' to a 1/2" set rebar; thence S 88°14'39" E a distance of 400.77' to a 1" found iron pipe on at the southeast corner of said Citizens Economic Development, INC and on the western line of Alcan Packaging Food & Tobacco INC as described in D.B. 1275 Pg. 2239; thence S 00°35'05" W a distance of 338.96' to a 1 1/4" found iron pipe at the southwest corner of said Alcan Packaging Food & Tobacco INC and on the northern margin of the variable right of way (R/W) for Freeway Drive (HWY 87); thence along Freeway Drive R/W with a curve turning to the left having an arc length of 939.89', having a radius of 5829.54', having a chord bearing of N 85°24'53" W, having a chord length of 938.87', to a R/W monument; thence N 89°40'09" W a distance of 44.67' to a 1" found iron pipe at the southeast corner of said Primax Properties, LLC; thence along the lines of said Primax Properties, LLC for the following courses and distances N 00°04'49" E a distance of 59.31' to a 3/4" found iron pipe; thence N 45°29'07" E a distance of 49.02' to a 3/4" found iron pipe; thence N 57°27'45" E a distance of 54.79' to a 3/4" found iron pipe; thence N 86°46'55" E a distance of 108.41' to a 3/4" found iron pipe; thence N 21°16'17" E a distance of 168.36' to a 3/4" found iron pipe; thence N 88°13'09" W a distance of 289.40' to a 3/4" found iron pipe; thence N 89°06'03" W a distance of 177.30' to a 1/2" found rebar; thence N 89°00'22" W a distance of 213.24' to the point of beginning.

3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the City of Reidsville, N.C.

PROPERTY INFORMATION:

Location: Property off S Scales St.

Parcel No.: 164335Z1

Property Owner Mailing Address: Listed under each signature below.

Owner Signatures:

DocuSigned by:  
Kenneth M. Vaughn (Signatures)  
Kenneth McGeehee Vaughn  
161 DeStefano Rd  
Eden, NC 27288

DocuSigned by:  
Joyce C. Vaughn (Signatures)  
Joyce Carver Vaughn  
161 DeStefano Rd  
Eden, NC 27288

DocuSigned by:  
David M. Vaughn (Signatures)  
David Marshall Vaughn  
201 Chickasaw Drive  
Reidsville, NC 27320

DocuSigned by:  
Xandra W. Vaughn (Signatures)  
Xandra Watkins Vaughn  
201 Chickasaw Drive  
Reidsville, NC 27320

Received by the Planning and Community Development Manager, City of Reidsville, NC

on May 1st, 2023.

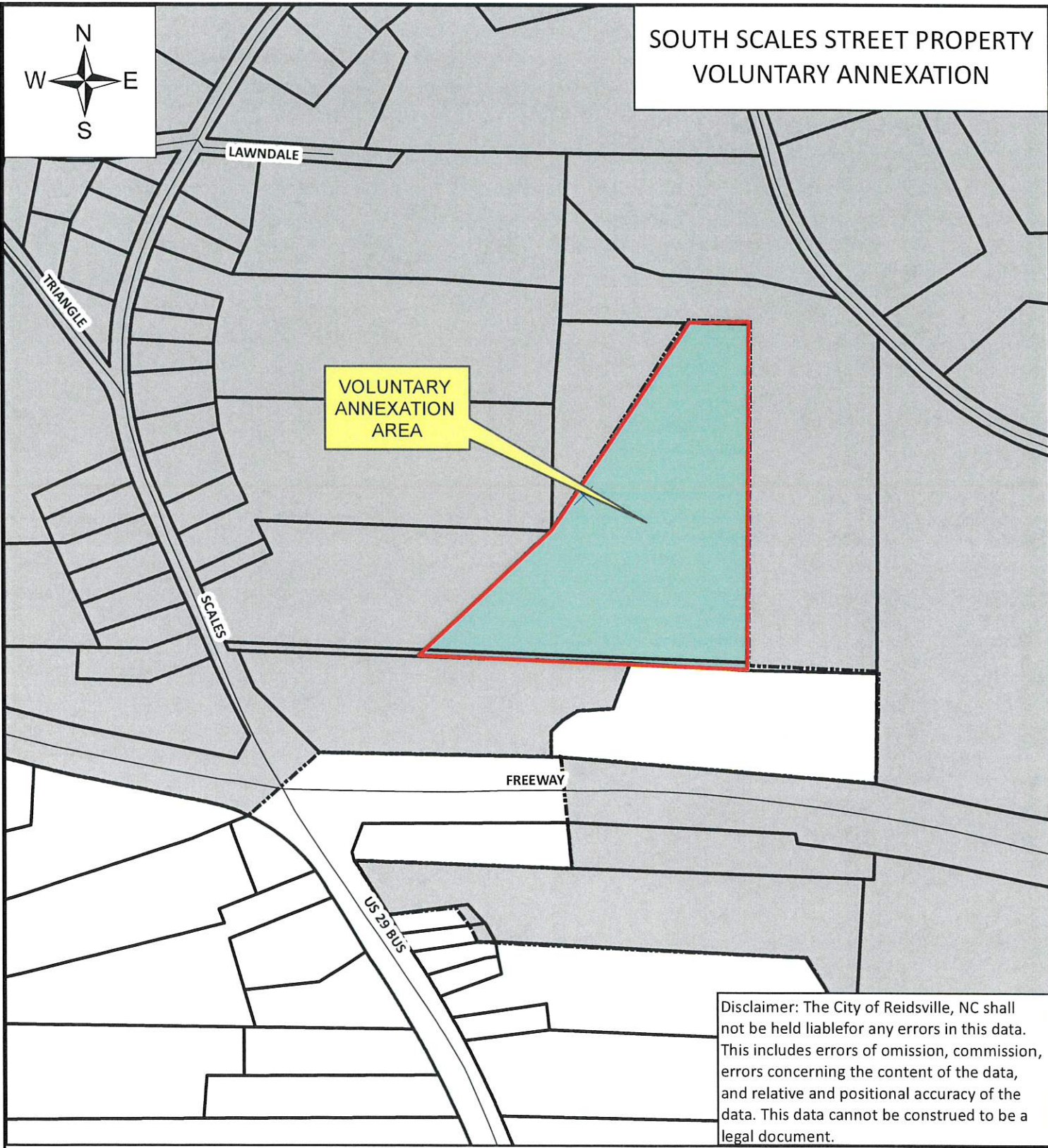
[Signature]  
Jason Hardin, Planning and Community Development Manager

Received by the City Clerk, City of Reidsville, N.C.

on May 1st, 2023.

[Signature]  
Angela G. Stadler, City Clerk

# SOUTH SCALES STREET PROPERTY VOLUNTARY ANNEXATION



Disclaimer: The City of Reidsville, NC shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. This data cannot be construed to be a legal document.



Current City Limit Boundary



Vol. Annexation Off South Scales St.



Prepared By:  
City of Reidsville  
Planning & GIS  
230 W. Morehead Street  
Reidsville, NC 27320

Date: 5/1/2023





THE CITY OF  
**Reidsville**  
NORTH CAROLINA

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

**A2023-02**

**RESOLUTION DIRECTING THE CLERK  
TO INVESTIGATE A PETITION RECEIVED  
UNDER G.S. 160A-31**

**WHEREAS**, a petition requesting annexation of an area described in said petition was received on May 1, 2023 by the City Council of the City of Reidsville; and

**WHEREAS**, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

**WHEREAS**, the City Council of the City of Reidsville deems it advisable to proceed in response to this request for annexation;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reidsville that:

The City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the result of her investigation.

This the 9<sup>th</sup> day of May, 2023.

---

Donald L. Gorham  
Mayor

ATTEST:

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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

**A2023-02**

## **CERTIFICATE OF SUFFICIENCY**

To the City Council of the City of Reidsville, North Carolina:

I, Angela G. Stadler, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 1<sup>st</sup> day of May, 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

A2023-02

**RESOLUTION FIXING DATE OF PUBLIC HEARING  
ON QUESTION OF ANNEXATION  
PURSUANT TO G.S. 160A-31**

***Portion of Parcel #164335Z1 Located Off of South Scales Street***

**WHEREAS**, a petition requesting annexation of the area described herein has been received;  
and

**WHEREAS**, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, certification by the City Clerk as to the sufficiency of the petition has been made;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reidsville, North Carolina that:

**Section 1.** A public hearing on the question of annexation of the area described herein will be held at Reidsville City Hall, 230 West Morehead Street, at 6:00 P.M. on Tuesday, June 13, 2023.

**Section 2.** The area proposed for annexation is described as follows:

Being all of that certain 19.64 acres tract of land to be annexed lying in the City of Reidsville, Rockingham County, North Carolina; and bounded by natural boundaries and/or lands owned by and/or in possession of persons, as follows: on the north and east by Citizens Economic Development, INC on the east by Alcan Packaging Food & Tobacco, INC on the south by Freeway Drive (HWY 87) and Primax Properties, LLC on the west by David M. & Kenneth M. Vaughn; said tract being particularly described by courses (according to the North Carolina Grid system) and distances according to a survey and plat prepared by FEI under the seal of Tommy W. Wright Professional Land Surveyor No. L-5262 dated April, 28, 2023, job file 08028.006, to which reference is hereby made, as follows:

Commencing at a 1/2" found rebar with cap at the northwest corner of Primax Properties, LLC as described in deed book (D.B.) 1598 page (Pg.) 1595 and the southwest corner of David M. &

Kenneth M. Vaughn as described in D.B. 1059 Pg. 2312, said rebar having North Carolina State Plane Grid Coordinates NAD83(2011) of northing: 934604.66, easting: 1801888.33; thence along the common line of said Vaughn and Primax Properties, LLC S 89°00'22" E a distance of 552.79' to THE POINT OF BEGINNING, said point being a set 1/2" rebar having North Carolina State Plane Grid Coordinates NAD83(2011) of northing: 934595.08, easting: 1802441.03; thence N 46°21'50" E, passing a 1/2" set rebar at a distance of 35.48', a total distance of 566.98' to a 3/4" found iron pipe at the northeast corner of David M. & Kenneth M. Vaughn as described in D.B. 730 Pg. 772 (Tract 1), the southeast corner of Caitlyn Danielle Short as described in D.B. 1593 Pg. 52 (Property 1, Tract 2) and on the western line of David M. & Kenneth M. Vaughn as described in D.B. 730 Pg. 772 (Tract 2); thence N 30°43'06" E a distance of 751.56' to a 1/2" set rebar on the southern line of Citizens Economic Development, INC as described in D.B. 1094 Pg. 1868; thence along the lines of said Citizens Economic Development, INC for the following courses and distances S 88°58'06" E a distance of 227.48' to a 3/4" found iron pipe; thence S 00°29'31" W, passing a 1" found iron pipe at as distance of 1034.18', a total distance of 1058.99' to a 1/2" set rebar; thence S 88°14'39" E a distance of 400.77' to a 1" found iron pipe on at the southeast corner of said Citizens Economic Development, INC and on the western line of Alcan Packaging Food & Tobacco INC as described in D.B. 1275 Pg. 2239; thence S 00°35'05" W a distance of 338.96' to a 1 1/4" found iron pipe at the southwest corner of said Alcan Packaging Food & Tobacco INC and on the northern margin of the variable right of way (R/W) for Freeway Drive (HWY 87); thence along Freeway Drive R/W with a curve turning to the left having an arc length of 939.89', having a radius of 5829.54', having a chord bearing of N 85°24'53" W, having a chord length of 938.87', to a R/W monument; thence N 89°40'09" W a distance of 44.67' to a 1" found iron pipe at the southeast corner of said Primax Properties, LLC; thence along the lines of said Primax Properties, LLC for the following courses and distances N 00°04'49" E a distance of 59.31' to a 3/4" found iron pipe; thence N 45°29'07" E a distance of 49.02' to a 3/4" found iron pipe; thence N 57°27'45" E a distance of 54.79' to a 3/4" found iron pipe; thence N 86°46'55" E a distance of 108.41' to a 3/4" found iron pipe; thence N 21°16'17" E a distance of 168.36' to a 3/4" found iron pipe; thence N 88°13'09" W a distance of 289.40' to a 3/4" found iron pipe; thence N 89°06'03" W a distance of 177.30' to a 1/2" found rebar; thence N 89°00'22" W a distance of 213.24' to the point of beginning. *Being all of Rockingham County PIN # 890300344430, and a portion of PIN# 890300148879 and 890300340824 property of David M. & Kenneth M. Vaughn, and located at 2621 S Scales St.*

**Section 3.** Notice of the public hearing shall be published in *RockinghamNow*, a newspaper having general circulation in the City of Reidsville, at least ten (10) days prior to the date of the public hearing.

This the 9<sup>th</sup> day of May, 2023.

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Donald L. Gorham  
Mayor

ATTEST:

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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

*Office of the City Manager*

**REDISTRICTING**

**To: Mayor Donald L. Gorham and the Reidsville City Council**

**From: Summer Woodard, City Manager**

**Date: 5/1/23**

Based on the change in population from the 2020 Census, we have been going through the redistricting process. Adam Mitchell with Tharrington Smith and Bill Gilkeson, demographer/mapmaker, led Council's special meeting on April 11<sup>th</sup> to review three options with accompanying maps. It was the consensus of a majority of Council at that meeting to go with Option #1, which was confirmed in 2-on-2 meetings with Council members.

Since then, we have advertised for a public hearing at our May 9<sup>th</sup> City Council meeting. I have attached the information that was included on our City website. That notice and the associated maps were posted in the Finance Department lobby and on the back porch of City Hall for public viewing as of April 26<sup>th</sup>.

The final step will be the public hearing next week and Council's approval of the attached Resolution. Once finalized, the Rockingham County Board of Elections will be notified prior to the candidate filing period, which begins in July for the 2023 election for the District A and District B seats. Please let us know if you have any questions.

# City of Reidsville Public Hearing On Redistricting Option Set May 9

The City of Reidsville is currently undergoing redistricting to ensure its two electoral districts meet the constitutional principle of one-person, one vote. What does that mean for our residents?

The City has employed the firm of Tharrington Smith to review our District A and District B districts to make sure they are within the +/- 5% of the ideal district population using the 2020 Census data. The firm found that there is a deviation of 6.55%, with District B at 7,769 population compared to District A at 6,814. This population deviation means that redistricting is required.

After the initial presentation to Council at its March 14, 2023 meeting, Adam Mitchell of Tharrington Smith, along with demographer Bill Gilkeson, presented three possible options to the Reidsville City Council at an April 11<sup>th</sup> special meeting. Council selected Option #1 as its preferred plan, which moves fewer people from District B to District A than the other options and satisfies the redistricting requirements.

A public hearing is set for the City Council's May 9<sup>th</sup> meeting, which begins at 6 p.m. in Council Chambers of Reidsville City Hall, 230 West Morehead Street. Prior to the meeting, maps of the current electoral districts and the proposed changes are available for viewing by the public at City Hall. Residents can view the maps in the following locations: the Finance Department lobby (enter City Hall from the front at the door closest to Main Street) and the porch at the back of the building (access from the back parking lot of City Hall). Online an interactive map can be accessed through this [link](#). The map allows the user to view the current and proposed plan on a detailed map, search for a particular address, and zoom in to show street names.

Also, citizens can view Tharrington Smith's initial PowerPoint presentation through this [link](#).

REIDSVILLE CITY COUNCIL  
May 9, 2023

**RESOLUTION ADOPTING NEW DISTRICT BOUNDARIES**

WHEREAS, the Reidsville City Council has four members that are elected from two election districts plus two council members at-large and a mayor elected at-large; and

WHEREAS, those election districts are subject to the constitutional and statutory requirement of one-person/one-vote; and

WHEREAS, the City Council has recently received and reviewed the population of the districts as determined by the 2020 federal census; and

WHEREAS, the City Council has determined that the population of the districts is out of balance and that the boundaries of the districts need to be altered to provide equal representation; and

WHEREAS, the City Council is authorized and required by North Carolina General Statutes 160A-23(b) to revise its district boundaries to correct population imbalances shown by a federal census;

WHEREAS, the City Council met in public session on March 14 and April 11, 2023 to discuss the redistricting process and proposed redistricting plans;

WHEREAS, at the direction of the Council, City staff and its redistricting consultants engaged in a public engagement process;

WHEREAS, the City Council at its May 9, 2023 meeting held a public hearing and received public comment regarding proposed redistricting plans;

WHEREAS, on May 9, 2023, the City Council, meeting in public session, reviewed and considered and adopted a plan for redrawing the district boundaries; and

WHEREAS, "Option 1" considered by the City Council and presented to the public would satisfy the requirements of one-person/one-vote.

NOW, THEREFORE, BE IT RESOLVED by the Reidsville City Council as follows:

1. The boundaries of the two districts for election of the Reidsville City Council are altered to follow the lines depicted on the attached maps (Attachment A) entitled "Option 1."

2. The attached map has been prepared from United States Census Bureau maps and the boundaries have been drawn to follow census block lines. A list of the census blocks in each district is attached for reference and to resolve any issue that might arise concerning the boundaries of the districts (Attachment B).

3. Any territory adjacent to District A or B annexed by the City after the 2020 census is hereby incorporated into District A or B, respectively, even if it is not included in Attachment B due to the fact that the territory is not coterminous with current Census blocks.

4. The new district boundaries shall be used for the next election of the Reidsville City Council and for each subsequent election until the boundaries are altered according to law.

5. Copies of the map shall be provided to the Rockingham County Board of Elections with the request that the board notify residents of Reidsville of changes in the districts in which they vote.

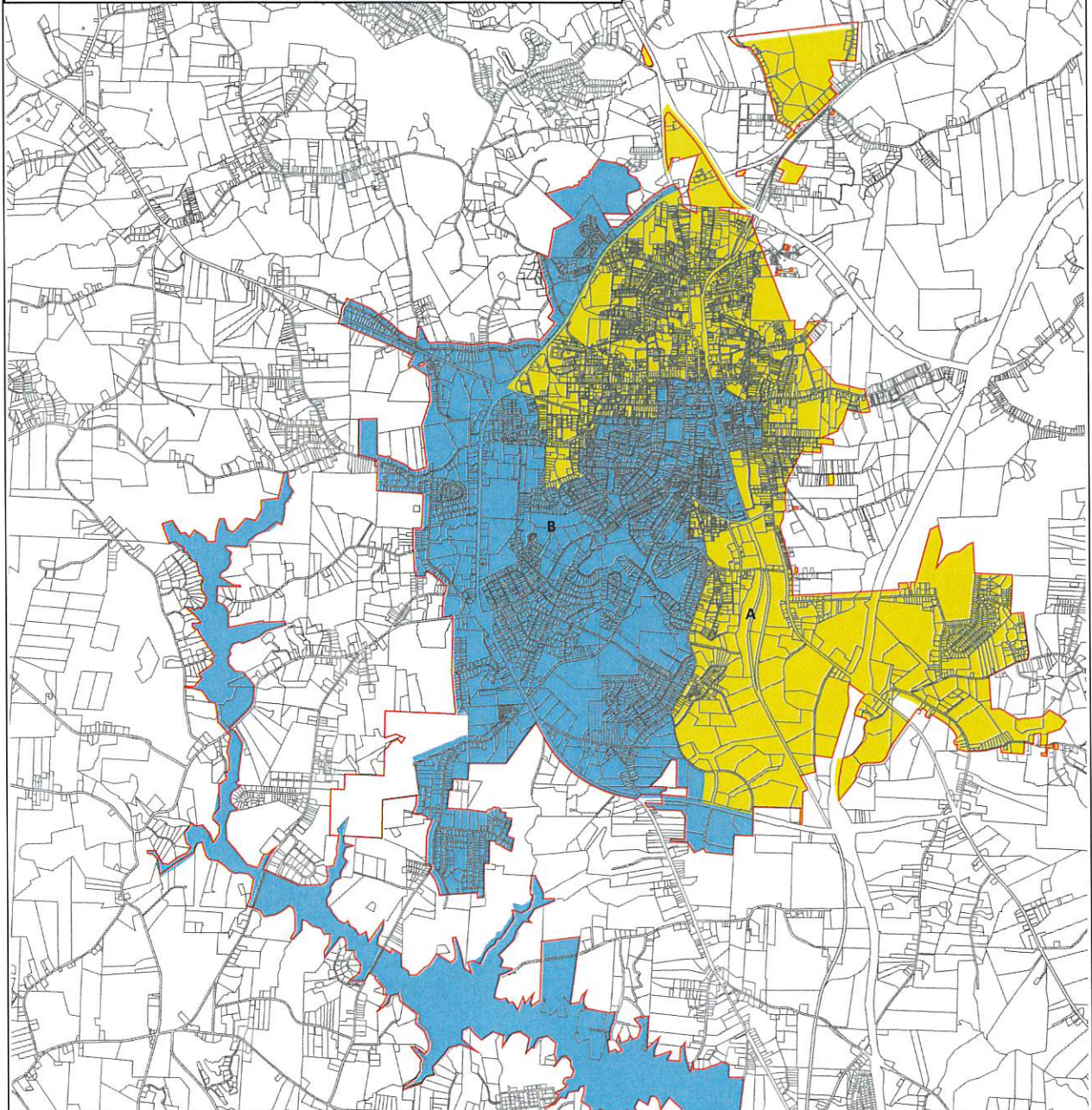
ADOPTED this \_\_\_ day of \_\_\_\_\_ 2023.


\_\_\_\_\_  
Donald L. Gorham, Mayor

ATTEST:

\_\_\_\_\_  
Angela G. Stadler, City Clerk

# City of Reidsville, NC Proposed Redistricting Option 1



 City Limit Line

## Districts

 A

 B



City of Reidsville  
Planning & GIS  
April 17, 2023



# Bill Text Report for Reidsville Option 1 Adopted

Date Created: Sun Apr 30 2023 14:48:13 GMT-0400 (Eastern Daylight Time)

## District A

District A: Rockingham County: Vtd LINCOLN: Block 401012039; Vtd MCCOY: Block 414001024, Block 414001025, Block 414001026, Block 414001027, Block 414001028, Block 414001029, Block 414001030, Block 414002001, Block 414002002, Block 414002003, Block 414002004, Block 414002008, Block 414002009, Block 414002010, Block 414002011, Block 414002012, Block 415021000, Block 415021001, Block 415023001, Block 415023002; Vtd MOSS STREET: Block 401012043, Block 401013015, Block 401013017, Block 401013021, Block 401013023, Block 401023011, Block 401023012, Block 401023016, Block 411002018, Block 412001019, Block 412001020, Block 412001021, Block 412001022, Block 412001023, Block 412001024, Block 412001025, Block 412001026, Block 412001027, Block 412001028, Block 412001029, Block 412001030, Block 412001031, Block 412001038, Block 412001039, Block 412001040, Block 412002000, Block 412002001, Block 412002002, Block 412002003, Block 412002004, Block 412002005, Block 412002006, Block 412002007, Block 412002008, Block 412002009, Block 412002010, Block 412002011, Block 412002012, Block 412002013, Block 412002014, Block 412002015, Block 412002016, Block 412002017, Block 412002018, Block 412002019, Block 412002020, Block 412002021, Block 412002022, Block 412002023, Block 412002024, Block 412002025, Block 412002026, Block 412003000, Block 412003003, Block 412003004, Block 412003005, Block 412003006, Block 412003007, Block 412003010, Block 412003011, Block 412003012, Block 412003013, Block 412003014, Block 412003015, Block 412003016, Block 412003017, Block 412003018, Block 412003020, Block 412003021, Block 412003022, Block 412003023, Block 412003024, Block 412003027, Block 412003028, Block 412003029, Block 412003030, Block 412003031, Block 412003032, Block 412003033, Block 412003034, Block 412003035, Block 412004000, Block 412004001, Block 412004002, Block 412004003, Block 412004004, Block 412004005, Block 412004006, Block 412004007, Block 412004008, Block 412004009, Block 412004010, Block 412004011, Block 412004012, Block 412004013, Block 412004014, Block 412004015, Block 412004016, Block 412004017, Block 412004018, Block 412004019, Block 412004020, Block 412004021, Block 412004022, Block 412004023, Block 412004024, Block 412004025, Block 412004026, Block 412004030, Block 412004031, Block 412004032, Block 412004033, Block 412004035, Block 412004036, Block 412004048, Block 412004049, Block

413004011, Block 413004012, Block 413004013, Block 413004014, Block 413004015, Block 413004016, Block 413004018, Block 413004019, Block 413004020, Block 413004021, Block 413004024, Block 413004025, Block 413004026, Block 413004032, Block 414001020, Block 414001031, Block 414001032, Block 414002000, Block 414002007, Block 414003002, Block 414003003, Block 414003004, Block 414003006, Block 414003007, Block 414003008, Block 414003011, Block 414003012, Block 414003013, Block 414003014, Block 414003015, Block 414003016, Block 414003017, Block 414003018, Block 414003019, Block 414003020, Block 414003021, Block 414003022, Block 414003023, Block 414003024, Block 414003025, Block 414003026, Block 414003027, Block 415022006, Block 415022009; Vtd SOUTHEAST: Block 413001022, Block 413001023, Block 413001029.

**District B**

District B: Rockingham County: Vtd IRONWORKS: Block 415011011, Block 415011029, Block 415011030, Block 415011031, Block 415011032, Block 416011047, Block 416011048, Block 416011049, Block 416011051, Block 416011058, Block 416022000, Block 416022002, Block 416022003, Block 416022004, Block 416022005, Block 416022006, Block 416022007, Block 416022009, Block 416022013, Block 416022014, Block 416022016, Block 416022018, Block 416022026, Block 416022029, Block 416022031, Block 416022032, Block 416022033, Block 416022035, Block 416022036; Vtd MCCOY: Block 414002013, Block 414002020, Block 415011000, Block 415011001, Block 415011002, Block 415011004, Block 415011005, Block 415011006, Block 415011013, Block 415011014, Block 415011016, Block 415011017, Block 415011019, Block 415011020, Block 415011021, Block 415011022, Block 415011023, Block 415011024, Block 415011025, Block 415011026, Block 415011028, Block 415011034, Block 415011035, Block 415011037, Block 415011038, Block 415011039, Block 415011040, Block 415011041, Block 415011042, Block 415011043, Block 415011044, Block 415021002, Block 415021003, Block 415021004, Block 415021005, Block 415021006, Block 415021007, Block 415021008, Block 415021009, Block 415021010, Block 415021011, Block 415021012, Block 415021013, Block 415021014, Block 415021015, Block 415021016, Block 415021022, Block 415022020, Block 415022021, Block 415022022, Block 415022023, Block 415022024, Block 415022025, Block 415022026, Block 415022030, Block 415022031, Block 415022032, Block 415022033, Block 415022034, Block 415023000, Block 415023003, Block 415023004, Block 415023005, Block 415023006, Block 415023007, Block 415023008, Block 415023009, Block 415023010, Block 415023011, Block 415023012, Block 415023013, Block 415023014, Block

415023015, Block 415023016, Block 415023017, Block 415023018, Block 415023019, Block 415023020, Block 415023021, Block 415023022, Block 415023023, Block 415023024, Block 415023025, Block 415023026, Block 415023027, Block 415023028, Block 415023029, Block 415023030; Vtd MOSS STREET: Block 411001020, Block 411001021, Block 411001022, Block 412001005, Block 412001006, Block 412001008, Block 412001013, Block 412001014, Block 412001015, Block 412001016, Block 412001017, Block 412001018, Block 412001032, Block 412001033, Block 412001034, Block 412001035, Block 412001036, Block 412001037, Block 412004027, Block 412004028, Block 412004029, Block 412004034, Block 412004037, Block 412004038, Block 412004039, Block 412004040, Block 412004041, Block 412004042, Block 412004043, Block 412004044, Block 412004045, Block 412004046, Block 412004047, Block 412004050, Block 414001000, Block 414001001, Block 414001002, Block 414001003, Block 414001004, Block 414001005, Block 414001006, Block 414001007, Block 414001008, Block 414001009, Block 414001010, Block 414001011, Block 414001012, Block 414001013, Block 414001014, Block 414001015, Block 414001016, Block 414001017, Block 414001018, Block 414001019, Block 414001021, Block 414001022, Block 414001023, Block 415021017, Block 415021018, Block 415021019, Block 415021020, Block 415021021, Block 415022000, Block 415022001, Block 415022002, Block 415022003, Block 415022004, Block 415022005, Block 415022007, Block 415022008, Block 415022010, Block 415022011, Block 415022012, Block 415022013, Block 415022014, Block 415022015, Block 415022016, Block 415022017, Block 415022018, Block 415022019, Block 415022027, Block 415022028, Block 415022029, Block 415022035, Block 416011000, Block 416011001, Block 416011003, Block 416011007, Block 416011008, Block 416011009, Block 416011010, Block 416011011, Block 416011012, Block 416011014, Block 416011016, Block 416011017, Block 416011018, Block 416011019, Block 416011020, Block 416011042, Block 416011043, Block 416011054, Block 416011056, Block 416011057, Block 416011060, Block 416012029, Block 416012043.



The City of

# Reidsville

North Carolina

Department of Planning & Community Development

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

CommunityDevelopment@reidsvillenc.gov

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## MEMORANDUM

**TO:** The Honorable Mayor Gorham, Members of the  
Reidsville City Council, and Summer Woodard, City Manager  
**FROM:** Jason Hardin, Planning & Community Development Manager  
**DATE:** April 28, 2023  
**RE:** Text Amendment T 2023-01

Staff is petitioning to amend Article V, Section 2 "Table of Permitted Uses" of the Zoning Ordinance to allow Alcohol Establishments by right in the Central Business (CB) zoning district. Currently, Alcohol Establishments (taverns, bars, etc.) are not a permitted use in any zoning district unless labeled as a club or place of entertainment. This amendment would allow Alcohol Establishments by right in the CB zoning district with the following development standards added to "Notes to The Table of Permitted Uses" as Note (41) "Alcohol Establishments". (a) no establishment shall be located closer than 50 feet from the entrance to any religious establishment and 500 feet from any school or public park (b) The primary entrance of an Alcohol Establishment shall not be oriented toward an abutting or adjacent lot in a residential district.

The Planning Staff recommend the proposed amendment be approved.

### **PLANNING BOARD RECOMMENDATION:**

The Planning Board recommended the text amendment be approved with a vote of four (4) to two (2).

Enclosure



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

**APPLICATION FOR ZONING TEXT CHANGE**

Date Submitted: 2/24/2023 Application No.: 2023-01 (Office Use)

(1) Applicant Information

Name City of Reidsville

Address 230 W Morehead St.

Daytime Telephone No. 336-349-1065

(2) Applicable Section of the Zoning Ordinance Article V, Section 2 "Table of Permitted Uses" & "Notes to Table of Permitted Uses"

(3) Existing wording in text Alcohol Establishments not allowed in CB.

(4) Requested wording in text Allow Alcohol Establishments by right in CB subject to development standards.

(5) Reason for requested change Increase interest of businesses locating to the downtown area and support a thriving downtown.

I hereby request the Reidsville Planning Board consider this application for a change to the Zoning Text and make a recommendation to City Council.

  
Signature of Applicant



The City of  
**Reidsville**

North Carolina

Department of Planning & Community Development

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

CommunityDevelopment@reidsvillenc.gov

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**ZONING ORDINANCE TEXT AMENDMENT REPORT**

**DOCKET NO.:** T 2023 - 01

**REPORT**

**PRESENTER:** Jason Hardin, Planning & Community Development Manager

**REPORT**

**CONTRIBUTOR(S):** Jason Hardin, Planning & Community Development Manager  
Drew Bigelow, Planner I

**ARTICLE/SECTION TO BE AMENDED:** Article V, Section 2 “Table of Permitted Uses” and “Notes to the Table of Permitted Uses”

**REQUEST:** Add permitted use “Alcohol Establishments” and Note 41 standards.

**ANALYSIS & RECCOMENDATION:**

Staff is petitioning to amend Article V, Section 2 “Table of Permitted Uses” of the Reidsville Zoning Ordinance add Alcohol Establishments as a permitted use in the Central Business (CB) zoning district. Staff is also petitioning to add in Article V, Section 2 “Notes to The Table of Permitted Uses” Note (41) “Alcohol Establishments” with the following standards (a) no establishment shall be located closer than 50 feet from the primary entrance to any religious establishment and 500 feet from any school or public park (b) The primary entrance of an Alcohol Establishment shall not be oriented toward an abutting or adjacent lot in a residential district.

Under the current table of permitted uses, bars or taverns are only allowable as clubs and place of entertainment (commercial). This use incurs stringent regulation with a distance requirement of 1,000 feet from any property that is zoned or used for residential use. By adding Alcohol Establishments, this will allow bars and taverns with less stringent regulations to open in the CB district. The planning staff researched numerous cities in the Piedmont Triad area. It was found that the general requirement for Alcohol Establishments is 50-feet from the primary entrance of religious assemblies and 500-feet from schools and public parks in the surrounding area. The proposed permitted use is consistent with the Reidsville Land Development Plan under both Goal #1 “A Thriving Downtown” and also Goal #2 “A Strong Local Economy”. Goal #1 is satisfied by working to attract more business to the downtown area. Goal #2 is also met by seeking to bring in more businesses to the city and working to generate further interest for growth in Reidsville, as a whole.

The Planning Staff recommend adoption of the proposed amendment.

Section 2.		Table of Permitted Uses														
Uses	RA-20	R-20	RS-12	R-12	R-6	O&I	CB	GB	NB	HB	I-1	I-2	I-3	C	NOTES	
Accessory uses, including but not limited to fallout shelters, garages, guest houses, tool sheds, swimming pools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Note 1	
Adult Establishments								S		S	S	S				
Agricultural uses, truck farms, excluding raising poultry or other livestock so as to create a nuisance to surrounding property owners	X															
Agritourism	X														Note 29	
Alcohol Establishments							X								Note 41	
Amusements, commercial including but not limited to bowling alleys, roller skating rinks; not including drive-in theaters, commercial stables, roller coasters, carousels, fairgrounds, automobile race tracks, circuses or the like										X	X					
Antiques and gift retail sales							X	X	X	X						
Appliance distributors, wholesale and retail							X	X	X	X						
Arts and crafts supply and retail sales							X	X	X	X						
Arts Studio, Art Gallery, Museum							X	X		X	X					
Automobile accessories sales							X	X	X	X	X	X				
Automobile body shops, painting, upholstering and reconditioning								X		X	X	X			Note 7	
Automobile car wash								X		X	X	X				
Automobile car wash, not automatic or selfservice, requiring no vehicle stacking								X	X	X	X	X				
Automotive parking lots serving uses permitted in district in which lot is located	X	X	X	X	X	X	X	X	X	X	X	X	X			
Automobile repair garages								X		X	X	X			Note 7	
Automobile sales, new and used								X		X	X	X			Note 26	
Automobile parking lots for public rental when not associated with an existing permitted use and with site plan approval by Planning Staff						X		X		X	X	X			Note 9	

**AMENDING THE CITY OF REIDSVILLE ZONING ORDINANCE**

**AN ORDINANCE AMENDING  
ARTICLE V, SECTION 2 "TABLE OF PERMITTED USES"  
OF THE CITY OF REIDSVILLE ZONING ORDINANCE**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the Zoning Ordinance of the City of Reidsville be amended as follows:

**Part I.** That Article V, Section 2 "Table of Permitted Uses" to add Alcohol Establishments allowed by right in the Central Business (CB) zoning district.

**Part II.** That Article V, Section 2 "Notes to the Table of Permitted Uses" to add:

**NOTE 41 "Alcohol Establishments"**

- a) No establishment shall be located closer than 50 feet from any religious assembly and 500 feet from any school or public park.
- b) Alcohol establishments shall not orient the primary entrance toward an abutting or adjacent lot that is located in a residential district.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by the City Council of the City of Reidsville, North Carolina.

\_\_\_\_\_  
**DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.**

\_\_\_\_\_  
**Angela G. Stadler, City Clerk**





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, May 9, 2023, at 6:00 P.M., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider a Text Amendment (T 2023-01) to amend Article V, Section 2, “Table of Permitted Uses” & “Notes to the Table of Permitted Uses” of the City’s Zoning Ordinance to allow Alcohol Establishments in the Central Business District (CB).

A copy of the proposed text amendment is available for public inspection, by appointment, in the Office of Community Development, City Hall, weekdays from 8:30 A.M. to 4:00 P.M. Interested parties will be given the opportunity to address City Council during this public hearing.

This the 26<sup>th</sup> day of April, 2023.

Angela G. Stadler, CMC/NCCMC  
City Clerk

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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 1-800-735-2962 (TT).

**Rockingham Now Publish Dates: Wednesday, April 26, 2023  
Wednesday, May 3, 2023**

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



The City of  
**Reidsville**

North Carolina

Department of Planning & Community Development

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

CommunityDevelopment@reidsvillenc.gov

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**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 Manager  
**DATE:** April 28, 2023  
**RE:** Text Amendment T 2023-02

Staff is petitioning to amend Article V, Section 2 "Table of Permitted Uses" of the Zoning Ordinance to include Alcohol Establishments as an accessory to the primary use in the Central Business (CB) and General Business (GB) zoning districts. Currently, there is no permitted use to allow for an Alcohol Establishment as an accessory use in either zoning district. Our intent is to expand options for new businesses in the CB and GB districts to align with the Reidsville Land Use Plan Goals of a thriving downtown and a strong local economy. The standards for this permitted use need to be added as Note (42) "Alcohol Establishments as an accessory use to the primary use" with the following standards:

- a) The establishment must hold an ABC permit issued by the State in order to serve alcohol.
- b) This use is only permitted in the Central Business (CB) and General Business (GB) Districts.

The primary use as stated on the Zoning Compliance Permit shall meet the definition of a commercial use, but may not be a bar, microbrewery, club, or other place of entertainment. Primary uses must be those uses approved in the Central Business (CB) or General Business (GB) District by right. The primary use must represent 80% of the space in use and square footage. The bar or seating area designated must be clearly secondary to the primary use during open hours. If the primary use becomes secondary to the Alcohol Establishment at certain times, then the establishment must meet regulations for an Alcohol Establishment.

The Planning Staff recommend the proposed amendment be approved.

**PLANNING BOARD RECOMMENDATION:**

The Planning Board recommended the text amendment be approved with a vote of five (5) to one (1).

Enclosure



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

**APPLICATION FOR ZONING TEXT CHANGE**

Date Submitted: 2/24/2023 Application No.: 2023-02 (Office Use)

(1) Applicant Information

Name City of Reidsville

Address 230 W Morehead St.

Daytime Telephone No. 336-349-1065

(2) Applicable Section of the Zoning Ordinance Article V, Section 2 "Table of Permitted Uses" & "Notes to Table of Permitted Uses"

(3) Existing wording in text Alcohol Establishments as an accessory use not allowed in CB. & GB.

(4) Requested wording in text Allow Alcohol Establishments as an accessory use by right in CB subject to development standards.

(5) Reason for requested change Increase interest of businesses locating to the Downtown and surrounding business area and support a thriving downtown and strong local economy.

I hereby request the Reidsville Planning Board consider this application for a change to the Zoning Text and make a recommendation to City Council.

  
 \_\_\_\_\_  
 Signature of Applicant



The City of  
**Reidsville**

North Carolina

Department of Planning & Community Development

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

CommunityDevelopment@reidsvillenc.gov

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**ZONING ORDINANCE TEXT AMENDMENT REPORT**

**DOCKET NO.:** T 2023 - 02

**REPORT**

**PRESENTER:** Jason Hardin, Planning & Community Development Manager

**REPORT**

**CONTRIBUTOR(S):** Jason Hardin, Planning & Community Development Manager  
Drew Bigelow, Planner I

**ARTICLE/SECTION TO BE AMENDED:** Article V, Section 2 "Table of Permitted Uses" and "Notes to the Table of Permitted Uses"

**REQUEST:** Add permitted use "Alcohol Establishments, Accessory Use" and Note 42 standards.

**ANALYSIS & RECCOMENDATION:**

Staff is petitioning to amend Article V, Section 2 "Table of Permitted Uses" of the Reidsville Zoning Ordinance add Alcohol Establishments, accessory use as a permitted use in Central Business (CB) and General Business (GB) zoning districts. Staff is also petitioning to add in Article V, Section 2 "Notes to The Table of Permitted Uses" Note (42) "Alcohol Establishments, accessory use" with the following standards:

- a) The establishment must hold an ABC permit issued by the State in order to serve alcohol.
- b) This use is only permitted in the Central Business (CB) and General Business (GB) Districts.
- c) The primary use as stated on the Zoning Compliance Permit shall meet the definition of a commercial use, but may not be a bar, microbrewery, club, or other place of entertainment. Primary uses must be those uses approved in the Central Business (CB) or General Business (GB) Districts. The primary use must represent 80% of the space in use and square footage. The bar or seating area designated must be clearly secondary to the primary use during open hours. If the primary use becomes secondary

to the Alcohol Establishment at certain times, then the establishment must meet regulations for an Alcohol Establishment.

Under the current permitted use table, there is no accessory use of an alcohol establishment for businesses in the CB district. This new permitted use would allow current businesses and future business another option to bring additional revenue in possibly generating new interest in the downtown and surrounding business area. For example, a business may offer a "wine and shop" with a wine bar as an accessory to their primary use as a retail sales establishment. This new permitted use is consistent with the Reidsville Land Development Plan under both Goal #1 "A Thriving Downtown" and also Goal #2 "A Strong Local Economy". By allowing more opportunities for the CB district can be satisfied by bringing in more business downtown and more activity for the community. Goal #2 is also satisfied by bringing in more businesses to the surrounding GB district and facilitating economic growth of the city as a whole.

The Planning Staff recommend adoption of the proposed text amendment.

Section 2.	Table of Permitted Uses															NOTES
	RA-20	R-20	RS-12	R-12	R-6	O&I	CB	GB	NB	HB	I-1	I-2	I-3	C		
Accessory uses, including but not limited to fallout shelters, garages, guest houses, tool sheds, swimming pools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Note 1	
Adult Establishments								S			S	S	S			
Agricultural uses, truck farms, excluding raising poultry or other livestock so as to create a nuisance to surrounding property owners	X															
Agritourism	X														Note 29	
Alcohol Establishments, Accessory Use							X	X							Note 42	
Amusements, commercial including but not limited to bowling alleys, roller skating rinks; not including drive-in theaters, commercial stables, roller coasters, carousels, fairgrounds, automobile race tracks, circuses or the like										X	X					
Antiques and gift retail sales							X	X	X	X						
Appliance distributors, wholesale and retail							X	X	X	X						
Arts and crafts supply and retail sales							X	X	X	X						
Arts Studio, Art Gallery, Museum							X	X		X	X					
Automobile accessories sales							X	X	X	X	X	X				
Automobile body shops, painting, upholstery and reconditioning								X		X	X	X			Note 7	
Automobile car wash								X		X	X	X				
Automobile car wash, not automatic or selfservice, requiring no vehicle stacking								X	X	X	X	X				
Automotive parking lots serving uses permitted in district in which lot is located	X	X	X	X	X	X	X	X	X	X	X	X				
Automobile repair garages								X		X	X	X			Note 7	
Automobile sales, new and used								X		X	X	X			Note 26	
Automobile parking lots for public rental when not associated with an existing permitted use and with site plan approval by Planning Staff							X	X		X	X	X			Note 9	

**AMENDING THE CITY OF REIDSVILLE ZONING ORDINANCE**

**AN ORDINANCE AMENDING  
ARTICLE V, SECTION 2 "TABLE OF PERMITTED USES"  
OF THE CITY OF REIDSVILLE ZONING ORDINANCE**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the Zoning Ordinance of the City of Reidsville be amended as follows:

**Part I.** That Article V, Section 2 "Table of Permitted Uses" to add "Alcohol Establishments, Accessory Use" allowed by right with development standards in the CB & GB zoning districts.

**Part II.** That Article V, Section 2 - Notes to the Table of Permitted Uses to add:

**NOTE 42 "Alcohol Establishments as an accessory use to the primary use"**

- a) The establishment must hold an ABC permit issued by the State in order to serve alcohol.
- b) This use is only permitted in the Central Business (CB) or General Business (GB) District.
- c) The primary use as stated on the Zoning Compliance Permit shall meet the definition of a commercial use, but may not be a bar, microbrewery, club, or other place of entertainment. Primary uses must be those uses approved in the Central Business (CB) or General Business (GB) District by right. The primary use must represent 80% of the space in use and square footage. The bar or seating area designated must be clearly secondary to the primary use during open hours. If the primary use becomes secondary to the Alcohol Establishment at certain times, then the establishment must meet regulations for an Alcohol Establishment.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the City Council of the City of Reidsville, North Carolina.

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**DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.**

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**Angela G. Stadler, City Clerk**



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, May 9, 2023, at 6:00 P.M., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider a Text Amendment (T 2023-02) to amend Article V, Section 2, “Table of Permitted Uses” & “Notes to the Table of Permitted Uses” of the City’s Zoning Ordinance to allow Alcohol Establishments as an Accessory Use in the Central Business (CB) and General Business (GB) districts.

A copy of the proposed text amendment is available for public inspection, by appointment, in the Office of Community Development, City Hall, weekdays from 8:30 A.M. to 4:00 P.M. Interested parties will be given the opportunity to address City Council during this public hearing.

This the 26<sup>th</sup> day of April, 2023.

Angela G. Stadler, CMC/NCCMC  
City Clerk

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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 1-800-735-2962 (TT).

**Rockingham Now Publish Dates: Wednesday, April 26, 2023  
Wednesday, May 3, 2023**

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





The City of

# Reidsville

North Carolina

Department of Planning & Community Development

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

CommunityDevelopment@reidsvillenc.gov

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## MEMORANDUM

**TO:** The Honorable Mayor Gorham, Members of the  
Reidsville City Council, and Summer Woodard, City Manager  
**FROM:** Jason Hardin, Planning & Community Development Manager  
**DATE:** April 28, 2023  
**RE:** Text Amendment T 2023-03

Staff is petitioning to amend Article V, Section 2 "Table of Permitted Uses" of the Zoning Ordinance to change the percentage (%) of sales in food products for restaurants from 60% to 30%. The 2017 FDA Food Code adopted by the N.C. Department of Health and Human Services became effective October 1, 2021 and reduced the percentage of food sales for restaurants to 30%. To align with this change in state law, staff proposes the following amendments.

1. The permitted use of "Restaurant, including all eating places except drive-in, 60% of sales must be in food products" would be changed to "Restaurant, including all eating places except drive-in, 30% of sales must be in food products."
2. The permitted use of "Restaurant, including all eating places except drive-in, 60% of sales must be in food products (with accessory uses)" would be changed to "Restaurant, including all eating places except drive-in, 30% of sales must be in food products (with accessory uses)".

The Planning Staff recommend the proposed amendment be approved.

### PLANNING BOARD RECOMMENDATION:

The Planning Board recommended the text amendment be approved with a vote of four (4) to two (2).

Enclosure



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

**APPLICATION FOR ZONING TEXT CHANGE**

Date Submitted: 2/24/2023 Application No.: 2023-03 (Office Use)

(1) Applicant Information

Name City of Reidsville

Address 230 W Morehead St.

Daytime Telephone No. 336-349-1065

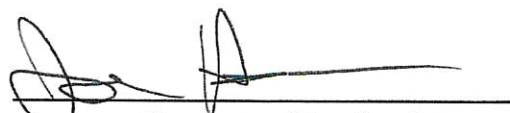
(2) Applicable Section of the Zoning Ordinance Article V, Section 2 "Table of Permitted Uses."

(3) Existing wording in text Restaurant, including all eating places except drive-in, 60% of sales must be in food products. Restaurant, including all eating places except drive-in, 60% of sales must be in food products (with accessory use).

(4) Requested wording in text Restaurant, including all eating places except drive-in, 30% of sales must be in food products. Restaurant, including all eating places except drive-in, 30% of sales must be in food products (with accessory use).

(5) Reason for requested change Increase interest of businesses locating to the downtown area and support a thriving downtown.

I hereby request the Reidsville Planning Board consider this application for a change to the Zoning Text and make a recommendation to City Council.

  
Signature of Applicant



The City of  
**Reidsville**  
North Carolina

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

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## ZONING ORDINANCE TEXT AMENDMENT REPORT

**DOCKET NO.:** T 2023-03

### REPORT

**PRESENTER:** Jason Hardin, Planning & Community Development Manager

### REPORT

**CONTRIBUTOR(S):** Jason Hardin, Planning & Community Development Manager  
Drew Bigelow, Planner I

**ARTICLE/SECTION TO BE AMENDED:** Article V, Section 2 "Table of Permitted Uses"

**REQUEST:** Reduce the required percentage of sales in food products to be classified as a restaurant from 60% to 30%.

### ANALYSIS & RECCOMENDATION:

Staff is petitioning to amend Article V, Section 2 "Table of Permitted Uses" of the Reidsville Zoning Ordinance to reduce the percentage of sales in food products for restaurants from 60% to 30%. The first proposed text change is "Restaurant, including all eating places except drive-in, 60% of sales must be in food products" with the 60% being reduced to 30%. The second proposed text change is "Restaurant, including all eating places except drive-in, 60% of sales must be in food products (with accessory uses)" with the 60% being reduced to 30%.

The purpose of this request is to bring Reidsville's Zoning Ordinance into alignment with the newly adopted regulations of the FDA adopted by the N.C. Department of Health and Human Services. The FDA Food Code was adopted by the N.C. Department of Health and Human Services and became effective October 1, 2021 with the updated percentage of food sales for restaurants as 30%.

This request aligns with Reidsville's Land Development Plan Goal #1 "A Thriving Downtown" by providing less restrictions on food establishments in an effort to spur increased interest in bringing restaurants downtown. The proposal also aligns with Goal #2 "A Strong Local Economy" by being less stringent in the requirements for establishments to be considered a restaurant and provide more options for our local food establishments to have accessory uses. The proposed amendment aligns both with the Reidsville Land Development Plan along with updated state law.

The Planning Staff recommend adoption of the proposed text amendment.

Section 2. Uses	Table of Permitted Uses													C	NOTES		
	RA-20	R-20	RS-12	R-12	R-6	O&I	CB	GB	NB	HB	I-1	I-2	I-3				
Restaurant, including all eating places except drive-in, 60% of sales must be in food products.							X	X	X	X							
Restaurant, including all eating places except drive-in, 30% of sales must be in food products.							X	X	X	X							
Restaurant, including all eating places except drive-in, 60% of sales must be in food products (with accessory uses)							S	S		S							
Restaurant, including all eating places except drive-in, 30% of sales must be in food products (with accessory uses)							S	S		S							
Recycle collection												S	S				
Recycle processing												X	X				Note 7
Retail and wholesale business (excluding car sales) not otherwise listed							X										
Retail business (excluding car sales) not otherwise listed including those conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more than 10 persons										X							
Retail Uses permitted in Industrial Districts												S	S				
Rooming houses, board houses				X	X	X											
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X	X		X		Note 1
Schools (academic); kindergarten, elementary, secondary, public or private	X	X	X	X	X	X	X	X			X						
Schools (Nonacademic); commercial, vocational, public or private including music and dance studio							X	X	X	X	X	X	X				Note 24
Service establishments, including but not limited to barber shops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors								X	X	X	X						
Sewage treatment plants, sanitary landfills, incinerators													X				
Sheet metal and/or roofing shops									X		X	X	X				
Shoe repair								X	X	X	X						
Shopping centers (more than 4 acres)									S		S						
Signs	X	X	X	X	X	X	X	X	X	X	X	X	X				Art VI
Sign Manufacturing, painting, maintenance									X		X						
Sign painting but not manufacturing									X		X						

**AMENDING THE CITY OF REIDSVILLE ZONING ORDINANCE**

**AN ORDINANCE AMENDING  
ARTICLE V, SECTION 2 “TABLE OF PERMITTED USES”  
OF THE CITY OF REIDSVILLE ZONING ORDINANCE**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the Zoning Ordinance of the City of Reidsville be amended as follows:

**Part I.** That Article V, Section 2 “Table of Permitted Uses” be amended as follows:  
Restaurant, including all eating places except drive-in, **30%** of sales must be in food products

**Part II.** That Article V, Section 2 “Table of Permitted Uses” be amended as follows:  
Restaurant, including all eating places except drive-in, **30%** of sales must be in food products (with accessory uses)

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by the City Council of the City of Reidsville, North Carolina.

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**DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.**

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**Angela G. Stadler, City Clerk**



THE CITY OF  
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NORTH CAROLINA

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A copy of the proposed text amendment is available for public inspection, by appointment, in the Office of Community Development, City Hall, weekdays from 8:30 A.M. to 4:00 P.M. Interested parties will be given the opportunity to address City Council during this public hearing.

This the 26<sup>th</sup> day of April, 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 1-800-735-2962 (TT).

**Rockingham Now Publish Dates: Wednesday, April 26, 2023  
Wednesday, May 3, 2023**

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

*“Live Simply. Think Big.”*



The City of  
**Reidsville**

North Carolina

Department of Planning & Community Development

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**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 Manager  
**DATE:** April 28, 2023  
**RE:** Text Amendment T 2023-04

Staff is petitioning to amend Article V, Section 2 "Table of Permitted Uses" and Article V, Section 3 "Special Uses" of the Reidsville Zoning Ordinance to repeal the Special Use Permit (SUP) requirement for Restaurants (with accessory uses) in the Central Business (CB), General Business (GB) and Highway Business (HB) zoning districts. The SUP requirements for Restaurants with Accessory Uses are defined as: no more than three (3) pool tables, no more than (2) foosball tables, and no more than three (3) electronic arcade games, excluding sweepstakes and/or gambling games. Accessory use allowable percentages limit the floor space that may be used for any combination of accessory uses to no more than twenty-five (25) percent.

The proposed repeal of the SUP for restaurants (with accessory uses) allows for increased options for businesses to locate to the CB, GB, and HB is consistent with the Reidsville Land Development Plan under both Goal #1 "A Thriving Downtown" and also Goal #2 "A Strong Local Economy".

The Planning Staff recommend the proposed amendment be approved.

**PLANNING BOARD RECOMMENDATION:**

The Planning Board recommended the text amendment be approved with a vote of five (5) to one (1).

Enclosure



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

**APPLICATION FOR ZONING TEXT CHANGE**

Date Submitted: 2/24/2023 Application No.: 2023-04 (Office Use)

(1) Applicant Information

Name City of Reidsville

Address 230 W Morehead St.

Daytime Telephone No. 336-349-1065

(2) Applicable Section of the Zoning Ordinance Article V, Section 2 "Table of Permitted Uses" and Article V, Section 3 "Special Uses."

(3) Existing wording in text Special Use Permit required for restaurants with accessory uses including these standards: No more than three (3) pool tables, no more than (2) foosball tables, and no more than three (3) electronic arcade games, excluding sweepstakes and/or gambling games, and twenty-five (25) percent of the seating floor space may be used for any combination of accessory uses.

(4) Requested wording in text Repeal special use requirement for Restaurants (with accessory use).

(5) Reason for requested change Increase interest of businesses locating to the Downtown and support a thriving downtown along with surrounding business districts.

I hereby request the Reidsville Planning Board consider this application for a change to the Zoning Text and make a recommendation to City Council.

  
 \_\_\_\_\_  
 Signature of Applicant





The City of  
**Reidsville**

North Carolina

Department of Planning & Community Development

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

[CommunityDevelopment@reidsvillenc.gov](mailto:CommunityDevelopment@reidsvillenc.gov)

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## ZONING ORDINANCE TEXT AMENDMENT REPORT

**DOCKET NO.:** T 2023-04

### REPORT

**PRESENTER:** Jason Hardin, Planning & Community Development Manager

### REPORT

**CONTRIBUTOR(S):** Jason Hardin, Planning & Community Development Manager  
Drew Bigelow, Planner I

**ARTICLE/SECTION TO BE AMENDED:** Article V, Section 2 "Table of Permitted Uses" and Article V, Section 3 "Special Uses"

**REQUEST:** Repeal special use permit requirement for "Restaurants (with accessory uses)".

### ANALYSIS & RECCOMENDATION:

Staff is petitioning to amend Article V, Section 2 "Table of Permitted Uses" and Article V, Section 3 "Special Uses" of the Reidsville Zoning Ordinance to repeal the Special Use Permit (SUP) requirement for Restaurants (with accessory uses) in the Central Business (CB), General Business (GB) and Highway Business (HB) zoning districts. SUP requirements for Restaurants with Accessory Uses are currently defined as: no more than three (3) pool tables, no more than (2) foosball tables, and no more than three (3) electronic arcade games, excluding sweepstakes and/or gambling games. Accessory use allowable percentages limit the floor space that may be used for any combination of accessory uses to no more than twenty-five (25) percent.

Currently, restaurants (with accessory uses) must obtain a SUP and meet the standards listed previously in order to open in the City of Reidsville. This permitted use includes restaurants with games including pool and foosball tables. The proposed repeal of the SUP for restaurants (with accessory uses) is consistent with the Reidsville Land Development Plan under both Goal #1 "A Thriving Downtown" and also Goal #2 "A Strong Local Economy". Goal #1 by working to attract businesses to the downtown area while simultaneously encouraging the development of a robust social entertainment center. Goal #2 is also met by seeking to bring in more businesses to the city and working to generate further interest for growth in Reidsville as a whole.

The Planning Staff recommend adoption of the proposed amendment.

AMENDING THE CITY OF REIDSVILLE ZONING ORDINANCE

AN ORDINANCE AMENDING  
ARTICLE V, SECTION 2 “TABLE OF PERMITTED USES”  
OF THE CITY OF REIDSVILLE ZONING ORDINANCE

BE IT ORDAINED by the City Council of the City of Reidsville, North Carolina, that the Zoning Ordinance of the City of Reidsville be amended as follows:

Part I. That Article V, Section 2 “Table of Permitted Uses” be amended to remove the special use permit requirement for Restaurants (with accessory uses) and allow them by right in the Central Business (CB), Highway Business (HB) and General Business (GB) zoning districts.

Section 2. Uses	Table of Permitted Uses														NOTES
	RA-20	R-20	RS-12	R-12	R-6	O&I	CB	GB	NB	HB	I-1	I-2	I-3	C	
Restaurant, including all eating places except drive-in, 60% of sales must be in food products							X	X	X	X					
Restaurant, including all eating places except drive-in, 30% of sales must be in food products (with accessory use)							X	X		X					
<del>Restaurant, including all eating places except drive-in, 60% of sales must be in food products (with accessory uses)</del>							<del>S</del>	<del>S</del>		<del>S</del>					
Recycle collection											S	S			
Recycle processing											X	X			Note 7
Retail and wholesale business (excluding car sales) not otherwise listed							X								
Retail business (excluding car sales) not otherwise listed including those conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more than 10 persons								X		X					
Retail Uses permitted in Industrial Districts											S	S			
Rooming houses, board houses				X	X	X									
Satellite dishes	X	X	X	X	X	X	X	X	X	X	X	X		X	Note 1
Schools (academic); kindergarten, elementary, secondary, public or private	X	X	X	X	X	X	X	X		X					
Schools (Nonacademic); commercial, vocational, public or private including music and dance studio						X	X	X	X	X	X	X			Note 24
Service establishments, including but not limited to barber shops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors							X	X	X	X					
Sewage treatment plants, sanitary landfills, incinerators												X			
Sheet metal and/or roofing shops								X	X	X	X	X			
Shoe repair							X	X	X	X					
Shopping centers (more than 4 acres)								S		S					
Signs	X	X	X	X	X	X	X	X	X	X	X	X			Art. VI
Sign Manufacturing, painting, maintenance								X		X		X			
Sign painting but not manufacturing										X					
Solar Energy System, Large Scale	S														

**Part II.** That Article V, Section 3 “Special Uses” be amended to repeal:

- ~~Use: Restaurants (with accessory uses)~~
- ~~Approved By: Board of Adjustment~~
- ~~Special Use District: CB, GB and HB~~
- ~~General Requirements: Sixty percent of sales must be in food products.~~
- ~~Accessory Use Limitations: No more than three (3) pool tables.  
No more than two (2) foosball tables.  
No more than three (3) electronic arcade games, excluding sweepstakes and/or gambling games.~~
- ~~Accessory Use Allowable Percentages: Twenty Five (25) percent of the seating floor space may be used for any combination of accessory uses.~~

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by the City Council of the City of Reidsville, North Carolina.

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**DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.**

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**Angela G. Stadler, City Clerk**



THE CITY OF  
**Reidsville**  
NORTH CAROLINA

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A copy of the proposed text amendment is available for public inspection, by appointment, in the Office of Community Development, City Hall, weekdays from 8:30 A.M. to 4:00 P.M. Interested parties will be given the opportunity to address City Council during this public hearing.

This the 26<sup>th</sup> day of April, 2023.

Angela G. Stadler, CMC/NCCMC  
City Clerk

\*\*\*\*\*

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**Rockingham Now Publish Dates: Wednesday, April 26, 2023  
Wednesday, May 3, 2023**

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



The City of

# Reidsville

North Carolina

Department of Planning & Community Development

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

CommunityDevelopment@reidsvillenc.gov

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## MEMORANDUM

**TO:** The Honorable Mayor Gorham, Members of the  
Reidsville City Council, and Summer Woodard, City Manager  
**FROM:** Jason Hardin, Planning & Community Development Manager  
**DATE:** April 28, 2023  
**RE:** Text Amendment T 2023-05

Staff is petitioning to amend Article II, Section 1 “Definitions” and Article V, Section 2 “Table of Permitted Uses”, “Notes to the Table of Permitted Uses” of the Reidsville Zoning Ordinance to change “Food Trucks and Food Pushcarts” to “Mobile Food Vendor, Motorized” and “Mobile Food Vendor, Pushcart” in the ordinance. There are three phases to this text amendment proposal. Phase one (1) will define Mobile Food Vendor, Motorized and Mobile Food Vendor, Pushcart in Article II, Section 1 “Definitions” of the Zoning Ordinance. Phase two (2) will be to amend Article V, Section 2 “Table of Permitted Uses” of the Zoning Ordinance to change the permitted uses from “Food truck” to “Mobile Food Vendor, Motorized” and “Food pushcart” to “Mobile Food Vendor, Pushcart.” And phase three (3) will be to amend notes thirty-nine (39) and forty (40) of the “Notes to the Table of Permitted Uses” in Article V, Section 2 of the Zoning Ordinance.

This request aligns with Reidsville’s Land Development Plan Goal #1 “A Thriving Downtown” and also Goal #2 “A Strong Local Economy.” Goal #1 is achieved by increasing the variety of potential Mobile Food Vendor events in downtown. Goal #2 is achieved by bring in more restaurants and dining options to the city. The proposed amendment aligns with the Reidsville Land Development Plan.

The Planning Staff recommend the proposed amendment be approved.

### **PLANNING BOARD RECOMMENDATION:**

The Planning Board unanimously recommended the text amendment be approved.

Enclosure



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

***APPLICATION FOR ZONING TEXT CHANGE***

Date Submitted: 2/24/2023 Application No.: 2023-05 (Office Use)

(1) Applicant Information

Name City of Reidsville

Address 230 W Morehead St.

Daytime Telephone No. 336-349-1065


(2) Applicable Section of the Zoning Ordinance Article II, Section 1 "Definitions" and Article V Section 2 "Table of Permitted Uses", "Notes to the Table of Permitted Uses."

(3) Existing wording in text Food Trucks and Food Pushcarts.

(4) Requested wording in text Remove Food Trucks and Push Carts from the Zoning Ordinance, define and replace any existing language with the term's Mobile Food Vendor, Motorized and Mobile Food Vendor, Pushcart and amend notes 39 and 40 to remove regulations now found in the code of ordinances.

(5) Reason for requested change Increase interest of businesses locating to the downtown area and support a thriving downtown. Bring zoning regulations for mobile food vendors into alignment with the City Code of Ordinances.

I hereby request the Reidsville Planning Board consider this application for a change to the Zoning Text and make a recommendation to City Council.

  
 \_\_\_\_\_  
 Signature of Applicant



The City of  
**Reidsville**  
North Carolina

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

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## ZONING ORDINANCE TEXT AMENDMENT REPORT

**DOCKET NO.:** T 2023-05

**REPORT**

**PRESENTER:** Jason Hardin, Planning & Community Development Manager

**REPORT**

**CONTRIBUTOR(S):** Jason Hardin, Planning & Community Development Manager  
Drew Bigelow, Planner I

**PETITIONER:** City of Reidsville - Planning Staff

**ARTICLE/SECTION TO BE AMENDED:** Article II “Definitions” and Article V “Table of Permitted Uses”, “Notes to the Table of Permitted Uses”

**REQUEST:** Proposal to remove Food Trucks and Push Carts from the Zoning Ordinance, and to replace any existing language with the term’s Mobile Food Vendor, Motorized and Mobile Food Vendor, Pushcart.

**REPORT:**

Staff is petitioning to amend Article II, Section 1 “Definitions” and Article V, Section 2 “Table of Permitted Uses”, “Notes to the Table of Permitted Uses” of the Reidsville Zoning Ordinance to change “Food Trucks and Push Carts” to “Mobile Food Vendor, Motorized” and “Mobile Food Vendor, Pushcart” in the ordinance. There are three phases to this text amendment proposal:

1. Define Mobile Food Vendor, Motorized and Mobile Food Vendor, Pushcart in Article II, Section 1 “Definitions” of the Zoning Ordinance.
  - a. Mobile Food Vendor, Motorized: A person utilizing a motorized vehicle, or trailer, operating for the purpose of preparing food and or selling food to the general public and is to be readily moved.
  - b. Mobile Food Vendor, Pushcart: Any non-motorized piece of equipment from which a vendor prepares and or sells food to the general public. Food pushcarts are limited to forty-five (45) inches in width, seventy-two (72) inches in length and sixty (60) inches in height. Canopies/umbrellas must be a minimum of seventy-eight (78) inches from the ground at the lowest point. Food pushcarts shall not be motorized or propelled in any

manner other than the walking motion of the person operating the pushcart.

2. Amend Article V, Section 2 "Table of Permitted Uses" of the Zoning Ordinance to change the permitted uses from "Food truck" to "Mobile Food Vendor, Motorized" and "Food pushcart" to "Mobile Food Vendor, Pushcart."
3. Amend notes thirty-nine (39) and forty (40) of the "Notes to the Table of Permitted Uses" in Article V, Section 2 of the Zoning Ordinance.

At the April meeting, the City Council approved an amendment codifying the regulations for Mobile Food Vendors into the City Code of Ordinances. Therefore, the regulations found the code overrule those found in the Zoning Ordinance. We are proposing to repeal what is now covered in the code and add the definitions and so forth that were added in the recent code amendment to ensure consistency in the Zoning Ordinance.

This request aligns with Reidsville's Land Development Plan Goal #1 "A Thriving Downtown" and also Goal #2 "A Strong Local Economy." Goal #1 is achieved by increasing the variety of potential Mobile Food Vendor events in downtown. Goal #2 is achieved by bring in more restaurants and dining options to the city. The proposed amendment aligns with the Reidsville Land Development Plan.

The Planning Staff recommend the proposed amendment be approved.



**AMENDING THE CITY OF REIDSVILLE ZONING ORDINANCE**

**AN ORDINANCE AMENDING**

**ARTICLE VII, SIGNS**

**SECTION 12, SIGNS REQUIRING PERMITS**

**OF THE CITY OF REIDSVILLE ZONING ORDINANCE**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the Zoning Ordinance of the City of Reidsville be amended as follows:

**Part I.** That Article II, Section 1 Definitions, be amended to define Mobile Food Vendor, Motorized and Mobile Food Vendor, Pushcart in Article II, Section 1 “Definitions” of the Zoning Ordinance.

Mobile Food Vendor, Motorized: A person utilizing a motorized vehicle, or trailer, operating for the purpose of preparing food and or selling food to the general public and is to be readily moved.

Mobile Food Vendor, Pushcart: Any non-motorized piece of equipment from which a vendor prepares and or sells food to the general public. Food pushcarts are limited to forty-five (45) inches in width, seventy-two (72) inches in length and sixty (60) inches in height. Canopies/umbrellas must be a minimum of seventy-eight (78) inches from the ground at the lowest point. Food pushcarts shall not be motorized or propelled in any manner other than the walking motion of the person operating the pushcart.

**Part 2.** Amend Article V, Section 2 “Table of Permitted Uses” of the Zoning Ordinance to change the existing permitted uses from “Food truck” to “Mobile Food Vendor, Motorized” and “Food pushcart” to “Mobile Food Vendor, Pushcart.”

Section 2.	Table of Permitted Uses														NOTES
	RA-20	R-20	RS-12	R-12	R-6	O&I	CB	GB	NB	HB	I-1	I-2	I-3	C	
Fleamarkets and or sale of used good when conducted within a permanent building (sale of used auto parts and accessories not permitted)							X	X		X					
Fleamarkets (commercial) and/or sale of used goods out-of-doors, provided that no sales area shall be located in any required yard and provided that parking spaces as required in the district where located shall be provided as specified in the zoning ordinance										X	X	X			Note 10
Florists and gift shops							X	X	X	X					
Food and dairy processing (excluding slaughter of animals)											X	X			
Food Pushcarts							X	X		X	X	X			Note 40
Food Trucks/Trailers							X	X		X	X	X			Note 40
Foundry casting, light weight nonferrous metal not causing noxious fumes, noise or odors												X			
Frozen food lockers											X	X			
Funeral Homes including Crematories as an Accessory Use						X		X		X					Note 33
Furniture, retail sales							X	X		X					
Game Rooms								X	X	X	X				
Golf courses, except par three or miniature courses	X	X	X	X	X										
Golf courses, par three, par two miniature courses										X	X				
Golf driving range										X	X				
Group Homes						X									
Gymnasiums, spas, fitness							X	X	X	X	X				
Hardware sales							X	X	X	X					
Hazardous waste storage transfer facility											S	S			
Home Occupations	X	X	X	X	X	X									Note 2
Homeless shelters						S		S		S	S	S			
Hospitals, sanatoria						X									
Hotels, motels							X	X		X					
Hunting Supply Sales							X	X		X	X				Note 35
Industrial/Corporate park											S	S			
Industrial supplies, machinery and equipment sales										X	X	X			
Internet Sweepstakes Cafe										S					
Laboratories, research											X	X			
Laboratories, medical, dental						X	X	X		X					
Landing pad or field for rotary wing aircraft															
Laundries								X	X	X	X	X			
Livestock sales barns												X			

Section 2.	Table of Permitted Uses														NOTES
	RA-20	R-20	RS-12	R-12	R-6	O&I	CB	GB	NB	HB	I-1	I-2	I-3	C	
Lock and gunsmiths							X	X	X	X					
Machine shop, welding shop											X	X			
Machine tool manufacturing												X			
Maintenance shops and yards for vehicles and equipment											X	X			
Manufacture of apparel, carvass, goods linens, domestic soft goods											X	X			
Manufacture of brick, pottery, clay products												X			
Manufacture of electrical products, precision tools and instruments											X	X			
Manufacture of flour, feeds												X			
Manufacture of industrial and commercial machinery, computer equipment												X			
Manufacture of Leather and Leather Products												X			
Manufacture of machine tools, metal fabrication												X			
Manufacture of mixing of concrete and paving material													X		
Manufacture of pharmaceutical products											X	X			
Manufacture of primary metal industries												X			
Manufacture of Rubber and Miscellaneous Plastics Products												X			
Manufacture of textiles												X			
Manufacture of transportation equipment												X			
Manufacture of wood products, furniture, paper, pulp, cardboard, etc.												X			
Medical, dental, paramedical, chiropractor offices						X	X	X	X	X					
Microbreweries							X	X		X	X	X			Note 37
Miscellaneous manufacturing											X	X			Note 21
Mobile food vendor, Motorized							X	X		X	X	X			Note 39
Mobile food vendor, Pushcart							X	X		X	X	X			Note 40
Mobile homes / Manufactured housing (one per lot)	X				S										Note 5
Mobile home manufacturing											X	X			
Mobile home park		S													
Mobile home sales, sale of agricultural implements, heavy machinery										X	X	X			
Modular Units (residential or Commercial)	X	X	X	X	X	X	X	X	X	X	X	X			Note 28
Monument works, stone works										X	X	X			
Motorcycle, power saw, lawn mower repair								X		X	X	X			
Movie Theaters (indoor)							X	X		X					

Part 3. Amend notes thirty-nine (39) and forty (40) of the “Notes to the Table of Permitted Uses” in Article V, Section 2 of the Zoning Ordinance, as follows.

**NOTE 39 ~~FOOD TRUCKS/TRAILERS~~ MOBILE FOOD VENDOR, MOTORIZED**

1. ~~A Zoning Compliance Permit must be obtained for the food truck/trailer unless it is permitted as part of a Special Event that holds a Zoning Compliance Permit for said event. (Note: A business conducting a special sale is not a special event for the purpose of this Ordinance.)~~
2. ~~A copy of the Zoning Compliance Permit shall be kept on the food truck/trailer at all times. The Zoning Compliance Permit must be renewed annually between July 1<sup>st</sup> and 31<sup>st</sup> in accordance with the City’s Schedule of Fees.~~
3. ~~—A copy of the approved Rockingham County Health Permit, pursuant to the rules governing sanitation of restaurants and other food handling establishments must be submitted with the application for the Zoning Compliance Permit.~~
4. ~~Food trucks/trailers are permitted on private property and City-owned property in accordance with the requirements contained herein. Food trucks/trailers are prohibited to operate on public right-of-ways (streets) unless permitted as part of a Special Event. Food trucks/trailers are prohibited from operating on an undeveloped parcel.~~
5. ~~—For each location the food truck/trailer is parked the food truck/trailer business operator must file a site plan providing compliance with requirements of this Ordinance.~~
6. ~~—In order to operate on private property, the property owner must grant permission in writing. In order to operate on City-owned property, the City Manager must grant permission in writing. Proof of permission must be submitted with the filing of the site plan for said location.~~
7. ~~Where food trucks/trailers are located on City-owned property, the vendor must provide proof of insurance, issued by an insurance company licensed to do business in the State of North Carolina, protecting the vendor and the City from all claims for damages to property and bodily injury, including death, which may arise from the operations under or in connection with the permit. Such insurance shall name the City as an additional named insured and shall not terminate or be canceled prior to expiration date without thirty (30) days advance notice to the City. Such insurance shall afford minimum limits of:~~
  - a. ~~Commercial General Liability~~

Each Occurrence:	\$1,000,000
Aggregate:	\$1,000,000
Products/Complete Operations:	\$1,000,000
Fire Damage:	\$ 50,000
Medical Payments:	\$ 5,000
8. ~~—Minimum distances from certain elements and uses are required. Distance shall be~~

measured in a straight line between the closest point of the proposed food truck/trailer location and the closest point of the elements described below:

- a. ~~Food trucks/trailers must be located at least 100 feet from the main entrance of any restaurant and/or a restaurant's accessory outdoor dining area during the operating hours of the restaurant. Except under the following circumstances:  
The food truck/trailer is owned by the restaurant.  
The food truck/trailer operator has written permission of the restaurant owner to be located within 100 feet of main entrance or outdoor dining area.~~
  - b. ~~Food trucks/trailers must be parked at least 15 feet from any fire hydrant.~~
  - c. ~~Food trucks/trailers must be a minimum of 15 feet from any driveway entrance. No food truck/trailer shall conduct business in a way that would restrict or interfere with the ingress or egress of any abutting property owner or tenant or become a public nuisance, increase traffic congestion, delay, or constitute a hazard to traffic, life or property or an obstruction to adequate access for fire, police or sanitation vehicles.~~
  - d. ~~Food trucks/trailers shall not be located within the front yard setback of said Zoning District.~~
  - e. ~~Food trucks/trailers must be located at least 500 feet from the boundary of any event under an approved Zoning Compliance Permit unless the food truck/trailer is included within said permit. Additional distance may be required by the City in order to avoid any negative impacts for the special event.~~
9. ~~Food trucks/trailers may not park in handicapped accessible parking spaces or in access or drive aisles.~~
  10. ~~Outdoor seating and tables are prohibited.~~
  11. ~~The food truck/trailer operator is responsible for disposing of all trash associated with the operation of the food truck/trailer. City trash receptacles may not be used to dispose trash or waste. All areas relative to the food truck/trailer must be kept clean. Approved grease disposal facility must be maintained on the truck at all times. Grease and liquid waste may not be disposed in tree pits, storm drains, the sanitary sewer system or public streets.~~
  12. ~~Food trucks/trailers may not use audio amplification.~~
  13. No signage is permitted other than what is on the vehicle or trailer, with the exception of no more than one (1) portable sandwich board to be located immediately outside the vehicle. Sandwich board signs shall not exceed 8 sq. ft. per face and shall be removed at the end of the business day. Sandwich board signs shall not impede pedestrian walkways or driveways. Sandwich board signs shall not obstruct any additional parking, or accessible parking. All sandwich board signs shall comply with Article VII, Section 2 "Portable Signs" and Section 5 "Sandwich Board Signs (also known as A-Frame and T-Frame signs)" of the Reidsville Zoning Ordinance.
  14. ~~Violators of said Ordinance shall be subject to penalties as provided in the Code of Ordinance Chapter 1, Section 1.8.~~

15. ~~Additional conditions may be included on the Zoning Compliance Permit by the City in order for the food truck/trailer operation to comply with the intent of this ordinance to protect the public health, safety or welfare.~~

**NOTE 40 FOOD PUSHCARTS MOBILE FOOD VENDOR, PUSHCART**

1. ~~A Zoning Compliance Permit is required for the food pushcart unless it is permitted as part of a Special Event that holds a Zoning Compliance Permit for said event. (Note: A business conducting a special sale is not a special event for the purpose of this Ordinance.)~~
2. ~~A copy of the Zoning Compliance Permit shall be kept on the pushcart at all times. The Zoning Compliance Permit must be renewed annually between July 1<sup>st</sup> and 31<sup>st</sup>.~~
3. ~~Food pushcarts are limited to forth five (45) inches in width, seventy two (72) inches in length and sixty (60) inches in height. Canopies/umbrellas must be a minimum of seventy eight (78) inches from the ground at the lowest point.~~
4. ~~Food pushcarts shall not be motorized or propelled in any manner other than the walking motion of the person operating the pushcart.~~
5. ~~Food pushcarts are permitted on private property, City owned property and public sidewalks in accordance with the requirements contained herein. Food pushcarts are prohibited from operation within public streets unless permitted as part of a Special Event. Food pushcarts are prohibited from operation on an undeveloped parcel.~~
6. ~~In order to operate on private property, the property owner must grant permission in writing. In order to operate on City owned property or sidewalk, the City Manager must grant permission in writing. Proof of permission must be submitted with the application for the Zoning Compliance Permit.~~
7. ~~A copy of the approved Rockingham County Health Permit, pursuant to the rules governing sanitation of restaurants and other food handling establishments must be submitted with the application for the Zoning Compliance Permit.~~
8. ~~Minimum distances from certain elements and uses are required. Distance shall be measured in a straight line between the closest point of the proposed food pushcart location and the closest point of the elements described below:~~
  - ~~a. Food pushcart must be located at least 100 feet from the front door of any restaurant and/or a restaurant's accessory outdoor dining area during the operating hours of the restaurant. Except under the following circumstances:~~
    - ~~i. The food pushcart is owned by the restaurant.~~

~~ii. The food pushcart operator has written permission of the restaurant owner to be located within the 100 feet.~~

~~b. Food pushcart must be located at least three hundred (300) feet from the grounds of any church while church is holding a religious service.~~

~~c. Food pushcart must be parked at least 15 feet from any fire hydrant.~~

~~d. Food pushcart must be a minimum of 15 feet from any driveway entrance. No food pushcart shall conduct business in a way that would restrict or interfere with the ingress or egress of any abutting property owner or tenant or become a public nuisance, increase traffic congestion, delay, or constitute a hazard to traffic, life or property or an obstruction to adequate access for fire, police or sanitation vehicles.~~

~~e. Food pushcarts must be located at least 500 feet from the boundary of any event under an approved Zoning Compliance Permit unless the food pushcart is included within said permit. Additional distance may be required by the City in order to avoid any negative impacts for the special event.~~

~~9. Food pushcart may not park in handicapped accessible parking spaces or in access or drive aisles.~~

~~10. The use of tables, crates, cartons, racks, chairs, or other device to increase the selling or display capacity of the food pushcart is prohibited.~~

~~11. The food pushcart operator is responsible for disposing of all trash associated with the operation of the food pushcart. City trash receptacles may not be used to dispose trash or waste. All areas relative to the food pushcart must be kept clean. Approved grease disposal facility must be maintained on the cart at all times. Grease and liquid waste may not be disposed in tree pits, storm drains, the sanitary sewer system or public streets.~~

~~12. Food pushcart may not use audio amplification.~~

~~13. No items relating to the operation of the vending may be placed anywhere other than in, on or under the pushcart.~~

~~14. The food pushcart vendor shall not solicit or conduct business with persons in motor vehicles.~~

~~15. No food pushcart or any other item related to the operation of the vending business shall lean against or hang from any building or other structure.~~

~~16. The food pushcart shall not impede, endanger or interfere with the travel upon or use of the street or sidewalk. No food pushcart may block the entrance door to any business. The food pushcart vendor shall locate outside of any designed fire lane.~~

~~17. Food pushcart may operate between the hours of 6 am and 10 pm, except in I-1 and I-2 if they are serving a post 10 pm shift.~~

18. **No signage is permitted other than what is on the food pushcart.**

~~19. Food pushcarts are only allowed on a public sidewalk within the Central Business District.~~

~~20. Where food pushcarts are located on City-owned property, the vendor must provide proof of insurance, issued by an insurance company licensed to do business in the State of North Carolina, protecting the vendor and the City from all claims for damages to property and bodily injury, including death, which may arise from the operations under or in connection with the permit. Such insurance shall name the City as an additional named insured and shall not terminate or be canceled prior to expiration date without thirty (30) days advance notice to the City. Such insurance shall afford minimum limits of:~~

Commercial General Liability	
<del>Each Occurrence:</del>	<del>\$1,000,000</del>
<del>Aggregate:</del>	<del>\$1,000,000</del>
<del>Products/Complete Operations:</del>	<del>\$1,000,000</del>
<del>Fire Damage:</del>	<del>\$ 50,000</del>
<del>Medical Payments:</del>	<del>\$ 5,000</del>

~~21. Violators of said Ordinance shall be subject to penalties as provided in the Code of Ordinance Chapter 1, Section 1.8.~~

~~22. Additional conditions may be included on the Zoning Compliance Permit by the City in order for the food pushcart operation to comply with the intent of this ordinance to protect the public health, safety or welfare.~~

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the City Council of the City of Reidsville, North Carolina.

\_\_\_\_\_  
**DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.**

\_\_\_\_\_  
**Angela G. Stadler, City Clerk**



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, May 9, 2023, at 6:00 P.M., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, to consider a Text Amendment (T 2023-05) to amend Article II, Section 1, “Definitions”, Article V, Section 2 “Table of Permitted Uses” & “Notes to the Table of Permitted Uses” of the City’s Zoning Ordinance to define the terms Mobile Food Vendor, Motorized and Mobile Food Vendor, Pushcart, and amend Notes thirty-nine (39) & forty (40) applicable to Mobile Food Vendors.

A copy of the proposed text amendment is available for public inspection, by appointment, in the Office of Community Development, City Hall, weekdays from 8:30 A.M. to 4:00 P.M. Interested parties will be given the opportunity to address City Council during this public hearing.

This the 26<sup>th</sup> day of April, 2023.

Angela G. Stadler, CMC/NCCMC  
City Clerk

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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 1-800-735-2962 (TT).

**Rockingham Now Publish Dates: Wednesday, April 26, 2023  
Wednesday, May 3, 2023**

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





## MEMORANDUM

**TO:** Summer Woodard, City Manager  
**FROM:** Josh Beck, Public Works Director  
**RE:** Water Shortage Response Plan Text Amendments  
**DATE:** May 9, 2023

Every five (5) years the Water Shortage Response Plan must be reviewed/updated and adopted by City Council according to G.S. 143-355(l) from the state of North Carolina. The City of Reidsville's Water Shortage Response Plan is in section 10-54 of the City of Reidsville Code of Ordinances. If the Water Shortage Response Plan must be enacted city ordinance currently requires notification through "The Reidsville Review" which is now "RockinghamNow". Text should also be added to this section that the enactment of this plan will also be communicated through CodeRED. The ordinance mentions civil penalties for residential and non-residential customers who do not abide by the restrictions in the different stages throughout the plan. The following changes to the civil penalties are to reflect current inflation and increase awareness that during times of water shortage we must do all to conserve water. Attached to this document is the proposed changes and an excel document detailing the proposed civil penalty changes.

Attached:

- Water Shortage Response Plan Proposed Civil Penalty 2023
- WaterShortageResponsePlanOrdinanceAmendments

Civil Penalties

	Residential (Current)						
	Stage I	Stage IIA Warning	Stage IIB Warning	Stage III Warning	Stage VI	Stage V	
1st Offense		\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	
2nd Offense		\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	
3rd Offense		3rd and Successive are \$200.00					2nd and Successive are \$200.00

	Non-Residential (Proposed)						
	Stage I	Stage IIA	Stage IIB	Stage III	Stage VI	Stage V	
		\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	
		\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
		3rd and Successive are \$1000.00					

	Residential (Current)						
	Stage I	Stage IIA Warning	Stage IIB Warning	Stage III Warning	Stage VI	Stage V	
1st Offense		\$ 100.00	\$ 150.00	\$ 200.00	\$ 250.00	\$ 375.00	
2nd Offense		\$ 200.00	\$ 300.00	\$ 400.00	\$ 500.00	\$ 750.00	
3rd Offense		3rd and Successive					2nd and Successive

	Non-Residential (Proposed)						
	Stage I	Stage IIA	Stage IIB	Stage III	Stage VI	Stage V	
		\$ 250.00	\$ 300.00	\$ 400.00	\$ 500.00	\$ 600.00	
		\$ 500.00	\$ 600.00	\$ 800.00	\$ 1,000.00	\$ 1,200.00	
		\$ 1,000.00	\$ 1,200.00	\$ 1,600.00	\$ 2,000.00	\$ 2,400.00	
		3rd and Successive					

**AMENDING THE CITY OF REIDSVILLE CODE OF ORDINANCES**  
**AN ORDINANCE AMENDING**  
**CHAPTER 10, MUNICIPAL UTILITIES AND SERVICES**  
**SECTION 10-54 EMERGENCY WATER CONSERVATION AND RESTRICTION**  
**PLAN**  
**OF THE CITY OF REIDSVILLE CODE OF ORDINANCES**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the City of Reidsville Code of Ordinances be proposed to be amended as follows:

**Part I.** That Chapter 10, Section 10-54 (d)(2) & (6) and (h)(1) & (2) are hereby repealed and rewritten in their entirety as follows:

Section 10-54 (d) (2) Public notification shall be provided by employee email announcements, notices at municipal buildings, and on the city website. Requires water shortage response measures to be communicated for publication in RockinghamNow, public service announcements on local radio and cable stations, the city website, and CodeRED.

Section 10-54 (d) (6) In the event of a threat to the safety of the public water supply arising from an emergency condition in the system, the due process described in paragraphs (1)-(4) of this section may be waived. The city manager or their delegates are authorized and empowered to take whatever emergency actions necessary to safeguard the city's water supply system. The city manager will communicate to the mayor, council, and public the circumstances of the event. The city manager and/or designee will regularly apprise the aforementioned parties of the status of the event and when normal service is restored.

Section 10-54 (h) (1) Residential users. Any residential user who shall violate any provision of this chapter shall be subject to civil penalties. Civil penalties for a violation of stage IIA, IIB and III mandatory restrictions shall be as follows: a warning for the first offense; for stage IIA, a civil penalty in the amount of one hundred dollars (\$100.00) for the second offense, a civil penalty in the amount of two hundred dollars (\$200.00) for the third and successive offenses; for stage IIB, a civil penalty in the amount of one hundred-fifty dollars (\$150.00) for the second offense, a civil penalty in the amount of three hundred dollars (\$300.00) for the third and successive offenses; for stage III, a civil penalty in the amount of two hundred dollars (\$200.00) for the second offense, a civil penalty in the amount of four hundred dollars (\$400.00) for the third and successive offenses. In stages IV or V, there shall be no warnings given for violations by residential users of the mandatory restrictions of these stages and the penalties for stage VI shall be two hundred and fifty dollars (\$250.00) for the first offense, five hundred dollars (\$500.00) for the second offense and successive offenses; the penalties for stage V shall be three hundred

and seventy-five dollars (\$375.00) for the first offense, and seven hundred dollars (\$700.00) for the second offense and successive offenses.

Section 10-54 (h) (2) Non-residential users. Any non-residential customer, who violates any provision of this chapter, shall be subject to a civil penalty except as provided in subsection (d) below. Civil penalties for a violation of any mandatory restriction of any stage of this chapter shall be as follows: for stage IIA, a civil penalty in the amount of two hundred and fifty dollars (\$250.00) for the first offense, five hundred dollars (\$500.00) for the second offense, and one thousand dollars (\$1,000.00) for the third and successive offenses. For stage IIB, a civil penalty in the amount of three hundred dollars (\$300.00) for the first offense, six hundred dollars (\$600.00) for the second offense, and one thousand two hundred dollars (\$1,200.00) for the third and successive offenses. For stage III, a civil penalty in the amount of four hundred dollars (\$400.00) for the first offense, eight hundred dollars (\$800.00) for the second offense, and one thousand six hundred dollars (\$1,600.00) for the third and successive offenses. For stage VI, a civil penalty in the amount of five hundred dollars (\$500.00) for the first offense, one thousand dollars (\$1,000.00) for the second offense, and two thousand dollars (\$2,000.00) for the third and successive offenses. For stage V, a civil penalty in the amount of six hundred dollars (\$600.00) for the first offense, one thousand two hundred dollars (\$1,200.00) for the second offense, and two thousand four hundred dollars (\$2,400.00) for the third and successive offenses.

All other parts of Section 10-54 shall remain the same.

Part II. This Ordinance shall become effective upon its adoption by the City Council of the City of Reidsville, North Carolina.

**ADOPTED** this the 13<sup>th</sup> day of June, 2023, by the City Council of the City of Reidsville, North Carolina.

\_\_\_\_\_  
Donald L. Gorham, Mayor

ATTEST:

\_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk



The City of  
**Reidsville**

North Carolina

Department of Planning & Community Development

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

CommunityDevelopment@reidsvillenc.gov

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**TO:** The Honorable Mayor Gorham, Members of the  
Reidsville City Council, and Summer Woodard, City Manager  
**FROM:** Jason Hardin, Planning & Community Development Manager  
**DATE:** May 9, 2023  
**RE:** Code of Ordinances Amendment –Swimming Pools

Staff is petitioning to clarify regulations regarding fencing of swimming pools found in the City of Reidsville Code of Ordinances. The existing language in the code regarding fencing requirements states that “All swimming pools to be constructed or which are already constructed shall be enclosed by a fence which shall be at least four (4) feet in height and which shall be of a type not readily climbable by children.” There is no distinction made for above ground swimming pools as the ordinance’s definition of swimming pools is as follows: “Swimming pool means any artificially constructed portable or nonportable pool capable of being used for swimming or bathing which has a depth of two (2) feet or more at any point.” Therefore, allowing no room for discrepancy on above ground swimming pools which are usually temporary in nature.

The North Carolina State Building Code is less restrictive than the wording found in the ordinance and allows for above ground pools to be unfenced when the wall of the above ground swimming pool is 48 inches in height and has a ladder with locking cover or the owner may remove the ladder and secure it elsewhere in an approved manner. Many people purchase temporary pools for the summer and do not have fenced in back yard. The intent of making this distinction in the ordinance is to allow for above ground pools which meet the minimum requirements of the state building code and clarify our fencing requirements.

I recommend the proposed amendment be approved.

**AN ORDINANCE AMENDING CHAPTER 4, BUILDINGS;  
CONSTRUCTION AND RELATED ACTIVITIES ARTICLE III, SWIMMING  
POOLS- SECTION 4-55 ENUMERATION OF SPECIFIC  
CONSTRUCTION REQUIREMENTS**

**WHEREAS**, the City of Reidsville desires to clarify its regulations pertaining to fencing requirements for above ground swimming pools in the City of Reidsville Code of Ordinances.

**THEREFORE, BE IT ORDAINED BY THE REIDSVILLE CITY COUNCIL:**

That Article III, Swimming Pools: Section 4-55 Enumeration of Specific Construction Requirements be amended, as follows:

(6) All swimming pools to be constructed or which are already constructed shall be enclosed by a fence which shall be at least four (4) feet in height and which shall be of a type not readily climbable by children. The gates of such fence shall be of a self-closing and latching type with the latch on the inside of the gate, not readily available for children to open. However, **if the swimming pool meets structural barrier height and any other requirements of the North Carolina State Building Code** or the entire premises of the residence is enclosed, this provision may be waived by the building inspector upon inspection and approval of the enclosed residence.

**Adopted and Approved**, this the 9<sup>th</sup> day of May, 2023.

\_\_\_\_\_  
Donald L. Gorham, Mayor

ATTEST:

\_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk



The City of  
**Reidsville**

North Carolina

Department of Planning & Community Development

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

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**TO:** The Honorable Mayor Gorham, Members of the  
Reidsville City Council, and Summer Woodard, City Manager  
**FROM:** Jason Hardin, Planning & Community Development Manager  
**DATE:** May 9, 2023  
**RE:** Proposed Projects for the 2026-2035 STIP

In July of this year, the Technical Advisory Committee (TAC) through the Piedmont Triad Regional Council (PTRC) will vote to determine what projects on the current list will be added to the upcoming 2026-2035 State Transportation Improvement Plan (STIP). We are requesting council feedback on the existing projects the City submitted in 2019 to the Rural Planning Organization (RPO) and are currently on the project list.

Some background information: the STIP is the North Carolina Department of Transportation's (NCDOT) 10-year schedule for projects. I have attached a breakdown of the projects on the current 2024-2033 It is updated every two years using a process called "prioritization." The prioritization process takes input from the TAC whose voting members are able to assign points to support projects their municipality is in favor of to receive funding. The projects which score the highest in the TAC vote are given the highest priority to be included in the STIP. Projects that make it into the STIP receive priority for funding during the first six years. Those projects which do not make it into the STIP remain in the RPO project list and are prioritized either as "carry over" or "holding tank." Carry over projects may receive any leftover funding from other projects. Projects in the holding tank will remain until the TAC votes for the next STIP after two years. I have included a list of projects in the current RPO list for your review.

We are asking for council input on these proposed projects. The council is not required to take a formal vote on approving these projects. However, if council desires, it may vote to authorize these projects to be supported for inclusion in the 2026-2035 STIP. I will be glad to answer any questions.



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

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## **I. 2024-2033 STIP Projects**

These are the projects on the current STIP in and around the city limit and are prioritized for funding over the next six years. No action is needed for these projects.

1. Improvements to NC 65/NC 87: West of SR 2371 (Old County Home Road in Wentworth to US 158/US 29 Business (Freeway Drive). Upgrade roadway to include bike lanes.
2. Upgrade US 29 to interstate standards.
3. Widening of Freeway Drive. This project was completed several years ago. However, NCDOT is still in the process of closing the project out.

## **II. RPO Projects (Proposed for 2026-2035 STIP)**

These projects are currently on the RPO list and will be voted on by the TAC for recommendation of addition to the 2026-2035 STIP. We are seeking council feedback/approval on these projects.

### Bicycle/Pedestrian Projects

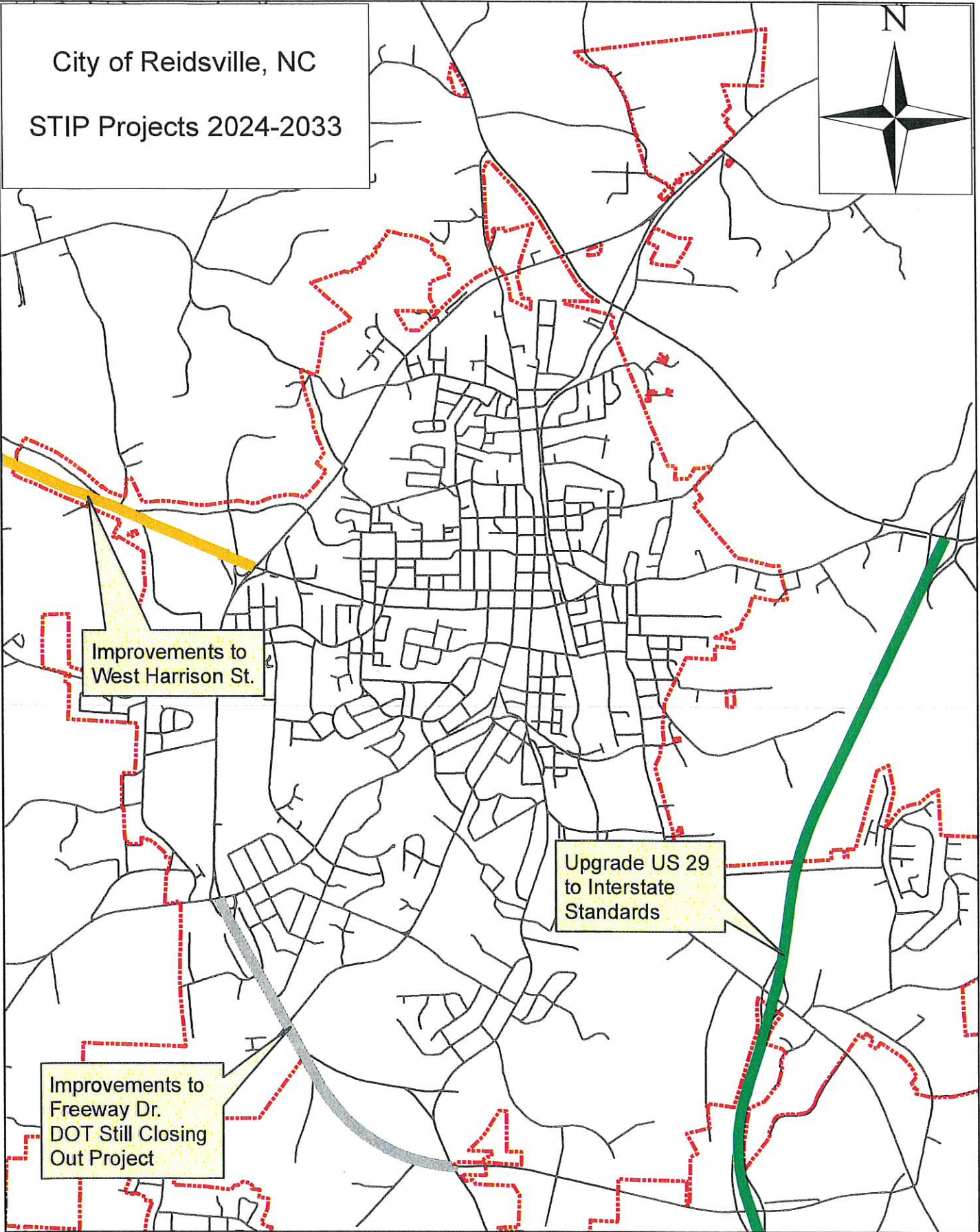
1. South Park Drive: Construct 6' wide concrete sidewalk from Cypress Dr. to Freeway Dr.
2. Jaycee Park Greenway: Extend the Jaycee Park Greenway to connect with South Park Drive.

### Highway Projects

1. US 158: Widen existing roadway from US 220 to Freeway Drive.
2. Richardson Drive: Improve intersection of South Main Street and Richardson Drive.
3. US 29 Business: Improve intersection at Water Works Road to include turn lanes.
4. West Harrison Street: Widen existing roadway from Freeway Drive to South Scales Street.



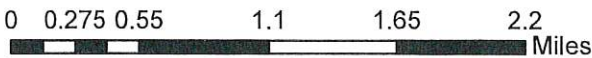
City of Reidsville, NC  
STIP Projects 2024-2033



Improvements to  
West Harrison St.

Upgrade US 29  
to Interstate  
Standards

Improvements to  
Freeway Dr.  
DOT Still Closing  
Out Project



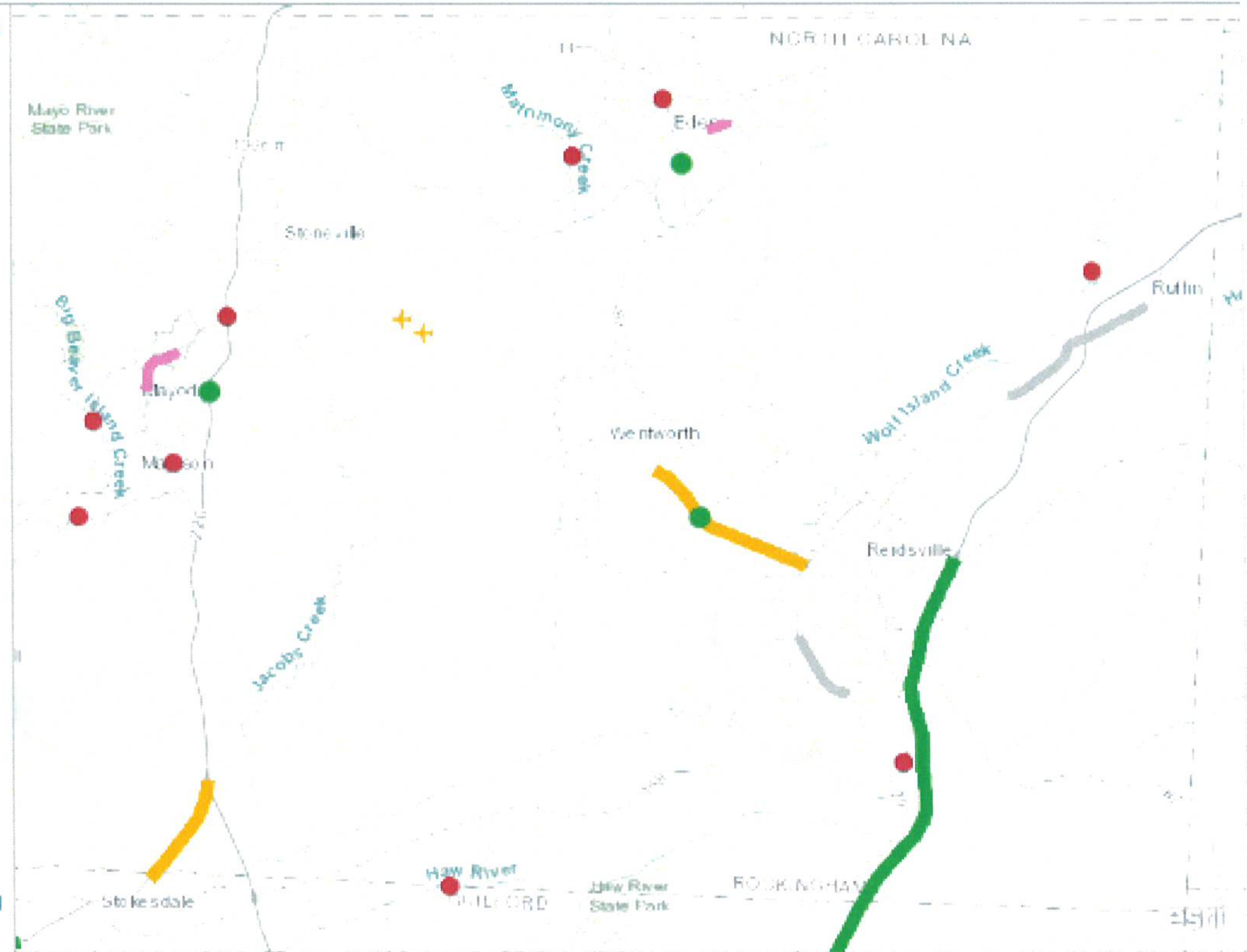
Prepared By:  
City of Reidsville  
Planning & GIS  
April 27, 2023

# 2024-2033 Draft STIP

2024\_2033\_Draft\_STIP\_20220804  
- 2024-2033 Draft STIP Points

- Statewide Highway
- Regional Highway
- Division Highway
- Interstate Maintenance
- Bridge
- Transition Highway
- Other Highway
- + Statewide Aviation
- + Regional Aviation
- + Division Aviation
- + Aviation
- + Regional Ferry
- + Division Ferry
- + Transition Ferry
- Statewide Rail
- Regional Rail
- Division Rail
- Transition Rail
- Other Rail
- Regional Public Transit
- Division Public Transit
- Division Bicycle And Pedestrian
- Transition Bicycle And Pedestrian

2024\_2033\_Draft\_STIP\_20220804  
2024\_2033 Draft STIP Lines



NCDOT 2024-2033 Draft STIP

Rockingham County, State of North Carolina DOT, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

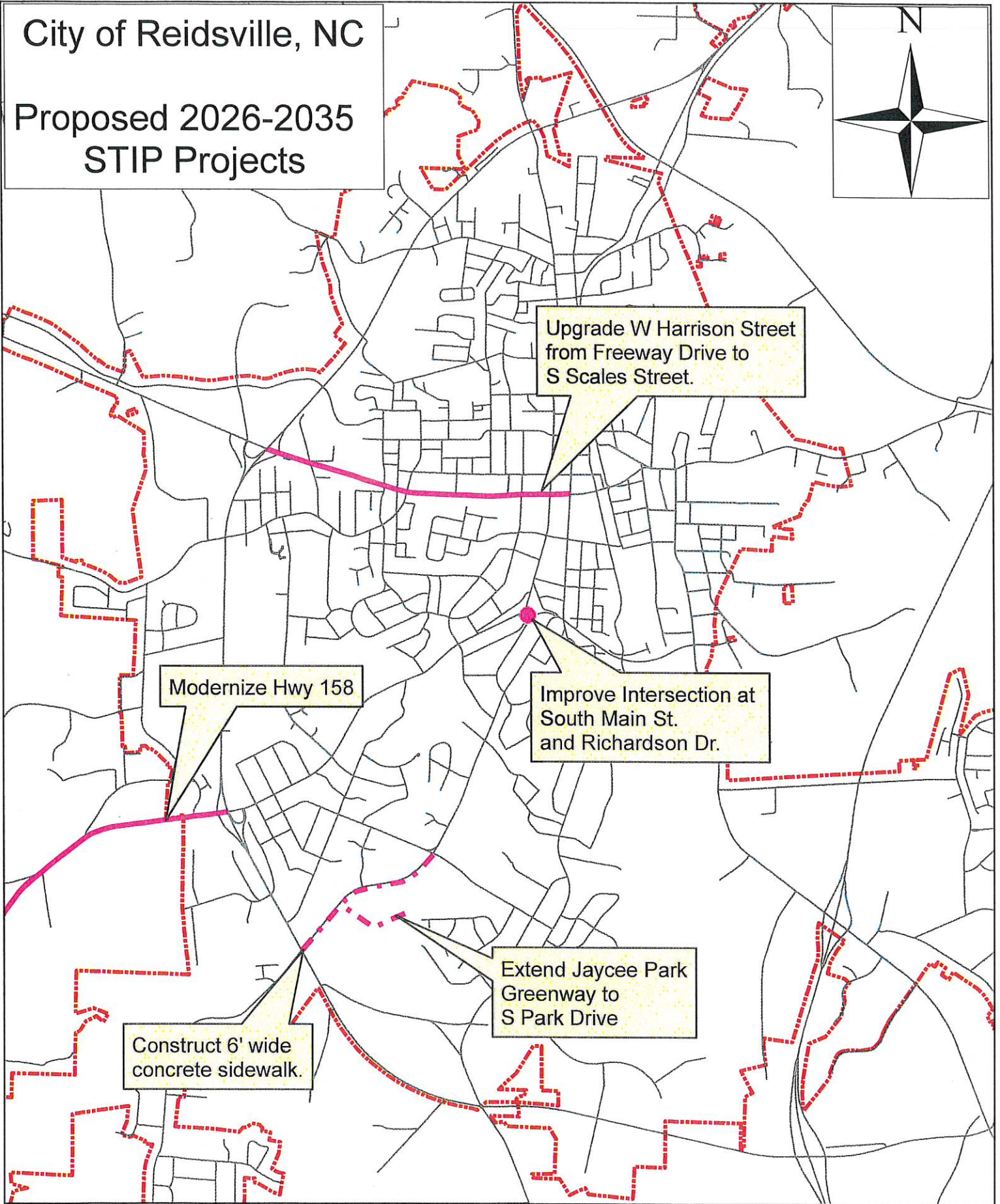
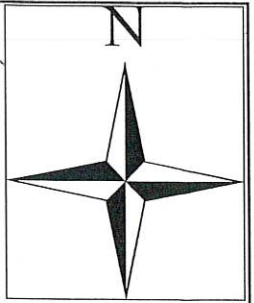
# 2024-2033 STIP Proposed Projects

COUNTY(S)	ROUTE/CITY	DESCRIPTION	MODE	DIVISION(S)	MPOs/RPOs	PROJECT ID	STI CATEGORY FUNDED	FUNDING SOURCE (SEE FUNDING SOURCES TAB FOR MORE INFO)	RIGHT-OF-WAY PROJECTED SCHEDULE	TOTAL REMAINING FUNDS NEEDED FOR RIGHT-OF-WAY	UTILITIES PROJECTED SCHEDULE	TOTAL REMAINING FUNDS NEEDED FOR UTILITIES	CONSTRUCTION PROJECTED SCHEDULE	TOTAL REMAINING FUNDS NEEDED FOR CONSTRUCTION	PROJECTED SCHEDULE FOR OTHER ACTIVITIES	TOTAL REMAINING FUNDS FOR OTHER ACTIVITIES	TOTAL REMAINING FUNDS NEEDED	COMMENT
ROCKINGHAM	SR 1747 (EAST STADIUM DRIVE)	SR 1962 (NORTH PIERCE STREET) TO FREEDOM PARK IN EDEN. CONSTRUCT SIDEWALK.	BIKE/PED	7	PIEDMONT TRIAD RPO	EB-5888	DIVISION 7	L, TA5200					2023	\$443,000			\$443,000	
ROCKINGHAM	US 220 BUSINESS	EAST JACKSON STREET IN MAYODAN TO MAYO RIVER STATE PARK. CONSTRUCT MULTIUSE PATH.	BIKE/PED	7	PIEDMONT TRIAD RPO	EB-5891	DIVISION 7	L, TALTS					2023	\$652,000			\$652,000	
ROCKINGHAM	FUTURE I-73 / US 220	US 311 / NC 135 INTERCHANGE. REPLACE BRIDGE 780074 AND UPGRADE INTERCHANGE.	HIGHWAY	7	PIEDMONT TRIAD RPO	I-5898	REGION D	T	2022	\$1,500,000	2022	\$1,600,000	2025	\$14,000,000			\$17,100,000	IN PROGRESS
ROCKINGHAM	NC 14 / NC 87	REPLACE BRIDGE 780155 OVER NORFOLK SOUTHERN RAILROAD.	HIGHWAY	7	PIEDMONT TRIAD RPO	B-6038	REGION D	BFP, NHPB	2023	\$390,000	2023	\$163,000	2023	\$3,900,000			\$4,453,000	
ROCKINGHAM	NC 65 / NC 87	WEST OF SR 2371 (OLD COUNTY HOME ROAD) IN WENTWORTH TO US 158 / US 29 BUSINESS (FREEWAY DRIVE) IN REIDSVILLE. UPGRADE ROADWAY.	HIGHWAY	7	PIEDMONT TRIAD RPO	R-5766												
ROCKINGHAM	NC 65 / NC 87	WEST OF SR 2371 (OLD COUNTY HOME ROAD) IN WENTWORTH TO SR 1001 (SANDY CROSS ROAD) / SR 1998 (WENTWORTH STREET)	HIGHWAY	7	PIEDMONT TRIAD RPO	R-5766A	DIVISION 7	T	2024	\$8,700,000	2024	\$2,200,000	2026	\$13,100,000			\$24,000,000	
ROCKINGHAM	NC 65 / NC 87	SR 1001 (SANDY CROSS ROAD) / SR 1998 (WENTWORTH STREET) TO SR 2413 (VANCE STREET EXTENSION)	HIGHWAY	7	PIEDMONT TRIAD RPO	R-5766B	DIVISION 7	T	2024	\$4,000,000	2024	\$900,000	2026	\$8,800,000			\$13,700,000	
ROCKINGHAM	NC 65 / NC 87	SR 2413 (VANCE STREET EXTENSION) TO US 158 / US 29 BUSINESS IN REIDSVILLE	HIGHWAY	7	PIEDMONT TRIAD RPO	R-5766C	DIVISION 7	T	2024	\$5,900,000	2024	\$1,700,000	2026	\$14,900,000			\$22,500,000	

ROCKINGHAM	NC 87	SR 1998 (WENTWORTH STREET) / SR 1001 (SANDY CROSS ROAD). INTERSECTION REALIGNMENT.	HIGHWAY	7	PIEDMONT TRIAD RPO	R-5704	REGION D											UNDER CONSTRUCTION
ROCKINGHAM	SR 1138 (LINDSEY BRIDGE ROAD)	REPLACE BRIDGE 780140 OVER DAN RIVER	HIGHWAY	7	PIEDMONT TRIAD RPO	B-5716	DIVISION 7	BGOFF	2022	\$610,000			2023	\$6,101,000			\$6,711,000	
ROCKINGHAM	SR 1169 (ISLAND DRIVE)	REPLACE BRIDGE 780277 OVER BEAVER CREEK	HIGHWAY	7	PIEDMONT TRIAD RPO	B-5722	DIVISION 7	BGOFF	2023	\$200,000			2023	\$2,000,000			\$2,200,000	
ROCKINGHAM	SR 1535 (PRICE ROAD)	REPLACE BRIDGE 780177 OVER MATRIMONY CREEK IN EDEN.	HIGHWAY	7	PIEDMONT TRIAD RPO	HB-0035	DIVISION 7	BGOFF	2025	\$180,000	2025	\$180,000	2026	\$3,600,000			\$3,960,000	
ROCKINGHAM	SR 1925 (WORSHAM MILL ROAD)	REPLACE BRIDGE 780097 OVER WOLF ISLAND CREEK.	HIGHWAY	7	PIEDMONT TRIAD RPO	B-4803	DIVISION 7											UNDER CONSTRUCTION
ROCKINGHAM	SR 2177 (DAN VALLEY ROAD)	REPLACE BRIDGE 780124 OVER MAYO RIVER IN MADISON.	HIGHWAY	7	PIEDMONT TRIAD RPO	B-5721	DIVISION 7	BGLT5	2022	\$188,000	2022	\$336,000	2023	\$3,500,000			\$4,024,000	IN PROGRESS
ROCKINGHAM	SR 2600 (MIZPAH CHURCH ROAD)	REPLACE BRIDGE 780085 OVER SOUTHERN RAILROAD.	HIGHWAY	7	PIEDMONT TRIAD RPO	B-4964	DIVISION 7											UNDER CONSTRUCTION
ROCKINGHAM	US 220 (NORTHBOUND)	REPLACE BRIDGE 780131 OVER NORFOLK SOUTHERN RAILROAD.	HIGHWAY	7	PIEDMONT TRIAD RPO	B-5352	STATEWIDE MOBILITY											UNDER CONSTRUCTION
ROCKINGHAM	US 220 / FUTURE I 73	NC 68 INTERSECTION - CONVERT AT-GRADE INTERSECTION TO INTERCHANGE	HIGHWAY	7	PIEDMONT TRIAD RPO	R-2413CA	PRE-STI (TRANSITION)											IN PROGRESS
ROCKINGHAM	US 29 BUSINESS (FREEWAY DRIVE)	SOUTH SCALES STREET TO SR 2686 (RICHARDSON DRIVE)	HIGHWAY	7	PIEDMONT TRIAD RPO	U-3326A												UNDER CONSTRUCTION
ROCKINGHAM	US 29 BUSINESS / US 158 (FREEWAY DRIVE)	SR 2686 (RICHARDSON DRIVE) TO NC 14	HIGHWAY	7	PIEDMONT TRIAD RPO	U-3326B												UNDER CONSTRUCTION
ROCKINGHAM	US 29 BUSINESS/US 158 (FREEWAY DRIVE)	SOUTH SCALES STREET TO NC 14 IN REIDSVILLE. WIDEN TO MULTILANES.	HIGHWAY	7	PIEDMONT TRIAD RPO	U-3326												
ROCKINGHAM	US 311 / NC 14 (SOUTH VAN BUREN ROAD)	SR 2066 (KINGS HIGHWAY) IN EDEN. CONVERT AT-GRADE INTERSECTION TO INTERCHANGE.	HIGHWAY	7	PIEDMONT TRIAD RPO	U-5893	REGION D	T	2024	\$1,644,000	2024	\$717,000	2026	\$12,199,000			\$14,560,000	
ROCKINGHAM	ROCKINGHAM COUNTY COUNCIL ON AGING, INC.	ADMINISTRATION	PUBLIC TRANSIT	7	PIEDMONT TRIAD RPO	TK-6159	PUBLIC TRANSIT	5311, L, S					2020	\$708,000			\$708,000	FUNDS AUTHORIZED IN PROGRESS

# City of Reidsville, NC

## Proposed 2026-2035 STIP Projects



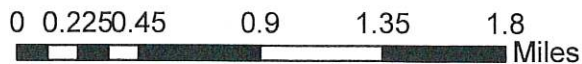
Modernize Hwy 158

Upgrade W Harrison Street  
from Freeway Drive to  
S Scales Street.

Improve Intersection at  
South Main St.  
and Richardson Dr.

Extend Jaycee Park  
Greenway to  
S Park Drive

Construct 6' wide  
concrete sidewalk.



Prepared By:  
City of Reidsville  
Planning & GIS

April 27, 2021 **117**





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:** May 1, 2023  
**To:** Mayor Donald Gorham & City Council  
**From:** Summer Woodard, City Manager  
**Subject:** Sanford Holshouser Economic Development Consulting Proposal

After meeting with Sanford Holshouser and discussing the recruitment process for the City of Reidsville's Economic Development Director position, it was brought to my attention that the City does not have a Strategic Economic Development Action Plan. This plan is vital for the City's future economic growth. A Strategic Economic Development Plan examines and makes recommendations as to the industrial sectors that would be well suited for Reidsville. This plan would also examine utility improvements that may be needed, strategies for small business growth, residential growth and a business retention and expansion program.

The City of Reidsville needs a Strategic Economic Development Plan to ensure we are growing in all the areas we need to grow in. This would be a great tool for the City and our next Economic Development Director to have in their toolbox.

I have attached a copy of the proposal for a Strategic Economic Development Plan from Sanford Holshouser. This plan can be done in conjunction with the hiring search for our Economic Development Director. The total cost for a Strategic Economic Development Plan is \$30,500, plus expenses. We currently have this funding in the Economic Development budget due to the City not contracting with Retail Strategies and salary savings.

If you have any questions, please don't hesitate to reach out to me.

*"Live Simply. Think Big."*

April 14, 2023

Ms. Summer Woodard  
City Manager  
City of Reidsville  
230 West Morehead Street  
Reidsville, NC 27320

Re: Strategic Economic Development Action Plan Proposal

Dear Ms. Woodard:

We have enjoyed working with you and your team and appreciate your confidence in us supporting your economic development needs while also engaging us to search for and find the next economic developer for the City of Reidsville.

In our initial meeting regarding the executive search, it was discussed that you would like a proposal from our firm for a Strategic Economic Development Action Plan (SEDAP).

The Sanford Holshouser Economic Development Consulting (SHEDC) team has the extensive, frontline, in-depth economic development experience to provide this service; and, working in conjunction with your leadership and economic development allies, together we will develop a road map for the new director to follow for the next several years.

Let me use this opportunity to suggest that you extend the bridge management engagement just a bit until after the SEDAP is completed. There are several reasons for this approach. First, having the SEDAP in place *prior* to the hiring of the new director will better define the position and the background, experiences, and skills the new director will need. Second, developing the SEDAP in advance ensures the city's economic development goals and objectives are created without biases or vested interests in the outcomes. A third reason for having the SEDAP in place before the director is hired is it gives this person an action plan they can follow which helps get their first few years a focus, *and* provides the city something against which they can measure the effectiveness of the new director.



With that said, to this end, please accept this proposal for a team assembled by SHEDC to prepare a detailed SEDAP for the City of Reidsville which will outline steps for the city to fully realize its economic development growth potential.



## OUR TEAM – EXPERIENCE COUNTS

SHEDC's partners and affiliated allies have a range of relevant experience, insights, and capabilities which are superbly well suited for the work outlined in this proposal. We are comfortable in stating that no other team can surpass our combined strengths.

The SHEDC team will consist of the following allied professionals:

- SHEDC will be the lead agency and the primary contact for Reidsville on all matters related to this work.
- Maynard Nexsen PLLC will be available to provide advice and input regarding a full range of legal matters that may be involved in the design and implementation of the strategic economic development action plan, which may include, but not be limited to advice on organizational structure of the economic development program, incentive policy analysis, inducements for housing and retail developments, and product development legal structuring.
- Modulus, PLLC, through its principal engineer, Aric V. Geda, PE, and his colleagues can provide consulting engineering services as an additional service, if desired.

Following is a summary of the SHEDC team and the respective roles of each team member.

Mac Williams, who has extensive frontline experience as a local economic developer will be the lead consultant on this project. He will be supported by all the SHEDC partners.

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### Sanford Holshouser Economic Development Consulting, LLC

SHEDC's partners have cumulatively over 250 years of experience in the field. Our economic developers have worked in all areas of the profession, including managing local, regional, and state economic development programs. Additionally, we have consulted with numerous local, regional, and state economic development organizations throughout the United States. Our partners have handled a significant number of site selection and incentive negotiation projects, which will be critically important in evaluating sites as to suitability for various industry sectors. Additionally, our partners have handled site acquisition, development, certification, and site readiness programs which will be an important factor in terms of evaluating product. Attachment A has more information on SHEDC's background, experiences, and capabilities.

Inevitably, legal input will be of help in designing an effective economic development program and in providing input on product development matters. Maynard Nexsen PLLC (known prior to April 1, as Nexsen Pruet) has extensive experience advising economic development programs in site evaluation and development projects in North Carolina, preparation of incentive policies, and structuring economic development organizations. In addition, among all the attorneys within the firm, Maynard Nexsen, can provide input on virtually any issue that might arise in relation to a proposed project (e.g., environmental, financial, land use planning/zoning, real estate, corporate/LLC matters, construction law, etc.). Ernie Pearson, who has extensive economic development experience and who has led the firm's work with economic development programs in North Carolina, will be the lead contact for Maynard Nexsen. Attachment B has more information on Maynard Nexsen and Ernie Pearson.

Aric V. Geda, PE and his partners, through his company Modulus PLLC, can provide input on all matters concerning technical and environmental issues regarding site and infrastructure needs. Mr. Geda has extensive experience on site evaluation and certification projects and has worked extensively with SHEDC on various site characterization and development projects.

Mr. Geda is a professional engineer with 34 years of broad-based experience in consulting engineering fields, including environmental evaluations, geotechnical engineering, civil engineering, construction management, property condition assessments, and materials testing and special inspections. He has managed thousands of projects while also administering departments, branches, and regional divisions of large consulting firms.

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Sanford Holshouser Economic Development Consulting, LLC

Attachment C is more information on Modulus PLLC, Aric V. Geda, P.E., and his partners.

The SHEDC team and our allies have the combined experience to provide the best possible roadmap for Reidsville. We would be pleased to discuss in more detail our capabilities and how they are essential for Reidsville's strategic economic development action planning process.



## SCOPE OF WORK

The SHEDC team has worked with numerous economic development organizations in preparing strategic economic development action plans. This has been in our partners' roles as frontline economic developers preparing plans for their organizations and in consulting with other organizations to prepare those plans. This scope of work encompasses a process that has proven to be successful in many projects.

SHEDC will engage and work to address the following questions:

- Where is Reidsville now?
- Where does Reidsville need to go, or what enhancements are needed to realize the enormous potential it has?
- How does Reidsville get to the place it needs to be to realize that impending potential?

### **Where is Reidsville now?**

SHEDC will review any other comprehensive plans, utility planning documents, or other relevant analyses. This will provide information which will serve as a baseline for the SHEDC team's analysis.

Additionally, through the interviews and focus groups referred to below, we will elicit input from elected leaders of Reidsville, senior city staff, economic development allies, and any other relevant individuals or groups. This will provide additional depth of understanding as to where Reidsville is now in terms of its ability to attract industry and other economic development growth.

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#### Sanford Holshouser Economic Development Consulting, LLC

Through this process, the SHEDC team will gain a greater understanding of the current state of the City of Reidsville as to:

- Organizational structure for handling economic development efforts.
- Any current programs of work to support economic development growth.
- Staffing levels which support economic development efforts.
- Any current marketing efforts by the City or others on its behalf, such as the Rockingham County Center for Economic Development Small Business and Tourism.
- Existing funding levels for economic development and the appetite among the leadership of Reidsville for enhanced funding.
- Utility infrastructure to support economic growth and needed improvements.
- Current retail and commercial facilities to support future growth.
- Available housing stock to serve increased employment in the area.
- Evaluation of existing product (business parks and available buildings) and possible locations for needed additional product.
- Current incentive policies as to scope and competitiveness.
- A labor shed analysis.

The above analyses will provide a clear, candid picture of where Reidsville is now in terms of being able to attract and support future economic growth. Also, much of this information and data will feed into and be a part of the next two phases of the SHEDC team's work.

### **Where does Reidsville want and need to go?**

The SHEDC team will examine and make recommendations as to the industry sectors which are well suited for Reidsville. This will be based on our extensive experience as frontline local, regional, and state economic development professionals, and our experience as site selection consultants. So as to reduce costs, we propose that this initial analysis of targeted industry sectors be undertaken by SHEDC.

However, if the City would like to expand the scope of work, we can associate the services of another trusted ally, Applied Marketing, for a more in-depth analysis. Applied Marketing is a nationally recognized targeted marketing consulting group, with which the SHEDC has worked in the past. Or, if Reidsville chooses, a target market analysis could be undertaken separately

by the Rockingham County EDC or undertaken by Reidsville as a follow-up to the SEDAP we will prepare. We can further discuss in the initial scoping meeting which, if any, of these options the Reidsville team may wish to utilize.

The outcome of this phase of work will be to provide a realistic focus on what is the highest level of potential that can reasonably be realized by Reidsville, the types of economic growth that should be pursued, and the base level of strengths, weaknesses, opportunities, and threats with which the City must deal to realize that potential. In this regard, the SHEDC team would evaluate and make findings as to:

- Industrial recruitment targets.
- Desirability of strategies for small business growth targeted to high growth sectors, such as information technology.
- Whether there is a need for the City to be more involved in downtown development efforts.
- Utility improvements which are needed.
- Whether the City should pursue effective efforts to induce and attract additional residential growth.
- Adding a business retention and expansion program.

## **How does Reidsville get to the desired goals?**

Based upon input from interviews and focus groups as outlined below, the desired outcomes will reflect a shared vision of the City's leadership, allies, as to the path forward.

The final report will include a tracking matrix to facilitate the development of work plans going forward and allow for tracking progress in implementing the outlined plan. Given our partners' long history of frontline experience in economic development, the focus of the plan we provide will be on specific ***action*** steps to implement the plan, responsibilities among Reidsville's staff and allies in successfully implementing the plan, and a timeline for doing so.

## **Our process**

Certain portions of the SHEDC team's work will be focused on evaluating external information. Certain input from our team will be based on our partners' extensive experience and knowledge. But of the greatest importance the SHEDC team's work will include integrating input from interactions with key City leaders and allies into the plan. Also, these

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Sanford Holshouser Economic Development Consulting, LLC

interviews and focus groups will be conducted in a way to assure buy-in and enthusiasm for the plan that is recommended by the SHEDC team.

To assure that this level of input from and buy-in with key stakeholders is achieved, the SHEDC team will do the following:

- We will work with you to identify a key group of leaders (perhaps four to seven) with which we will consult regularly at the start of and throughout this process (the "Leadership Team").
- At the outset of our work, the SHEDC team will have a scoping meeting with the Leadership Team to refine and adjust the scope of work.
- At the conclusion of each of these phases of work outlined above, the SHEDC team will review its findings with the leadership team and receive input as to any additional work or input which may be required.
- To assure broad buy-in among all stakeholders, the SHEDC team will:
  - o conduct up to three focus groups with key stakeholders and allies, which will be identified in the scoping meeting with the Leadership Team.
  - o conduct up to fifteen interviews individually or in small groups (two or three) with key leaders and allies including some elected and appointed officials.
- A draft final report will be provided to, and reviewed with, the leadership team. Input will be received, and as necessary amendments made in the final report.
- A final report will be presented in a public forum to be designated by the City.



## TIMELINE

This project will be completed within four months from the execution of this engagement letter for this work.



## FEES

With an acknowledgement to multiple engagements of SHEDC by the city, the fee for the SEDAP will be \$30,500 plus expenses which reflects a fee discount of \$2000 off our normal price. Expenses will largely include travel expenses; but, given Mac Williams' proximity to Reidsville, those expenses should be minimal. This fee will be payable in three installments:

- \$10,000 upon execution of this engagement letter for these services.
- \$10,000 upon completion of the field work.
- \$10,500 upon the presentation of the final report in a public forum

Expenses will be billed monthly.

If it is desired by the City to expand the scope of work to include assistance from Modulus/Aric Geda, Maynard Nexsen, and/or Applied Marketing, additional fees for these services can be quoted.



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Sanford Holshouser Economic Development Consulting, LLC

## CONCLUSION

The SHEDC team is excited about the potential that Reidsville has ahead of it and is ideally suited to guide Reidsville in the development of this SEDAP.

The time for action is now. The SHEDC team is ready to get started. We look forward to discussing this with you further.

Sincerely,



Mac Williams

cc: Ernie Pearson  
Rocky Lane

The above proposal and its terms are accepted:

City of Reidsville, NC

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Summer Woodard  
City Manager



## *Bringing you the “Leading EDge”*

### Expertise Built on Experience

Sanford Holshouser Economic Development Consulting (SHEDC) has been providing economic development consulting services for more than 20 years. During that time, our partners have assisted clients across the country, with many returning for multiple engagements.

When you work with SHEDC, you work directly with senior partners who have successfully managed public and private economic development programs at the local, regional and state levels. We don't rely on junior staff or research assistants to do important legwork. This allows us to become intimately familiar with projects and ultimately deliver better guidance and support.

### Areas of Service



#### COMPREHENSIVE ECONOMIC DEVELOPMENT CONSULTING

Years of first-hand experience managing local, regional and statewide economic development organizations makes SHEDC partners highly qualified to provide the following services:

- Strategic Economic Action Planning
- Organization Review and Enhancements
- Product Development Strategies
- Executive Search and Bridge Management
- ROI/Economic and Fiscal Impact Analysis
- Information Technology Job Creation Strategy
- Marketing Program Analysis

To learn more about these services and more, visit [SHEDC.com/economic-development](https://www.shedc.com/economic-development).



#### SITE SELECTION AND INCENTIVE NEGOTIATION

SHEDC partners have assisted corporate clients with their location and expansion efforts in the United States and globally. Our projects have ranged in size from \$3 million to \$1.8 billion in capital expenditures, and from just a few jobs to over 1000 across a broad spectrum of industry sectors.

We assure a high return on investment by working on a success fee basis or guaranteeing a specified ROI. Your success is our success.

To learn more about our Site Selection services, visit [SHEDC.com/site-selection](https://www.shedc.com/site-selection).



#### PUBLIC POLICY ANALYSIS

SHEDC combines the collective experience of its partners with various third party tools and data sets to inform and ultimately create recommendations for new public policy. We have completed these analyses for both industry recruitment and transportation infrastructure improvements projects.

To learn more about our Public Policy Analysis services, visit [SHEDC.com/policy-analysis](https://www.shedc.com/policy-analysis).

## Partners

Our team of accomplished professionals collectively possess more than 250 years of experience providing economic development and consulting services to communities, regions, states, nations, and global corporations.



**Ernie Pearson**  
**Managing Partner**

30+ years in law and economic development. Former NC Assistant Secretary of Commerce. Creative and effective incentive negotiator and site selector. An expert in legal structuring of product development. Extensive experience in local government law. Recognized annually by Best Lawyers in America in category of Economic Development law.



**Thomas Johnson, HLM**  
**Partner**

City planner and economic developer in three states. Chief executive of three economic development organizations. NCEDA Economic Developer of the Year. Awarded CECD in 1998. Honorary Life Member of SEDC. Major projects include: Continental, Facebook, and Seiren Corp.



**Rocky Lane**  
**Managing Partner**

30+ years of experience including managing successful local, regional and university economic development programs. Developed strategic plans for municipalities, counties, and regions, certified over 4,500 acres of industrial property (NC) and performed numerous economic impact analyses.



**John J. Smolak, HLM**  
**Partner**

40+ years in economic development State, local and utility level experience. Skilled in strategic planning, business development, international recruitment, product development strategy. Held leadership positions in many business/public organizations.



**David Denny**  
**Managing Partner**

25+ years in economic development. 40+ years in business. Expertise in organization evaluation, funding/finance of EDOs, project feasibility, strategic economic development planning, contract executive director. Supported and/or directed international trade deals in 19 countries.



**Sheila Knight, CCIM**  
**Partner**

30+ years as an economic development professional and commercial real estate broker. Member of the Board of the Economic Development Partnership of North Carolina (EDPNC), and is currently serving as Chair of the Advocacy Committee. Served in key roles for the National Association of REALTORS.



**Mac Williams**  
**Partner**

40+ years as a local developer across North Carolina, including 16 years as a chamber president. Well-versed in all facets of local economic development organization and program management. NCEDA past president and economic developer of the year.



**Dale Carroll, MHRM**  
**Partner**

40+ years of professional experience ranging from work as a power engineer serving major industries to managing economic development programs at the regional and state levels in North Carolina and neighboring states. Specifically, as a former Deputy Secretary/COO at the NC Dept. of Commerce, Dale had oversight of business and industry recruitment, finance, infrastructure development and workforce solutions.



To learn more about the SHEDC partners, visit [SHEDC.com/team](http://SHEDC.com/team).

## What We Do

**S**anford Holshouser Economic Development Consulting, LLC is a growing, innovative, full service economic development consulting firm.

SHEDC is headquartered in Raleigh, NC, with satellite office locations in:



- ❖ Durham, NC
- ❖ Clayton, NC
- ❖ Holly Springs, NC
- ❖ Morganton, NC
- ❖ Roanoke Rapids, NC
- ❖ Roanoke, VA
- ❖ New Hamburg, Ontario, Canada

### Areas of Expertise

#### Economic Development

- Competitive Benchmarking
- Business, Corporate, and Industrial, Park / Product Development
- Business Retention and Expansion (BRE) Programs
- Funding Analysis
- Incentive Capture, and Compliance
- Executive Search / Bridge Mgmt.
- Organizational Structure Analysis / Collaborative Partnerships
- Return on Investment / Economic Impact Analysis
- Site Certification
- Strategic Action Planning
- Targeted Marketing Program

#### Site Selection

- Site Location Consulting (for companies)
- Comprehensive Site / Building Search
- Incentive Negotiation
- Local Regulation and Procedure Analysis
- Location Analysis

#### Public Policy

- Statewide Economic Impact Analysis; Sectors and Corridors
- Economic Development Public Policy Evaluation
- Economic Development Policy Formulation
- Legislation Economic Impact Analysis

### WHAT SETS US APART

- » **We do not utilize junior partners,** research assistants, or interns on our projects; all work is performed by Sanford Holshouser partners.
- » All SHEDC partners have led organizations at the local, regional, or state levels in the public and private sectors.
- » Our clients leverage over **300 years of practitioner-based experience.**

## Awards, Recognitions, and Accomplishments

**S**anford Holshouser Economic Development Consulting, LLC is proud of the personal and professional achievements of all its partners. We feel that they prove, by example, the level of innovation, professionalism, dedication, and expertise that each of our clients receives when engaging SHEDC. The following are just a few of such accomplishments.

### Other SHEDC Partner awards and accomplishments:

- Recipient of the “Friend of the Valley” award from the New River Valley Regional Commission, VA
- Lifetime Achievement Award, North Carolina Economic Developers Association
- First ever recipient of Ally of the year Award, North Carolina Economic Developers Association
- Recipient of the Order of the Long Leaf Pine
- Recipient of Virginia TradePort Innovator of the Year Award
- Recipient of the North Carolina Economic Developers Association President’s Award
- Recipient of Economic Developer of the Year – Eastern Center for Regional Development
- Multiple faculty members of Economic Development Courses
- Past Presidents, Chairman, and Board Members of:
  - North Carolina Economic Developers Association
  - Virginia Economic Developers Association
  - Southern Economic Development Council
  - World Development Council
  - Northeast Economic Developers
  - Triangle Growth Strategies
  - North Carolina State University School of Physical and Mathematical Sciences Foundation
  - North Carolina Industrial Commission
  - Town Board of Commissioners for Holly Springs, North Carolina
  - Duke University’s Fuqua School of Business Advisory Board for International Business
  - Virginia Society of Marketing Professional Services
  - Board of Trustees, Halifax Community College
  - State Board of Community Colleges

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## Experience Snapshot

### Strategic Economic Development Action Planning

Our firm has completed more than 50 strategic plans for municipalities and counties across the southeastern United States.

The following is a small sampling of our strategic economic development action planning clients:

- » Albert Lea, MN
- » Calvert County, MD
- » City of Chesapeake, VA
- » Chester County, SC
- » Dorchester, SC
- » ElectriCities of NC
- » Hagerstown-Washington, MD
- » HADCO, Huntington, WV
- » Harnett County, NC
- » Laurens County, SC
- » Martin County, FL
- » Piedmont Palmetto Economic Development Alliance, SC
- » Santee Cooper, SC
- » Town of Cheraw, SC
- » Town of Smithfield, VA
- » Town of Wake Forest, NC
- » Tri-County Council for Southern Maryland
- » Florence County, SC
- » York County, SC

### Business, Corporate, and Industrial Park Development

- Triangle North Business Parks
- Perquimans Marine Industrial Park
- Heart of North Carolina Mega Park

### Business Retention and Expansion Program

- North Carolina's Northeast
- Town of Smithfield, NC
- Yancey County, NC

### Competitive Analysis

- Chesterfield County, SC
- Hagerstown-Washington, MD
- Martin County, FL

### Funding Analysis and Programs

- Advantage West, NC
- Greater Williamsburg Partnership, VA
- North Carolina's Southeast

### Public Policy

- NC Rural Center - Equine Study
- NC Motorsports Association
- US70 Corridor Study
- I-95 Corridor Study

### Organizational Structure Analysis

- Virginia's Gateway Regional
- Wayne County, NC
- Duplin County, NC

### Return on Investment/ Economic Impact Analysis

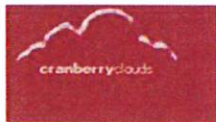
- Salisbury-Rowan EDO
- Wayne County, NC
- SWVA Community College; Regional IDA, VA

### Site Certification

- Town of Selma, NC
- Town of Smithfield, NC
- Triangle North Business Parks

## Additional Client Sampling and Experience

Our partners have an unmatched wealth of site selection experience. SHEDC partners have **assisted over 150 corporate clients** with their location and expansion efforts in the United States and globally. To simply say that we understand the determining criteria for industrial locations is an understatement. The following is a **small sampling** of our corporate clients for whom our partners have provided site selection services.



## Ernest C. Pearson

### MEMBER

t. 919.755.1800

epearson@nexsenpruet.com

4141 Parklake Avenue  
Suite 200  
Raleigh, North Carolina 27612



### Practices

State and Local Taxation  
International Business Transactions  
Legislative & Regulatory  
Public Policy & Governmental Affairs  
Economic Development

### Industries

Agribusiness  
Manufacturing  
Public Sector and Government  
Real Estate  
Financial Services  
Energy

### Education

- University of North Carolina at Chapel Hill, J.D., 1975
- Clemson University
- North Carolina State University, B.A. with high honors, 1972

Ernie Pearson believes that experience, hard work and creative approaches lead to the best results for clients faced with new challenges and opportunities. Throughout his career, he has depended upon these foundations in building what has been rated by third party sources as one of the most successful economic development practices in the country. Best Lawyers in America listed Ernie as one of only 28 lawyers in the country in the category of Economic Development in 2013 has been listed in this category every year since. Southern Business and Development magazine has chosen him for several years as one of the top economic development lawyers in 18 southern states.

## Helping Businesses and Communities Grow and Thrive

Ernie has unparalleled experience in economic development matters. As Assistant Secretary for Economic Development during one of North Carolina's most successful periods of economic growth, he worked with scores of economic development projects and understands matters from that perspective. Having worked for over one hundred companies in site selection and incentive negotiation projects he has seen the process from that side and understands the company's point of view. His work with numerous local and regional economic development programs gives him an understanding of economic development from that side of the table.

## Admissions

- North Carolina
- Federal District Court for Eastern District of NC
- 4th US Circuit Court of Appeals
- US Supreme Court

That in-depth, varied experience makes it possible for Ernie to craft creative and successful solutions for companies expanding existing or locating new facilities that take into account all site selection needs and maximize incentive support. This experience also benefits local and regional economic development efforts by leading them to creative cost effective approaches to economic development successes.

Ernie's previous work is in a broad range of legal disciplines includes corporate, real estate, employment and labor law, environmental, litigation and regulatory matters. This broad experience coupled with his focused experience in economic development matters allows him to understand and coordinate all legal issues connected with a company's siting of a new or expanded facility, and to provide continuing assistance to a company on legal matters after a new site is chosen.

Experience, hard work and creativity equals client success.

## Experience

The June 27, 2014 edition of *The Triangle Business Journal* featured a profile of Joanna Helms, Economic Development Director for the Town of Apex. In it, Helms noted that Ernie as one of the Triangle business people that she admires most.

Loparex LLC  
Sheetz Distribution Facility

## Recognitions

- Listed in *Best Lawyers of America* for Economic Development Law, Since 2012
- Martindale-Hubbell AV Preeminent Peer Rated for Highest Level of Professional Excellence
- North Carolina Department of Transportation – Director of Special Projects (1975-1977)
- North Carolina Industrial Commission – Chairman (1987-1989)
- North Carolina Department of Commerce - Assistant Secretary of Economic Development (1989-1993)
- Recipient of Order of the Long Leaf Pine
- Founder of Sanford Holshouser Economic Development Consulting
- Recipient of U.S. Army Meritorious Service Medal and Army Commendation Medal



- Board Member, NC State Board of Community Colleges from 2013 through 2019 (See a photo from the swearing in ceremony)
- President - Board of Directors for the North Carolina State University School of Physical and Mathematical Sciences Foundation
- Advisory Board - Fuquay School of Business Center for International Education and Research
- Member of Town Board of Commissioners for Holly Springs, N.C.
- Board - N. C. Economic Developers Association, Vice President 2014-15 and President-Elect 2015-16
- Board - Triangle Growth Strategies, Inc.
- Vice Chairman - Wake County Economic Development Commission
- Recipient of NC Economic Developers Association's President's Award for representation of Association before the NC Supreme Court in *Maready v. Forsythe County*, landmark lawsuit over recruitment incentives
- Selected by *Southern Business & Development* magazine in Spring of 2008 issue as one of the top thirteen economic development lawyers in eighteen southern states
- Only firm listed for both North and South Carolina in *Southern Business & Development* magazine's 2009 "Trade Allies Directory"

## Community & Professional

North Carolina Economic Development Association (NCEDA), President, 2015-2016

Chaired the *2016 North Carolina Economic Developers Association Annual Conference* (June)

- Moderated discussions with 2016 Gubernatorial Candidates, Governor Pat McCrory and Attorney General Roy Cooper, focused on their plans for future economic development if elected.
- Participated in panel discussion and presentation on public records law requirements in North Carolina and their impact on economic development organizations.

*The Triangle Business Journal* called on Nexsen Pruet attorney Ernie Pearson for insight into economic development in the Tar Heel state. The story published on May 13th was entitled "Drowning under N.C.'s \$524 million tax credit tab."

The *Charlotte Business Journal* reported "N.C. economic developers issue their legislative wish list for 2016" on April 21, 2016. An excerpt:

*Ernie Pearson, NCEDA president, says changes to the Jobs Development Incentive Grant program are vital for 2016. "The investment made in economic development especially with the passage of performance based self-funding JDIG program has generated excellent returns to our state so far and we look forward to continuing to work with the legislature to bring more jobs to North Carolina," Pearson says in a news release about the organization's legislative wish list.*

Raleigh's *The News & Observer* quoted Ernie in an article entitled, "Ultimate economic impact of HB2 uncertain as opposition grows" in April 2016.

In his role as President of the North Carolina Economic Developers Association, Ernie recently responded in a letter to the editor, to concerns raised about state incentives being used to support Corning, Inc.'s move of its headquarters from Catawba County to Mecklenburg County. See those published in the *Raleigh News & Observer*, "No misuse of incentives in Corning case" and *Hickory Record*, "Corning article leaves misconception" dated January 12, 2016.

Ernie wrote an op-ed that Raleigh's *The News and Observer* published on November 5, 2015 entitled "Look at entire N.C. development picture."

In December 2015, *The Associated Press* called on Ernie in reporting on a "megadeal that lured a Danish drug company to the state."

Legal Authority for Multi-Jurisdictional Industrial Park Projects: PDF Version

## Speaking

- Led three sessions for East Carolina University's Economic Development Academy (part of the university's NC Certified Economic Development program) on business/industrial park development projects, multi-jurisdictional business/industrial park projects, and public-private shell building development projects - November 2020
- Presented *Opportunity Zones – Update on Status* at the December 2018 Virginia Economic Development Association Conference
- Presented to the Southern Economic Development Council conference in August 2018 on impacts of the tax reform act
- On November 9, 2016, Ernie made a presentation at the Product Development Seminar on the topic of "Product Development: Why and How for Local Governments." You can view the slides for the presentation here.
- On April 20, 2016, Ernie spoke to the Economic Transformation Council (ETC) at the University of North Carolina's General Administration offices. He spoke to them regarding measures which should be taken on a sustained basis to improve the economic situation in rural counties. This included strategies as to how the State universities could participate in these efforts within the regions in which they are located around the state.
- On April 19, 2016, Ernie made a presentation to the 2016 Summit of representatives of Councils of Government and local government officials on the topic of "Improved Collaboration Between Economic Development Community and Council of Governments." You can view the slides for the presentation here.
- On February 18, 2016, Ernie spoke to a group of lawyers as part of a CLE program for the North Carolina State Bar Association's Business Law Institute. His topic was to provide an overview of state and local incentives for new or expansion industry projects. You can access the manuscript here and the PowerPoint presentation here.
- On January 21, 2016, Ernie presented to the NCEDA Emerging Executives Forum. The forum is offered to young economic development professionals. His program was entitled, "You Can't Sell Out of an Empty Wagon: The Importance of Product Development."

- Ernie presented at the Nexsen Pruet Economic Development Seminar: NC vs. SC on November 6, 2015 on the topics of NC State Incentives and the Status of the Transition of Economic Development Programs from the Commerce Department to the Economic Development Partnership of NC.
- Panel member in December 2014 for Leadership North Carolina, discussing the site selection process for Horsehead Corporation and their \$600 million facility in Rutherford County, NC.
- Ernie spoke about state and local business recruitment incentives to a MPA Intergovernmental Relations Seminar Class at UNC-Chapel Hill, November 2015.
- Panel member in November 2014 for UNC School of Law Entertainment and Sports Law Association, discussing film industry incentives.

## News

02.04.2021

Site Selection Consulting - US Golf Association

10.25.2018

Nexsen Pruet's Economic Development Attorneys Among the Best in the South

## Insights

02.05.2021 | Article

For-Profit Economic Development Corporations

09.04.2020

When You Cannot Afford to Get It Wrong

04.06.2020

Act Now - SBA Loans Available

03.31.2020

WHAT YOU NEED TO KNOW ABOUT THE NC STAY AT HOME ORDER

03.25.2020

SHELTER IN PLACE IMPACTS ON MANUFACTURING AND DISTRIBUTION FACILITIES

04.10.2019

So you're thinking about economic incentives for your NC real estate project?

NEXT CHALLENGE. NEXT LEVEL.

NEXSEN | PRUET

## Nexsen Pruet

### Overview

Companies large and small meet their soaring challenges at the deal table, in court and in the halls of government with attorneys from Nexsen Pruet.

The law firm represents businesses and professionals working in virtually every industry. Founded with two attorneys in 1945, Nexsen Pruet is now one of the largest law firms in the Southeastern United States. The firm has more than 190 attorneys practicing in Columbia, Charleston, Greenville, Hilton Head and Myrtle Beach, South Carolina as well as Charlotte, Greensboro and Raleigh, North Carolina.

**Nexsen Pruet has been among the top tier law firms in the Carolinas for decades.**

Among our membership, we count a former Chief Judge of the United States Court of Appeals for the Fourth Circuit, a former Chief Justice of the North Carolina Supreme Court, several former City Council members, a former Mayor, several past Presidents of the state and local bar associations, and attorneys in leadership positions in almost every major civic or business group in the region. Our attorneys have been recognized among the Best Lawyers in America in numerous practice areas, and have earned the highest ratings for ability, ethics and professionalism.

#### RELATED OFFICES

Charleston, SC

Charlotte, NC

Columbia, SC

Greensboro, NC

Greenville, SC

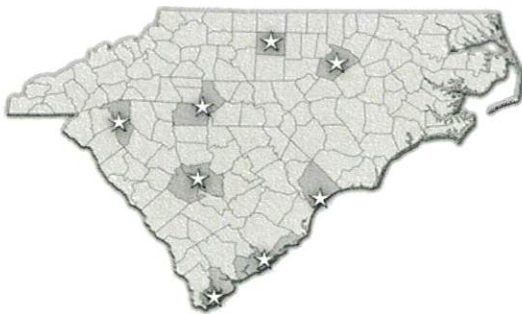
Hilton Head, SC

Myrtle Beach, SC

Raleigh, NC

[www.nexsenpruet.com](http://www.nexsenpruet.com)

Charlotte | Greensboro | Raleigh  
Charleston | Columbia | Greenville | Hilton Head | Myrtle Beach



## ECONOMIC DEVELOPMENT

### Supporting business growth

Our Economic Development Group is well known in [North Carolina and South Carolina](#) for its experience assisting new and expanding businesses with capital projects in the Carolinas.

For more than 20 years, our attorneys have helped hundreds of companies, large and small, in establishing manufacturing, tourism, distribution, health care, corporate office and other commercial facilities.

#### Incentives

We frequently handle incentives transactions, including:

- Fee-in-lieu-of-tax arrangements
- Special source revenue bonds/credits
- Industrial Development Revenue Bonds
- Tax advantaged/below market financing
- Multi-county business/industrial parks
- Jobs tax credits
- Enterprise Zone/job development credits
- Corporate headquarters and infrastructure tax credits
- Employee training programs
- Grant programs
- Design/build lease financing
- Equipment leases/synthetic leases
- Tax abatements
- Infrastructure commitments
- Income allocation and apportionment contracts
- Sales tax exemptions

#### International Clients

We have worked with companies from across the United States, Mexico, Canada and Brazil in the Americas, from China, India, Japan, Indonesia and Korea in Asia, and from Britain, France, Germany, Italy, Austria, Switzerland, Russia, Turkey and Slovenia in Europe.

Our Economic Development Group provides support to the companies' project coordinators and consultants in evaluating, negotiating and documenting economic development incentives offered by state and local governments, as well as providing guidance and input on all aspects of a site selection project. Nexsen Pruet also represents state and local governmental entities in economic development transactions and in development of new programs and legislation.

As part of our civic commitment to the growth and prosperity of our communities, we support state, regional and local economic development organizations. We also work to maintain relationships with appointed and elected officials, as those positions change over time.

## SERVICES

### **Antitrust & Unfair Competition**

Antitrust Counseling and Government Investigations; Antitrust Litigation

### **Banking and Finance**

Public Finance Bankruptcy & Creditors' Rights - Collections; Creditor's Rights; Foreclosure; Receivership

### **Construction Law**

Construction Services for Design Professionals; Construction Services for General Contractors; Construction Services for Insurers and Sureties; Construction Services for Owners; Construction Services for Subcontractors and Suppliers

### **Corporate Law**

Commercial Law; Corporate Compliance; Corporate Crisis Management; Corporate Governance; Mergers & Acquisitions; Securities; Start-ups

### **Economic Development**

### **Electronic Discovery & Information Management**

### **Employment & Labor Law**

Employee Benefits Litigation; Employee Compensation & Benefits; Employees and Technology; Employment Immigration

### **Environmental Law**

### **Health Law**

### **Intellectual Property Law - Intellectual Property Litigation**

### **International Law and Services**

Admiralty/Maritime; Immigration; International Business Transactions; International Litigation

### **Legislative & Regulatory**

Alcohol Permitting; Government Contracts; Governmental Litigation; Public Policy & Governmental Affairs

### **Litigation**

Alternative Dispute Resolution; Appellate; Assisted Living, Nursing Home and Rehabilitation Facility Litigation; Business Disputes; Catastrophic Injury; Class Actions; Insurance Coverage and Bad Faith; Lender Liability; Product Liability; Professional Liability; Property Subrogation and Recovery; Truck Accident Defense

### **Privacy & Data Security**

### **Real Estate Law**

Distressed Property and Workouts; Land Use and Zoning; Real Estate Litigation; Real Estate Title Claims; Resort Development

### **Tax Law**

ERISA and Employee Benefits; Estate Planning and Wealth Transfer Planning; Estate, Probate and Trust Litigation; Federal Taxation; Nonprofit and Exempt Organizations; State and Local Taxation; Tax Controversy; Tax Criminal Investigations; Tax Planning for Individuals & Pass-Through Entities

### **White Collar Criminal Defense**

**FIRM:**  
**Modulus, PLLC**



Aric V. Geda, PE  
Principal Engineer

#### **EDUCATION**

B.S., Geological Engineering,  
Michigan Technological University,  
1987

#### **PROFESSIONAL REGISTRATIONS**

Professional Engineer – North  
Carolina  
Professional Engineer – Michigan  
(inactive)  
Licensed Builder- Michigan (expired)

#### **PROFESSIONAL AFFILIATIONS**

- International Facility Management Association (IFMA)
- American Council of Engineering Companies of North Carolina (ACEC/NC)
- Professional Engineers of North Carolina (PENC)
- North Carolina Economic Development Association (NCEDA)

#### **CERTIFICATIONS AND TRAINING**

- ASTM Technical and Professional Training Course on Risk-Based Corrective Action
- Behavior Based Safety (BBS) Certified
- 40-Hour OSHA Hazwopper
- 8-Hour OSHA Refresher
- Confined Space Entry-OSHA 29 CFR
- Master Property Condition Assessor
- Certified Mold Inspector
- AHERA Asbestos Inspector
- Niton XRF Trained for Lead Based Paint
- Ameron/Dualoy, Owens/Corning, and Fluid Containment Certified Tank/Piping Installer

## **Aric V. Geda, PE** **Principal Engineer**

Mr. Geda is a professional engineer with 34 years of broad based experience in the consulting engineering fields, including Environmental Evaluations, Geotechnical Engineering, Civil Engineering, Construction Management, Property Condition Assessments, and Materials Testing & Special Inspections. He has managed thousands of projects while also administering department, branch, and regional divisions of large consulting firms.

In 2010, NC Commerce Secretary Crisco appointed Mr. Geda as a technical advisor to the North Carolina Department of Commerce for “Certified” (shovel ready) Sites, where he served for six years. During that tenure, Mr. Geda assisted in reviewing over 70 applications for Certification.

#### **Select Due Diligence Project Experience**

- Principal Engineer and Project Manager for the Certification of 26 Sites in Johnston, Chatham, Cumberland, Surry, Pitt, Columbus, Scotland, Robeson, Franklin, Grandville, Warren, and Vance Counties, NC. Services included the performance of Environmental Site Assessments, Endangered Species and Archaeological Evaluations, Wetland Delineations, and Geotechnical investigations.
- Principal Engineer for due diligence evaluations for Strata Solar on 22 sites across North Carolina. Services provided included the performance of Environmental Site Assessments, Endangered Species and Archaeological Evaluations, Wetland Delineations, and Geotechnical investigations.
- Principal Engineer and Project Manager for due diligence evaluations for State Employees Credit Union (SECU) on 19 sites across North Carolina. Services provided included Environmental Site Assessments, Underground Storage Tank Assessments, Brownfields Assessments, and Geotechnical investigations.
- Project Manager for due diligence evaluations for a Charter School developer for 21 sites across North and South Carolina. Services included the performance of Environmental Site Assessments, Endangered Species and Archaeological Evaluations, Wetland Delineations, and Geotechnical investigations.

#### **Professional Experience**

- **2013-Present Modulus, PLLC**, Graham, NC - Principal Engineer and Project Manager
- **2008-2012 ECS CAROLINAS, LLP**, Raleigh, NC- VP, Branch Manager, and Project Manager
- **2006-2008- Civil & Environmental Consultants, Inc.**, Wixom, MI- VP, Office Lead
- **2003-2006 Superior Environmental Corp.**, Wixom, MI- Principal, Office Manager, and Regional Manager
- **1995-2003 System Installation & Management, Inc.**, Whitmore Lake, MI- President and Project Manager.
- **1987-1995 Professional Service Industries, Inc. (PSI)**, Detroit, MI- Staff Engineer to Regional Manager.

**BUDGET ORDINANCE AMENDMENT NO. 14**

**WHEREAS**, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 14, 2022 which established revenues and authorized expenditures for fiscal year 2022-2023; 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 contract for a Strategic Economic Development Action Plan;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 14, 2022 is hereby amended as follows;

**Section 1.** That revenue account number 10-3991-0000, General Fund Balance, be increased by \$30,500.00.

**Section 2.** That expense account number 10-4920-4400, Contracted Services, be increased by \$30,500.00.

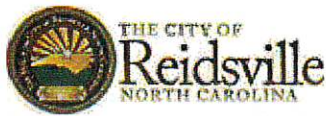
This the 9th day of May, 2023.

\_\_\_\_\_  
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:** Lower Jaycee Park Splashpad Project – Consideration of Bids  
**DATE:** May 9, 2023

On February 28, 2023, the City of Reidsville held a Pre-bid for the splashpad project following advertisement in the Greensboro News and Record. In addition, plans were sent to the eight or nine prospective bidders on the Reidsville Penn House Addition Project. On March 28, 2023, we held the first bid opening for the project. Unfortunately, only two bidders were present and all bid forms had to be returned. The project was re-advertised per state guidelines and a second bid opening was held on April 18, 2023. Bar Construction and Cirrus Construction both submitted bids again for the project with Cirrus Construction being substantially less.

### Request:

Based on the bid prices and recent work completed by Cirrus Construction on the Clocktower Project, we recommend awarding the contract to Cirrus Construction in the amount of \$1,202,068.

**BUDGET ORDINANCE AMENDMENT NO. 15**

**WHEREAS**, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 14, 2022 which established revenues and authorized expenditures for fiscal year 2022-2023; 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 transfer funds to the Splashpad Project Fund;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 14, 2022 is hereby amended as follows;

**Section 1.** That expense account number 10-4110-2609, Special Projects, be **decreased** by \$500,000.00.

**Section 2.** That expense account number 10-4930-5804, Transfer to Capital Projects, be increased by \$500,000.00.

This the 9th day of May, 2023.

\_\_\_\_\_  
Donald L. Gorham  
Mayor

ATTEST:

\_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk



THE CITY OF  
**Reidsville**  
NORTH CAROLINA

**SPLASHPAD CAPITAL PROJECT ORDINANCE**

**To: Summer Woodard, City Manager**

**From: Chris Phillips, Assistant City Manager of Administration**

**Date: May 2, 2023**

Over the last several months, City staff have been working with City Council in planning for a splashpad. In July 2022, a capital project was established with a budget of \$1,200,000. The construction bids for the project were received on April 18, 2023. Based on the recommended bid, the budget needs to be increased by \$600,000 to \$1,800,000.

The initial \$1,200,000 was funded using American Rescue Plan Funds. Prior to that funding source, General Fund Balance had been set aside during initial project planning; there is \$500,000 available from this source. The additional \$100,000 needed can be transferred from the remaining ARP funds.

Attached is a Capital Project Ordinance Amendment to increase fund 48 by \$600,000 with the funds coming from the General Fund and the ARP Special Revenue Fund. There are two other documents attached, Budget Ordinance Amendment number 15 and ARP Special Revenue Fund Project Amendment, to complete the funding needed for this project at this time.

Please include these three budget documents for consideration on the City Council's May agenda along with awarding of the construction contract.

**SPLASHPAD  
CAPITAL PROJECT ORDINANCE**

**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 appropriated funds and set up accounts for construction of a splashpad to be funded by American Rescue Plan (ARP) funds;

**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:

48-3988-0013	Transfer from ARP Fund	\$	100,000
48-3988-0010	Transfer from the General Fund	\$	500,000

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

48-7120-1990	Professional Services(REduced)	\$	(12,000)
48-7120-5800	Construction	\$	612,000

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 General Fund in order to cover costs before receipt of revenues and to establish an acceptable cash flow.

This the 9<sup>th</sup> day of May, 2023.

\_\_\_\_\_  
Donald L. Gorham  
Mayor

ATTEST:

\_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

**GRANT SPECIAL REVENUE ORDINANCE AMENDMENT**

**AMERICAN RESCUE PLAN**

**WHEREAS**, North Carolina General Statute 159-26(b)(2) requires the establishment of a Special Revenue Fund to account for expenses and revenues that are grant funded; and

**WHEREAS**, the Mayor and the City Council of the City of Reidsville established a grant fund for the American Rescue Plan funding; and

**WHEREAS**, the Mayor and the City Council of the City of Reidsville desire to amend the grant fund to allocate funding for the Splashpad project;

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

Section 1. The following expenditure accounts are hereby established/amended:

13-9800-0002	Transfer to General Fund Playground	\$ 100,000
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Section 2. The City Manager is hereby granted all necessary authority to carry out the use of these funds. The Finance Director is authorized to make temporary loans to this grant project fund from the General Fund in order to cover costs before receipt of revenues and to establish an acceptable cash flow.

This the 9th day of May, 2023

\_\_\_\_\_  
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

*Office of the City Manager*

**Date:** May 1, 2023

**To:** Mayor Donald Gorham  
City Council Members

**From:** Summer Woodard, City Manager

**Subject:** City Manager's Monthly Report

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**Projects & City Updates:**

- The Sesquicentennial celebration for the Month of May will include our Roaring 1920s lawn party at the Penn House. This will be Saturday, May 13<sup>th</sup>, from 2:00 p.m. to 5:00 p.m. Also, the Police Department will have an Open House on Wednesday, May 17<sup>th</sup> from 4:00 p.m. to 7:00 p.m.
- Bus Stop Shelters - We will be having a ribbon cutting on May 31<sup>st</sup> at 12:00 p.m. at the bus stop shelter located at the Library in downtown Reidsville.
- The Streetscape Project is nearing completion. Paving and restriping were completed last week. City staff has recounted the parking spaces and we are delighted to report that the City did not lose any parking spaces with the new Streetscape. We also received notification last week that the fiber installation is complete, and we have notified the next contractor that they can begin installation of the cameras and City WiFi. City staff are installing the hanging baskets over the next week or two. Weather permitting, the landscaper will begin installing the crepe myrtles this week and plant the annuals once the baskets are complete and there's no chance of future frost. The new benches and trashcans are scheduled to arrive this week and will be installed shortly. Public Works has met with the street printing contractor and they have ordered all the necessary material with a tentatively start date of 2-3 weeks. Once the trees are installed, the electrical contractor will finalize the tree up-lighting.
- The City of Reidsville and the Chamber of Commerce will be partnering on a series titled "Learn How to Place Your Bet on Reidsville." The series will be a three (3) part series. The first series will be May 18<sup>th</sup> from 8:30 a.m. to 10:30 a.m. at the Penn House. This

*"Live Simply. Think Big."*

event will have a networking breakfast and feature success stories from panelists or local entrepreneurs. The second event is June 15<sup>th</sup> from 11:30 a.m. to 1:00 p.m. and will be a lunch-and-learn event. The third event will be September 21<sup>st</sup> from 8:30 a.m. to 10:00 a.m. and will be an expo and matchmaker event.

- The City of Reidsville Employee Appreciation Event will be Saturday, May 20<sup>th</sup> from 11:00 a.m. to 3:00 p.m. at Lake Reidsville. The “2022 Employee of the Year” will be announced at this event.
- The Manager Listening Series will be a listening series for our teammates to have the opportunity to engage with the City Manager and Assistant City Managers on topics that relate to local government. Each series will be from 12:00 p.m. to 1:00 p.m. and will include a local government topic, audience participation and lunch. There will be four (4) series, and each series will be located at a City facility. All employees are invited and encouraged to attend all series at each location. Please see information on dates, times and topics under the Miscellaneous tab in the agenda packet.

#### **Events/Meetings Attended:**

- 4/3 - Meeting with NCDOT to discuss STIP projects, meeting with Luckies Baseball General Manager, and attended Franchise meeting.
- 4/4 - Budget meetings with Human Resources and Fire Department. Also met with McGill Engineering to discuss Wastewater Projects.
- 4/4 - Budget meetings with Public Works, Marketing and Penn House.
- 4/11 - Budget meetings with Community Development and Economic Development. Also, attended the City Council special meeting and regular meeting.
- 4/12 - Management Team monthly meeting. Also attended ribbon cutting at Tri-State Steel. Budget meetings with Main Street and IT Department.
- 4/13 - Budget meetings with Administration and Parks & Rec. I also hosted the Managers monthly luncheon. I also attended the Salt Barn Mural ribbon cutting.
- 4/14 - Budget meetings with Finance and Police Department.
- 4/17 - Attended Employee Appreciation Committee meeting.
- 4/18 - City Council budget work session.
- 4/20 - Attended the “Reside in Reidsville” event at Market Square.
- 4/21 - Met with staff to discuss STIP and RPO projects.

- 4/22 - Attended Founders Day open house at Governor Reid House.
- 4/24 - Attended Employee Appreciation Committee meeting.
- 4/25-4/28 - Attended the NCLM City Vision Conference in Concord, NC.
- 4/29 - Attended the Human Relations CommUNITY Event.





# LUNCH & LEARN

**NOON—1:00 PM—LUNCH WILL BE PROVIDED! PLEASE RSVP TO EXT. 1030 TO MAKE YOUR RESERVATIONS.**

**HERE'S YOUR OPPORTUNITY TO LEARN MORE ABOUT TOPICS RELATED TO TEAM REIDSVILLE, AND YOUR ROLE AS A MEMBER OF THE TEAM.**

**THE CITY MANAGER, ASSISTANT CITY MANAGERS AND SELECT MEMBERS OF THE MANAGEMENT TEAM WILL TRAVEL AROUND THE CITY TO MEET WITH EMPLOYEES, ENJOY LUNCH TOGETHER AND SHARE INFORMATION ON THE TOPICS BELOW:**

**THURSDAY, MAY 18TH—THE BUDGET PROCESS @ PUBLIC WORKS**

**TUESDAY, JULY 25TH—CLASSIFICATION, COMPENSATION AND COMPRESSION  
@ THE POLICE DEPARTMENT**

**TUESDAY, SEPTEMBER 19TH—BENEFITS AND RETIREMENT @ THE FIRE DEPARTMENT**

**THURSDAY, NOVEMBER 9TH—EFFECTIVE COMMUNICATION @ CITY HALL**

**ALL EMPLOYEES ARE ENCOURAGED TO ATTEND AS MANY SESSIONS AS POSSIBLE.**

# TEAM REIDSVILLE

**MINUTES OF THE REIDSVILLE PLANNING BOARD  
HELD WEDNESDAY, APRIL 19<sup>th</sup>, 2023 BEGINNING AT 6:00 P.M.  
IN THE CITY HALL COUNCIL CHAMBERS**

**MEMBERS PRESENT:**

Thomas Thompson, Chairman  
W. E. "Skeeter" Coates, Vice-Chairman  
Cindy Scarborough  
Joe Towns  
Dylan Moore  
William Roach

**MEMBERS ABSENT:**

N/A

**OTHERS IN ATTENDANCE:**

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

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

**APPROVAL OF MINUTES**

A motion was made to approve the Minutes of the MARCH 15<sup>th</sup>, 2023 Planning Board Meeting.

**Motion:** W.E "Skeeter" Coates  
**Second:** Joe Towns  
**Vote:** Unanimous

**CONSIDERATION OF A TEXT AMENDMENT REQUEST TO AMEND ARTICLE V, SECTION 2 "TABLE OF PERMITTED USES" & "NOTES TO THE TABLE OF PERMITTED USES" TO ALLOW ALCOHOL ESTABLISHMENTS IN THE CENTRAL BUSINESS DISTRICT (CB). DOCKET NO. T 2023-01.**

Jason Hardin introduces text amendment T 2023-01 to allow alcohol establishments in the Central Business (CB) zoning district. This amendment will amend Article V, Section 2 "Table of Permitted Uses" and "Notes to the Table of Permitted Uses" of the Reidsville Zoning ordinance. This amendment will allow alcohol establishments in the Central Business (CB) district with the following standards: a) no alcohol establishment shall be located closer than fifty (50) feet to the primary entrance of any religious establishment and five-hundred (500) feet from any public school or park, and b) the primary entrance of an alcohol establishment shall not be oriented toward an abutting or adjacent lot in a residential zoning district. These standards align with those found in other cities around the piedmont triad and would allow for the possible development of a social district in downtown Reidsville. Currently, alcohol establishments are under the "Clubs and Places of Commercial Entertainment" permitted use, which incurs a one-thousand (1000) foot buffer from land zoned for residential purposes and is only allowed in Highway Business (HB) and General Business (GB). This text amendment aligns with Goal 1 a thriving downtown and Goal 2 a strong local economy of the Reidsville Land Development Plan by seeking to bring more restaurants and business into the city. The planning staff recommends the adoption of the proposed text amendment.

W.E. "Skeeter" Coates asks for clarification on what this amendment would consider a park and whether or not Market Square would be considered a park. Jason Hardin responds that staff would interpret a park to be a public open space for children to play. Market Square would be considered a venue. Dylan Moore provides the example of Jaycee park and Turk's Sports Bar.

Joe Towns asks Jason Hardin to clarify the orientation standard that would prevent an alcohol establishment from positioning its primary entrance towards a residentially zoned area. Jason Hardin responds that the intent of this standard is to protect the area surrounding the Central Business (CB) district from the nuisances potentially caused by alcohol establishments. W.E. "Skeeter" Coates asks if the planning staff has gone back and researched Reidsville's history regarding bars and pool halls in the past. Jason Hardin responds that we have and we are aware of past issues regarding pool halls and crime in downtown. W.E. "Skeeter" Coates states that during the nineties (1990's) a similar text amendment was proposed and that it received a lot of pushback. While this amendment may not receive as much flack this time around, it is important to recall the history of alcohol establishments in the Central Business (CB) district. W.E. "Skeeter" Coates goes on to ask how other businesses such as 24 Blackbirds and Celtic Fringe are able to sell alcohol. Jason Hardin Responds they are permitted as restaurants and meet the current food sales percentage requirement. This text amendment would allow for businesses such as Celtic Fringe to pursue the opening of a wine bar and for taverns to be established downtown.

Dylan Moore asks about the distance requirement standard from religious establishments. Referencing the ordinance for this text amendment, Jason Hardin indicates the language which would prevent alcohol establishments from orienting closer than fifty (50) feet from the primary entrance of a religious establishment. As an example, Jason Hardin refers to the Methodist Church on S. Main St. Cindy Scarborough notes that the fifty (50) foot distance standard would be easy to meet unless the alcohol establishment were directly across from the church.

Circling back, W.E. "Skeeter" Coates states that in the past they were hesitant to approve text amendments allowing alcohol establishments in the Central Business district because they did not want a bar in downtown. He goes on to note the fights and drunkenness that could result from these types of establishments, and how they might impact the surrounding areas of the city. W.E. "Skeeter" Coates states his position opposing the text amendment. Jason Hardin recognizes the concerns noted by W.E. "Skeeter" Coates and acknowledges the potential and past issues regarding alcohol establishments in the downtown area. Speaking on enforcement, Jason Hardin highlights the enforcement measures that are in place to prevent and reprimand negative behavior and crime that may result from allowing these types of establishments.

Chairman Thompson asks Jason Hardin how Lucky City is able to operate in the downtown area. Jason Hardin responds that they are a microbrewery and are permitted separately from alcohol establishments under the Reidsville Zoning Ordinance. Dylan Moore notes that this text amendment would help to bring in a wider variety of businesses by allowing them to establish themselves as an alcohol establishment and build a client base without the need to have food items to their menu. He goes on to say that these types of establishments could always go back and begin offering food items at a later date. Jason Hardin states that these types of businesses may be interested in renovating our older downtown buildings, which would aid in the reinvigoration of the Central Business (CB) district. W.E. "skeeter" Coates asks whether or not we intend t impose hour of operation restrictions. Jason

Hardin responds no. The ABC Commission already imposes hour of operation restrictions and we feel that these existing regulations are adequate. Chairman Thompson asks whether or not the planning staff has run this text amendment by Reidsville PD and City Council. Jason Hardin states that we have and the overall response was positive.

**A motion was made to approve the text amendment allowing alcohol establishments in the Central Business (CB) zoning district to City Council for recommendation.**

**Motion:** Cindy Scarborough

**Second:** William Roach

**Vote:** Yes (4) – Thomas Thompson, Cindy Scarborough, William Roach, Dylan Moore

No (2) – Joe Towns, W.E. “Skeeter” Coats

**CONSIDERATION OF A TEXT AMENDMENT REQUEST TO AMEND ARTICLE V, SECTION 2 “TABLE OF PERMITTED USES” & “NOTES TO THE TABLE OF PERMITTED USES” TO ALLOW ALCOHOL ESTABLISHMENTS AS AN ACCESSORY USE IN THE CENTRAL BUSINESS (CB) AND GENERAL BUSINESS (GB) DISTRICTS. DOCKET NO. T 2023-02.**

Jason Hardin introduces text amendment T 2023-02 to allow alcohol establishments as an accessory use in the Central Business (CB) and General Business (GB) zoning districts. This amendment will amend Article V, Section 2 “Table of Permitted Uses” and “Notes to the Table of Permitted Uses” of the Reidsville Zoning Ordinance. This amendment will allow alcohol establishments as an accessory use with the following standards: a) the establishment must hold an ABC permit issued by the state in order to serve alcohol, b) this use is only permitted in the Central Business (CB) and General Business (GB) districts, c) the primary use, as stated on the establishments zoning compliance permit, shall meet the definition of a commercial use but may not be a bar, microbrewery, club or other place of entertainment, d) the primary use must be of those allowed in the Central Business (CB) and General Business (GB) districts and the primary use must occupy eighty (80) percent of the space being used and square footage, and e) the bar seating area must be clearly secondary to the primary use during open hours. If the primary use becomes secondary to the accessory use at any time, then the establishment must meet the requirements for an alcohol establishment. This amendment would allow businesses, primarily retail establishments, to operate a small bar selling wine, liquor or other alcoholic beverages to customers during hours of operation. This text amendment aligns with Goal #1 a “thriving downtown” and Goal #2 a “strong local economy” of the Reidsville Land Development Plan by seeking to diversify business opportunities and generating new interest in downtown. The planning staff recommends the adoption of the proposed text amendment.

Cindy Scarborough asks Jason Hardin for clarification regarding “places of entertainment” and whether or not this amendment would prevent the theater from selling alcohol to patrons during shows. Jason Hardin responds no, the theater would be allowed to sell alcohol because it is not considered a “place of entertainment,” like an alcohol establishment and that this language refers to clubs and like entertainment establishments. Dylan Moore comments on the requirement that the bar seating area must be “clearly secondary” to the primary use. He points out that it may be difficult for small businesses to meet this requirement depending on the layout and overall available space of the establishment. Jason Hardin notes that this would be something considered on a situational basis, as the intent is to prevent an establishment from becoming a full-fledged bar.

Chairman Thompson asks Jason Hardin to clarify where alcohol establishments as an accessory use will be allowed. Jason Hardin reiterates that the amendment will only allow alcohol establishments as an accessory use in the Central Business (CB) and General Business (GB) districts. Due to the nature of the types of businesses that may have an interest in alcohol establishments as an accessory use, for example cigar or hookah lounges which are not allowed in interconnected buildings like those found in downtown, the decision was made to include the General Business (GB) district as a part of this amendment.

**A motion was made to approve the text amendment allowing alcohol establishments as an accessory use in the Central Business (CB) and General Business (GB) zoning districts to City Council for recommendation.**

**Motion: Dylan Moore**

**Second: Joe Towns**

**Vote: Yes (5) – Thomas Thompson, William Roach, Dylan Moore, Cindy Scarborough, Joe Towns  
No (1) – W.E. “Skeeter” Coats**

**CONSIDERATION OF A TEXT AMENDMENT REQUEST TO AMEND ARTICLE V, SECTION 2 “TABLE OF PERMITTED USES” TO REDUCE REQUIRED FOOD SALES PERCENTAGE FOR RESTAURANTS FROM SIXTY PERCENT (60%) TO THIRTY PERCENT (30%). DOCKET NO. T 2023-03.**

Jason Hardin introduces text amendment T 2023-03 to reduce required food sales percentage for restaurants from sixty percent (60%) to thirty percent (30%). This amendment will amend Article V, Section 2 “Table of Permitted Uses” of the Reidsville Zoning Ordinance. The proposed text change is two (2) parts: a) to reduce restaurants, including all eating places except drive-ins, where 60% of sales must be in food products to thirty (30) percent and b) to reduce restaurants, including all eating places except drive-ins, where 60% of sales must be in food products (with accessory uses) to thirty (30) percent. The purpose of this request is to bring the Reidsville Zoning Ordinance in alignment with the newly adopted regulations of the FDA, that were adopted by the North Carolina Department of Health and Human Services in October 2021, and the update food sales percentage requirement restaurants is now thirty (30) percent statewide. Currently, the City requires more in food sales than the state.

Chairman Thompson asks if we are required to reduce our food sales percentage to align with the updated state standards. Jason Hardin responds no, that the state typically allows local municipalities to implement standards or requirements that are more restrictive than those required by the state, however we cannot implement standards or requirements that are less restrictive. It is legal to leave our restaurant food sales requirement at sixty (60) percent however, the planning staff does recommend the amendment for approval. This text amendment aligns with Goals 1 and 2 of the Reidsville Land Development Plan. This amendment meets Goal 1 a thriving downtown by making it less restrictive for restaurants and food establishments to locate in the Central Business (CB) district, and Goal 2 a strong local economy by attracting more restaurants and food establishments throughout the city. Again, the planning staff recommends adoption of the proposal.

Chairman Thompson states that the reduction of the required food sales percentage by the state seems to serve as a means to capture more business, however such a reduction could potentially make things more restrictive given the additional oversight needed to ensure restaurants are actually meeting the reduced food sales percentage. Jason Hardin clarifies that this amendment is just for the purposes of zoning, and that the county health department has its own regulations and procedures for ensuring

compliance. Joe Towns asks if everything sold by a restaurant, tea, coffee, etc. is considered a part of food sales. Jason Hardin states that he is not sure, although food sales are intended to refer to the sale of food items and not necessarily drinks. Cindy Scarborough notes viability, and how it is more difficult for a restaurant to stay open if they have to meet exceptionally high food sales percentages, when drinks and alcoholic beverages undoubtedly make up a large percentage of totals sales. Reducing the food sales percentage would make it easier for restaurants to be established and stay profitable because food items are more expensive than beverage items. Jason Hardin goes on to note that this amendment would be citywide, applying to all districts where restaurants are allowed by right. We aren't just talking about the Central Business (CB) district in downtown, this amendment would include restaurants in Highway Business (HB), General Business (GB), and Neighborhood Business (NB) districts. Joe Towns asks Jason Hardin to clarify that this amendment is just for restaurants. Jason Hardin says yes, it is just referring to restaurants and restaurants (with accessory uses). Dylan Moore asks Jason Hardin what would happen if these restaurants fell below the thirty (30) percent food sales requirement, would they just be able to change and become a bar? Jason Hardin responds that they would be able to do that if they are in Central Business (CB) since alcohol establishments would only be allowed in the Central Business (CB) district, or they could have an alcohol establishment as an accessory use if they were in the General Business (GB) district. Dylan Moore asks where restaurants are allowed. Jason Hardin responds that they are allowed in the Central Business (CB), Highway Business (HB), General Business (GB), and Neighborhood Business (NB) districts. Dylan Moore comments that as long as they were willing to relocate to an acceptable district, restaurants that fall below the new thirty (30) percent food sales requirement would be able to remain open under the alcohol establishment permitted use. Cindy Scarborough agrees with Dylan Moore's comment, and goes on to say that if they aren't meeting the thirty (30) percent food sales requirement they aren't much of a restaurant anyways.

**A motion was made to approve the text amendment reducing the required food sales percentage for restaurants from sixty percent (60%) to thirty percent (30%) to City Council for recommendation.**

**Motion: Dylan Moore**

**Second: Cindy Scarborough**

**Vote: Yes (4) – Thomas Thompson, Cindy Scarborough, William Roach, Dylan Moore  
No (2) – Joe Towns, W.E. "Skeeter" Coats**

**CONSIDERATION OF A TEXT AMENDMENT REQUEST TO AMEND ARTICLE V, SECTION 2 "TABLE OF PERMITTED USES" & ARTICLE V, SECTION 3 "SPECIAL USES" TO REPEAL THE SPECIAL USE PERMIT REQUIREMENT FOR RESTAURANTS (WITH ACCESSORY USE). DOCKET NO. T 2023-04.**

Jason Hardin introduces text amendment T 2023-04 to repeal the special use permit requirement for restaurants (with accessory use). This amendment will amend Article V, Section 2 "Table of Permitted Uses" and Section 3 "Special Uses" of the Reidsville Zoning Ordinance. Restaurants (with accessory uses) are currently defined as having no more than three (3) pool tables, two (2) foosball tables and three (3) electronic arcade games, excluding sweepstakes and/or gambling games, which are no longer allowed. Restaurants (with accessory uses) are also limited to no more than twenty-five (25) percent of the seating floor space being used for any combination of accessory uses. Currently, restaurants (with accessory uses) must obtain a special use permit and meet these standards to open within the City of Reidsville. The proposed recommendation to repeal the special use permit requirement for restaurants (with accessory uses) is consistent with the Reidsville Land Development Plan under both Goal 1 a

thriving downtown and Goal 2 a strong local economy. Goal 1 is met by trying to attract more restaurants (with accessory uses) to the downtown area and investing in entertainment. Goal 2 is met by seeking to bring more business to the city and seeking to generate growth in Reidsville as a whole. The planning staff recommends adoption of the amendment.

Chairman Thompson states that he has a few questions. First, bars from the previous amendments, this doesn't apply to them? Jason Hardin responds no, this is just for restaurants (with accessory uses). In the past this amendment has been directed towards sports bars such as Buffalo Wild Wings. In repealing the special use permit requirement, we are just removing some red tape, making it easier for businesses of this type to establish within the city. Say there was a sports bar that waited to come in and locate along Freeway Drive, they would be able to do so by right. They would not have to come before council and request approval. For a lot of businesses, once they see that obstacle (special use permit requirement), they are deterred from trying to locate in Reidsville and will take their business elsewhere. Chairman Thompson's next question is directed towards Boxcar located in Greensboro, NC. Chairman Thompson asks if a business such as Boxcar would even be allowed in Reidsville based on our existing ordinance standards. Jason Hardin responds that this amendment would not apply to such a business due to the number of games they have. Instead, our ordinance would permit a business of that type as a game room with an accessory use. Chairman Thompson clarifies that this is for businesses like Coaches except now they won't have to come before us and get a special use permit. Jason Hardin responds exactly. Cindy Scarborough asks if this would pertain to Lucky City. Jason Hardin replies no, this is for restaurants (with accessory use), and they are a microbrewery so if they wanted to put a pool table or games inside their establishment they would not be restricted from doing so.

Dylan Moore states that it would be his preference to keep the special use permit requirement, however, he doesn't want it to become a deterrent for businesses looking to locate within the city or expand upon their existing business opportunities.

**A motion was made to approve the text amendment repealing the special use permit requirement for restaurants (with accessory use) to City Council for recommendation.**

**Motion: William Roach**

**Second: Dylan Moore**

**Vote: Yes (5) – Thomas Thompson, William Roach, Dylan Moore, Cindy Scarborough, Joe Towns  
No (1) – W.E. "Skeeter" Coats**

**CONSIDERATION OF A TEXT AMENDMENT REQUEST TO AMEND ARTICLE II, SECTION 1 "DEFINITIONS", ARTICLE V, SECTION 2 "TABLE OF PERMITTED USES" & "NOTES TO THE TABLE OF PERMITTED USES" TO DEFINE THE TERMS MOBILE FOOD VENDOR, MOTORIZED AND MOBILE FOOD VENDOR, PUSH CART, AND AMEND NOTES THIRTY-NINE (39) & FORTY (40) APPLICABLE TO MOBILE FOOD VENDORS. DOCKET NO. T 2023-05.**

Jason Hardin introduces text amendment T 2023-05 to define the terms Mobile Food Vendor, Motorized and Mobile Food Vendor, Pushcart, changing the name of the permitted use from Food Trucks and Pushcarts, and amending notes thirty-nine (39) & forty (40) applicable to mobile food vendors. The

amendment will amend Article II, Section 1 "Definitions", Article V, Section 2 "Table of Permitted Uses" & "Notes to the Table of Permitted Uses". This amendment has several phases. Phase 1 is to define the terms Mobile Food Vendor, Motorized and Mobile Food Vendor, Pushcart in Article II, Section 1 "Definitions", with Mobile Food Vendor, Motorized being defined as a person utilizing a motor vehicle or trailer operating for the purpose of preparing and selling food to the general public and is to be readily moved. Mobile Food Vendor, Pushcart is defined as any non-motorized piece of equipment from which a vendor prepares and/or sells food to the general public. Pushcarts are limited to forty-five (45) inches in width, seventy-two (72) inches in length, and sixty (60) inches in height. Pushcart canopies and umbrellas must be a minimum of seventy-eight (78) inches from the ground at the lowest point. Food pushcarts shall not be motorized or propelled by any means other than the walking motion of the person operating the pushcart. The reason for these pushcart standards is because they typically operate on the sidewalk and we do not want them obstructing pedestrian traffic. Phase 2 is to amend Article V, Section 2 "Table of Permitted Uses" to change the permitted uses from Food Truck to Mobile Food Vendor, Motorized and Pushcarts to Mobile Food Vendor, Pushcart. Phase 3 is to amend notes thirty-nine (39) & forty (40) of the "Notes to the Table of Permitted Uses" in Article V, Section 3. At the April City Council meeting, the City Council approved an amendment to codify the Mobile Food Vendors regulations that we had in the Reidsville Zoning Ordinance into our City Code of Ordinances. The Reidsville Zoning Ordinance deals with land use, whereas the regulations outlined by notes thirty-nine (39) & forty (40) are essentially business regulations, which are typically found in the Code of Ordinances. This amendment repealed those things, which are now located in the Code of Ordinances. This leaves only land use regulations in the Zoning Ordinance, which mainly have to do with signage. The definitions that were codified match up with the definitions proposed by this text amendment, so everything matches up between the Zoning Ordinance and the Code of Ordinances.

This request also aligns with the Reidsville Land Development plan Goal 1 a thriving downtown by increasing the variety of mobile food vendor options and events in downtown. The changes approved by the City Council relaxed some of the regulations and requirements for mobile food vendors. We will no longer require mobile food vendors to submit a site plan and we have created a dedicated mobile food vendor permit application, which will be available online through iWorQ. Previously we were using Zoning Compliance permits to permit mobile food vendors. We will still require that permit mobile food vendors get permission from the property owner to operate/locate on their property, they must provide a picture of the vehicle to be used and they must carry one million dollars' worth of insurance, with the city named as a beneficiary if locating on public property. Goal 2 is achieved by seeking to bring more food options into the city. The planning staff recommends that the proposed amendment be approved.

Cindy Scarborough points out that this will make accessibility for mobile food vendors better by removing a lot of the red tape associated with obtaining a mobile food vendor permit. Jason Hardin agrees, stating that it will make it easier for mobile food vendors to set up throughout the city. Jason Hardin also states that this will only require mobile food vendors to apply for their permit on a yearly basis, rather than each time they move to a new location. Now all they will have to do when they move is send us an updates permission statement proving they have a right to locate on a particular property. Every year their permit will expire on June 30<sup>th</sup> and at that time they will need to reapply. Mobile food vendors will also have to continue to provide a sanitation grade rating.

Chairman Thompson asks Jason Hardin if for this text amendment all we are looking at is signage. Jason Hardin states that we are looking at signage and land use, which covers where they are allowed and signage. Mobile food vendors will be limited to one sandwich board located immediately outside the vehicle. W.E. "Skeeter" Coates asks Jason Hardin to clarify that they must submit a certificate of



insurance. Jason Hardin responds yes, but only if they are on public property. If they are on private property, the mobile food vendor is not required to provide that. Dylan Moore asks about shipping containers as a mobile food vendor/restaurant option. Jason Hardin responds that shipping containers would be considered a permanent structure and would not be covered under this ordinance. Readily movable suggests the mobile food vendor is on wheels or motorized.

**A motion was made to approve the text amendment defining the terms mobile food vendor, motorized and mobile food vendor, pushcart, and amend notes thirty-nine (39) & forty (40) applicable to mobile food vendors to City Council for recommendation.**

**Motion: Cindy Scarborough**

**Second: Joe Towns**

**Vote: Unanimous**

#### **PLANNING & COMMUNITY DEVELOPMENT MANAGER'S REPORT**

Jason Hardin states that last month City Council approved the mobile food vendor ordinance. As far as other things, the urgent care is beginning construction. Chairman Thompson asks about the billboard that was put up advertising a steakhouse. Jason Hardin responds that the billboard was put up in error. The billboard was for another city and was accidentally installed off of Freeway Dr. William Roach comments that he has heard a Popeyes may be coming to the city soon. Jason Hardin notes that we have not heard anything in regard to that as of yet. W.E "Skeeter" Coates states that Jersey Mikes is coming to Reidsville. Jason Hardin notes that we have approved permits for the Jersey Mikes. Chairman Thompson states that someone has purchased the old Golden Corral building. Jason Hardin replies yes, as mentioned in the last meeting, they are only doing some aesthetic renovations. Nothing has been permitted yet concerning the potential use of the building or remodeling.

Dylan Moore asks if there is anything going on the corner of Montgomery and Thompsonville. From his observations, there is still a fair amount of remodeling and construction doing on around the site. Jason Hardin states that we have not received any notice of said construction and we are not aware of what the development is. Chairman Thompson asks Jason Hardin if there has any further resolution made regarding the Cargo Container house. Jason Hardin states that he cannot comment on that situation at this time, and that he will bring an update to the board when he can.

#### **ADJOURNMENT OF PLANNING BOARD**

There being no further business, a motion was made to adjourn the Planning Board meeting at 7:21pm.

**Motion: William Roach**

**Second: Cindy Scarborough**

**Vote: Unanimous**

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**Drew Bigelow  
Planner I**

**MINUTES OF THE REIDSVILLE BOARD OF ADJUSTMENT MEETING  
HELD WEDNESDAY, APRIL 19<sup>TH</sup>, 2023 BEGINNING AT 7:22P.M.  
IN THE CITY HALL COUNCIL CHAMBERS**

**MEMBERS PRESENT:**

Thomas Thompson, Chairman  
W. E. "Skeeter" Coates, Vice-Chairman  
Cindy Scarborough  
Joe Towns  
Dylan Moore  
William Roach

**MEMBERS ABSENT:**

N/A

**OTHERS IN ATTENDANCE:**

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

Chairman Thomas Thompson called the Board of Adjustment meeting to order at 7:22pm.

**APPROVAL OF MINUTES**

A motion was made to approve the Minutes of the FEBRUARY 15<sup>TH</sup>, 2023 Board of Adjustment Meeting.

**Motion:** Joe Towns  
**Second:** William Roach  
**Vote:** Unanimous

A motion was made to approve the Minutes of the MARCH 15<sup>TH</sup>, 2023 Board of Adjustment Meetings.

**Motion:** W.E "Skeeter" Coates  
**Second:** William Roach  
**Vote:** Unanimous

**ADJOURNMENT OF THE BOARD OF ADJUSTMENT**

There being no further business, a motion was made to adjourn the Board of Adjustment meeting at 7:26pm.

**Motion:** Dylan Moore  
**Second:** Joe Towns  
**Vote:** Unanimous

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Drew Bigelow  
Planner I

**MINUTES OF THE REIDSVILLE HISTORIC PRESERVATION COMMISSION MEETING  
HELD THURSDAY, APRIL 20<sup>TH</sup>, 2023 BEGINNING AT 6:00 P.M.  
IN THE REIDSVILLE CITY HALL COUNCIL CHAMBERS**

**MEMBERS PRESENT:**

Jim Jackson, Chairman  
Jason Johnson, Vice-Chairman  
Anne Marie Simmons  
Marguerite Holt  
Cindy Dilday  
Norma Craddock  
Elizabeth Covell

**OTHERS IN ATTENDANCE:**

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

**Chairman Jim Jackson called the Historic Preservation Commission meeting to order at 6:02 pm.**

**Anne Marie Simmons provided the invocation.**

**APPROVAL OF MINUTES**

A motion was made to approve the Minutes of the March 16<sup>th</sup>, 2022 Historic Preservation Commission Meeting.

**Motion: Jason Johnson**

**Second: Anne Marie Simmons**

**Vote: Unanimous**

**CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR CHASE HOHNHOLT TO ADD A WHITE PICKET FENCE TO THE FRONT YARD OF THE PROPERTY LOCATED AT 402 LAWSONVILLE AVE. DOCKET NO. HD 2023-06.**

Chairman Jackson thanks Chase Hohnholt for joining us today and introduces the swearing in procedure.

Drew Bigelow swore in Chase Hohnholt.

Chairman Jackson states that the Certificate of Appropriateness is to allow for a fence to be installed on Mr. Hohnholt's property. Chairman Jackson goes on the note the numerous images provided by the applicant regarding the location and type of fence to be installed. Chairman Jackson also notes the beauty of the home and asks Chase Hohnholt if he is the one that has done all of the renovations to the home. Chase Hohnholt replies no, they purchased the home in the last six (6) months and that all of the renovations were done by the previous owner/seller. All Mr. Hohnholt has done is add gutters to the home and some landscaping. Chairman Jackson notes his admiration of the house and states that he would consider adding a plaque to the home, which is something they award to historic homes that have been revitalized following period appropriate standards.

Anne Marie Simmons asks Chase Hohnholt where exactly the fence would go. Chase Hohnholt states that the fence would run from the east side of their walkup, straight out towards Lawsonville Avenue, stopping about five (5) feet from the sidewalk. Then the fence would turn, running along Lawsonville towards the intersection of Lawsonville and Branch Street, keeping five (5) feet from the sidewalk. The fence would then run along Branch Street towards the back property line of their lot before turning and running along the rear property line. Chase Hohnholt goes on to states that the fence would run up to the northeast back corner of their property connecting to an existing fence on their neighbor's western property line.

Anne Marie Simmons states that she lives on Branch Street, and that when you get to the corner of Lawsonville and Branch it is hard to see around that corner to see any oncoming traffic. Chase Hohnholt responds that the fence should not obstruct the street view as it will sit five (5) feet back from the sidewalk, making the fence at least ten (10) to fifteen (15) feet back off of the street. Chairman Jackson asks Chase Hohnholt how high the fence will be. Chase Hohnholt responds four (4) feet per the ordinance requirement. Jason Johnson comments that he believes four (4) feet is the maximum height. Chase Hohnholt states that they can go lower to a height of three (3) feet if necessary. Chairman Jackson notes the provided photo indicating the fence style. Chase Hohnholt responds that the image is from Garcia Fencing who is local to Reidsville. Jason Johnson asks about the photo indicating the black line around the property, and if this is where the fence will go. Chase Hohnholt replies yes, and that Drew Bigelow indicated the image did not transfer well. Jason Johnson confirms that the image did not transfer well. Chase Hohnholt offers to help interpret the image and give the Commission a better understanding of where the fence will go. He indicates that the fence will come along their existing walkway, and that the wheelchair ramp visible in the aerial image is gone. Chase Hohnholt indicates the corners at which the fence will meet and he indicates the distance of the fence from the sidewalk on the image.

Elizabeth Covell asks if the fence will be shoulder height and references her own shoulder stating she is only five (5) feet four (4) inches tall. Chase Hohnholt states that the fence would be between three (3) and a half foot and four (4) feet tall. So, on himself, the fence would be waist height. Chairman Thompson asks if Elizabeth's concern is in regard to the road sightline for safety. Elizabeth Covell replies yes. Chairman Thompson then states that three (3) or three (3) and a half foot might be better. Chase Hohnholt replies okay, and that the fence is just to corral their dog and that they can adjust the height. Their main concern was just getting as much of the yard within the fence as possible as they have a large hound dog and she need the yard space.

Jason Johnson raises the concern of a minimum height for the fence, since from his understanding there was a maximum but not minimum. Jason Johnson goes on to reference the image of the fence that was provided by the applicant and asks if this is the intended style. Chase Hohnholt states that this is an example image from the local fence builder that they intended to use. This style is one of many and they are open to considering a different style. Chase Hohnholt notes that they are willing to adjust the spacing of the posts to be wider and/or choose another post style should the Commission feel there is another more appropriate option. Jason Johnson says that the provided image looks more like a privacy fence. Chase Hohnholt replies that it is a four (4) foot picket fence and states that they could ask for there to be greater spacing between posts. Elizabeth Covell asks if we could require the applicant to look at some of the other fence styles in the area before deciding on what type of fence would be appropriate for this situation. She notes that this is a historic home and you wouldn't want to cover up the historic aspects of the property with a modernized fence. Elizabeth Covell references another property with a fence that is similar off of S. Main St. She notes that the fence at this location is shorter

than the one proposed by Chase Hohnholt and is of a different style. Jason Johnson refers to Jason Hardin for guidance on historic fences.

Drew Bigelow swore in Jason Hardin.

Jason Hardin states that according to the Historic Preservation Standards, the recommended height for fences is three (3) feet, and they shall not exceed six (6) feet. Furthermore, any fence or wall should complement or enhance the structure on the site, and not obscure the architectural features. Elizabeth Covell asks if the standards say anything about front and back yard. Jason Hardin clarifies that since this fence goes in the front yard it is considered major work.

Referring back to Chase Hohnholt, Jason Johnson states that the applicant is considering a fence that is three (3) and a half to four (4) feet tall. Chase Hohnholt replies yes; however, they are willing to go shorter and they are flexible regarding the spacing and style of the fence.

Chairman Jackson states that he had not originally considered the issue with the sightline from Branch St. and his first impression was to place the fence directly against the sidewalk like so many other fences are. Chairman Jackson goes on to say that it will be best to accommodate the traffic sightline and work out something with the pole spacing so that it does not obstruct the view of drivers yet keeps their dog secured within the fence. Additionally, the gate would not be allowed to open over top of the sidewalk. Whatever gate is designed will need to open inward. Chairman Jackson notes that if the fence remains five (5) feet from the sidewalk there would not be any issue with encroachment or the gate opening onto the sidewalk.

Moving on to aesthetics, Chairman Jackson notes that it is important to consider the type of fence style. Chairman Jackson asks Chase Hohnholt if he intends to stick to this fence style specifically. Chase Hohnholt says yes, although they can change the design of the picket point to something more acceptable (dogear, pike, etc.). Chase Hohnholt goes on to say they will include larger gaps between the posts to be more aesthetically pleasing, make the fence shorter and paint the fence white once it is constructed. By painting the fence white, it will match the rest of the wood work and trim on the home. Chairman Jackson recommends going with the pike style fence points and caulking the exposed edge of the points.

Anne Marie Simmons circles back to the issue regarding the sightline at the corner of Lawsonville and Branch St. She notes that it is very hard to see up and down Lawsonville from Branch St. Chairman Jackson asks if the applicant could consider doing a dogear corner at that intersection to improve visibility. Chase Hohnholt responds yes, there is an existing rose bush there and doing a dogear turn would simply place that rose bush outside the fence, making the dogear corner more visually appealing.

Elizabeth Covell asks if we can suggest the applicant look at some examples from around the historic district to ensure his choices are stylistic and historically appropriate for the architecture of the home. Jason Hardin states that the Commission may approve the certificate with the condition that it match the architectural style of other fences in the area. Elizabeth Covell responds that she isn't so much concerned with the architectural style, but more so with the spacing of the posts considering what might look the best. Jason Hardin replies that would mean tabling the COA until next month.

**A motion was made in consideration of the evidence provided, to approve the Certificate of Appropriateness for Chase Hohnholt to construct a new white picket fence with the condition that the fence have pike style posts, ample spacing between posts and a dogear corner that places the existing rosebush on the outside of the fence at the intersection of Lawsonville and Branch St. for the purpose of improving the visual sightline for traffic and maintaining aesthetics of the property located at 402 Lawsonville Avenue.**

**Motion: Elizabeth Covell  
Second: Norma Craddock  
Vote: Unanimous**

#### **REIDSVILLE SESQUICENTENIAL (150<sup>TH</sup>) CELEBRATION**

Marguerite Holt mentions the upcoming Founders Day event and the information packet that she sent out via email. She notes that we will need one HPC member positioned in each room on the bottom floor to discuss the history of the home and the items within it. She volunteers to take the parlor and suggests Chairman Jackson take the main hallway/entryway. Marguerite Holt goes on to state that depending on the weather we need to remain flexible. We cannot predict how many people will actually show up. Marguerite Holt then notes the image of Lucile Reid Fagg that is hanging in the hallway of the home, stating that we need to highlight her portrait and contribution to the preservation of Reidsville's history. Jason Johnson offers to cover the room with the glass cases. Marguerite Holt points out that the items in these glass cases are very important and that they need to be discussed. Each item is labeled and it should be fairly easy to discuss these things briefly. Jason Johnson asks if it is possible for the commission to go over to the house for a quick tour. Chairman Jackson confirms with Jason Hardin that we can, as a group, go over to the Governor Reid House. Jason Hardin says yes, however Chairman Jackson will need to make an official statement declaring that no further business discussions will occur after we adjourn. Chairman Jackson agrees, making the statement that with there being no further business to be had, the commission will adjourn and head over to the Governor Reid House for a brief walkthrough, and that no business-related discussions will occur.

#### **ADJOURNMENT OF HISTORIC PRESERVATION COMMISSION**

There being no further business, a motion was made to adjourn the Historic Preservation Commission meeting at 6:37 pm.

**Motion: Elizabeth Covell  
Second: Anne Marie Simmons  
Vote: Unanimous**

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**Drew Bigelow  
Planner I**

## **REIDSVILLE ABC BOARD**

### **Minutes of March 23, 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, Reidsville City Manager Summer Woodard and Reidsville City Finance Director Chris Phelps present.
2. Chairman C. Turner delivered invocation.
3. Chairman C. Turner called for any known conflicts of interest. None were reported.
4. The minutes of the March 2, 2023 meeting were approved as read.  
Motion to approve: K. Almond      Second: C. Nimmons
5. GM Langel reported that Diesel Drive store closed on March 3, 2023. Employees are in the process of transferring inventory to Durwood Court.
6. GM Langel reported that she had been in contact with Jonathan Jobe, Home Trust Bank, about the sale of Diesel Drive property. Mr. Jobe advised that Board should wait for appraisals of both properties before making any decisions. Appraisals have been scheduled for both properties.
7. The Board unanimously agreed to table any discussions concerning Diesel Drive property until appraisals have been performed.
8. City Manager Summer Woodard and Finance Director Chris Phelps had questions concerning working capital and distributions. GM Langel indicated she would consult the Board's auditor, Judy Rouse for clarification.
9. The next meeting of the Board will be April 27, 2023 at 9:00 am at the Reidsville ABC store.
8. There being no further business to discuss, the meeting was adjourned at 9:45 am.

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

Approved:

Clark Turner, Chairman

Clark Turner

Kelly Almond

Kelly Almond

Carolyn Nimmons

Carolyn Nimmons

Jodi Langel, General Manager

Jodi M. Langel



**MINUTES OF THE  
REIDSVILLE HUMAN RELATIONS COMMISSION  
MEETING ON TUESDAY, MARCH 28, 2023  
REIDSVILLE CITY HALL  
1<sup>ST</sup> -FLOOR CONFERENCE ROOM**

**COMMISSION MEMBERS PRESENT:** Cathy Badgett, Chair  
Maricarmen Garduño, Vice Chair  
Richard Ratliff  
Anna Roach (6:45 p.m. arrival)  
Dawn Charaba  
Wanda Harley  
Khalid Amos (6:45 p.m. arrival)

**COMMISSION MEMBERS ABSENT:** None

**CITY STAFF PRESENT:** Summer Woodard, City Manager

**VISITORS:** Mayor Donald L. Gorham  
Councilman William Hairston,  
(6:55 p.m. arrival)

**CALL TO ORDER**

Chair Dr. Cathy Badgett called the meeting to order at approximately 6:33 p.m.

**INVOCATION**

Wanda Harley provided the invocation.

**ROLL CALL**

Dr. Badgett then called the roll.

**READING OF THE MISSION STATEMENT**

Maricarmen Garduño read the Mission Statement.

**APPROVAL OF FEBRUARY 28, 2023**

Richard Ratliff made the motion to approve the February 28, 2023 minutes and Wanda Harley seconded the motion with the minutes being unanimously approved.

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## **REPORTS AND ANNOUNCEMENTS**

### **COVID-19 Report for Rockingham County**

Dr. Badgett provided the latest COVID Report update. Dr. Badgett passed around a newspaper article regarding Cone Health's Masking Policy.

### **Reidsville Sesquicentennial Events**

Dr. Badgett said that Reidsville is having Sesquicentennial events all year. She asked the Commission to review the calendar and also shared the following events: April 22<sup>nd</sup> from 10 a.m.-2 p.m., Founder's Day, Governor Reid House; May 13<sup>th</sup>, 1920s Lawn Party at Penn House from 2-5 p.m.; Fire Department's Open House, May 17<sup>th</sup> from 4-7 p.m.

## **OLD BUSINESS**

### **MLK Breakfast Update**

Wanda said that they had not met but are waiting on the Chamber of Commerce to turn everything over to the HRC. Wanda said that she didn't know if the Chamber of Commerce was trying to finalize the treasury report before doing so, which might be the reason for the delay. She said that they hadn't received any emails in regards to a meeting. Dr. Badgett asked Wanda to let the MLK Committee know that the HRC needs them to finalize things at least by June so the Human Relations Commission can begin planning for the MLK Breakfast since they are the lead for 2024. Dr. Badgett said that a decision needs to be made whether it will be in person or virtually and then also, a possible venue for the place. Dr. Badgett encouraged Wanda to see if they could meet before Chamber President Diane Sawyer leaves for her cruise of the end of April. Wanda said okay, adding that President Sawyer would be the one that would need to call the meeting.

### **CommUNITY Pride Event**

Dr. Badgett passed out handouts for the Multicultural Day event, including who has been confirmed, such as vendors, performers, etc. She said that she has paperwork, documents, money, etc. Dr. Badgett discussed the information on the handouts beginning with the sponsors:

#### **1. Sponsors:**

Mayflower	(3) \$15 Gift Certificates (she has)
Diane Sawyer Representative	Dr. Badgett said she had not talked to Diane yet.
Food Lion Hwy 14 & Freeway Dr. Nolan Pruitt 5200 US Business 29 Reidsville, NC 27320	\$25.00 (on behalf of Richard)
Dr. Andrew Fogelman 1130 Freeway Dr. Reidsville, NC 27320	\$100.00

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Farm Bureau-Jeffrey Law P.O. Box 1945 Reidsville, NC 27320	\$100.00
Food Lion, Way Street Ashley Burr 1605 Way Street Reidsville, NC 27320	\$20.00
McDonald's Karen Khan P.O. Box 4836 Archdale, NC 27263	Gift Cards for Happy Meals-25
State Farm- Rod Connors 622 S. Scales St. Reidsville, NC 27320	?
Melvin Watkins	\$100.00
Thomas Ratliff (Richard's brother)	\$500.00
Dr. Gerald Hill	\$100.00
Elretha Perkins Daycare	\$100.00
Lowe's Food-Freeway Drive	\$25.00 gift certificate (on behalf of Anna)

## 2. Vendors: Food/Crafts-Need Food Vendors

Italian Ice/Funnel Cakes	Confirmed
Eastern Star?	Waiting for confirmation
Masons	Will not be able to due to health dept.
Greg Lee	Unable
Robert Stanley-Hot Dog Cart 336-337-3366	Unable
Sweet Caroline-Joyce Hall coffee, ice cream, donuts 336-580-2787	Unable
Lebanese Food Truck-Nick 336-210-3366	Called; will let Dr. Badgett know

## 3. Participants:

<b>Queens Party Band</b> -featured band- \$2000 (11:15 -11:45 a.m.); (1-1:30 p.m.); (2:30-3 p.m.)	<b>Ron Flack-AED/CPR information</b>
<b>Earth, Spirit, &amp; Taiko Japanese Band-\$100</b> (1:30-2 p.m.)	<b>Police DARE-AED/CPR information</b>
<b>Mike Stevens Country Music-\$200</b>	<b>Fire Dept-Fire House-Chief Bracken</b>
<b>Reidsville Senior High Drum Line-</b> (12-12:15 p.m.) Eric Callands Director (David will be present)	<b>Parish Nurses (Leanna Lawson via Wanda Williamson)-Take Blood pressures and glucose</b>

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<b>Native American Ryan Dial \$300</b> (12:15-1 p.m.)	<b>Quintin Robertson-Reidsville</b> Recreation Dept.-hula hoops, corn toss, egg race, ladder golf
<b>Jared Mingo-Mexican Guitarist (RHS)</b> Donation if permitted to Band Booster (City Manager will check on this)- 11 a.m.	<b>Art Work from RSH-15 Pieces</b> <b>(Khalid)</b>
<b>Sugar Dumplin, LLC (Kim Oldham)-</b> face painting & clown/balloons \$640 (12-3 p.m.)	<b>Henry Jordan-Sound Man</b>

**4. Other Miscellaneous Items Needed/ Have?**

- Food Vendors-Needed Seriously....
- Tables?/Chairs?
- Water/Juice/Food for Band/Staff-Order & bill city (city will pay from our funds)  
(The City has an account with Lowes Food for the purchases of food items.)
- Awards for participants-?Order online & get enough for next year
- Door Prizes-?Gift Certificates
- Wipes/Hand Sanitizer-?Order
- Masks?-may not be needed

Dr. Badgett said cash donations totaled up to \$1, 000. Dr. Badgett thanked Khalid for the art donation. She asked Khalid if the artists would like the pieces to be sold? He said that they didn't say that. Dr. Badgett encouraged him to find out in case someone would like to purchase them. Anna shared that Khalid has pieces as well to display, but he didn't have them with him at the meeting. Dawn said that she has easels to display the art; however, Dr. Badgett said she would love for the artwork to be displayed with borders. Dr. Badgett asked City Manager Woodard to check to see if an inquiry was made to purchase the art, could she check into the legality or correct method of doing so? City Manager said that she would be glad to check into the matter. Maricarmen asked to whom would the payment go to? The City, the Commission or the artist? Dr. Badgett said that she asked for the artwork to be displayed, not donated. Wanda suggested that the artist's name and contact information be provided for inquiries to purchase. City Manager Woodard and everyone agreed that would be the best option. Dr. Badgett told Khalid that she needed the name of the artists to give them a thank you letter afterwards. After further discussion, it was decided not to include the names on the artwork, but use numbers or letters for identification.

Dr. Badgett said that food vendors are still needed. The Commission discussed potential vendors to contact and/or the vendors that they had contacted but to no avail. Mayor Gorham gave Dr. Badgett a contact number for a possible vendor. Dawn said she would call O'Reilly's and the Boardwalk Baker. Dawn suggested having Black History posters for display also. The following are interested in possibly having a booth/table: Valencia Abbott; Partnership for Children; Rockingham County School System; Felton with Racial Equity; and the Community. Reidsville Area Foundation can provide water. Wanda will check with the Fire Department about tables and chairs. Dr. Badgett said "Thank God" for Robin Yount. Dr. Badgett said they sent pictures of the band and performers to be

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included on the flyer. April 1<sup>st</sup> is the deadline to get sponsors and vendors. Dr. Badgett discussed looking to get flags to represent each country. How the HRC should display the Sponsors were discussed. Eighteen flags of every demographic for Reidsville were talked about, and Summer agreed to get demographics from Angela to share with the HRC. Dr. Badgett will email out the countries, and the HRC will have 24 hours to review and respond to her email. Dr. Badgett is working on getting food, water, and other supplies for the band with assistance from Chris Phillips. Maricarmen will work on the Subway food donation for the band by Thursday, and a list of countries to be represented in Reidsville. Door prizes will be discussed at the next meeting. Awards for participants will have Team Reidsville Logo 150<sup>th</sup> Celebration on it. Dr. Badgett called for a motion to get beads medallion and Team Reidsville lanyards for the Multicultural Day/ CommUNITY Pride Day.

**Maricarmen Garduño made the motion to get the beads medallion and Team Reidsville lanyards for the Team Reidsville Celebration on April 29th, seconded by Richard Ratliff with it being unanimously approved.**

City Manager Woodard will check to see if the City has about 50 lanyards for the Multicultural Day. Dr. Badgett recommended that the HRC meet weekly via teleconference to discuss updates on the event. After discussions of the best available day, Dr. Badgett agreed to set up the meetings. Tuesday, April 4<sup>th</sup> at 6 p.m. teleconference would be the next meeting. Council member Hairston inquired about security at the event. City Manager Woodard said she would discuss it with Chief Gibson.

#### **Additional Comments/Announcements**

- Anna thanked Dr. Badgett for her service in observance of National Women's Month.
- Dawn wanted to share that the Week of the Young Child Parade will be celebrated on Thursday, April 6<sup>th</sup> @ 10 a.m., beginning at the YMCA to Scales Street to Market Square.
- Anna asked who could put a Multicultural Day/CommUNITY Flyer up in the schools since Khalid said that he had not seen any up? Dawn agreed to do so. Dr. Badgett told Khalid that Mayor Gorham went to his school and hopes to recruit more students for the HRC.
- City Manager Woodard told Dr. Badgett that the HRC could have the balloons from the Open House Celebration if they are still usable.
- Dr. Badgett said Robin Yount would assist with hanging any banners, but she would need to have them to Robin a week before the event.

### **NEW BUSINESS**

#### **Human Relations State Meeting**

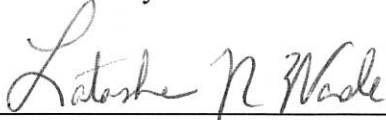
Dr. Badgett and Maricarmen agreed that Maricarmen would provide an update on her attendance at the Human Relations Commission State Meeting during the next month's HRC meeting.

**Closing Comments**

Dr. Badgett reviewed the follow-up items with the Commission and reminded the Commission of the teleconference on Tuesday, April 4<sup>th</sup> @ 6 p.m. Dr. Badgett asked for a motion to close the meeting.

**The motion to adjourn the meeting at 8:13 p.m. was made by Wanda Harley, seconded by Maricarmen Garduño and unanimously approved.**

Submitted by:



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Latasha R. Wade, Deputy City Clerk