

**Agenda
Board of Aldermen
Town of Gibsonville**

**September 21, 2020
Regular Meeting**

**Town Hall
7:00 pm**

1. Invocation
2. Public Comments
3. Approval of Agenda
4. Approval of Minutes
5. Nicole Quick Democratic Candidate for NC House of Representatives
6. Update from Chelsea Dickey of Motley
7. Public hearing rezoning Dew Sharpe
8. Rosemont water tap request
9. Veteran's Breakfast and Lighting of the Greens
10. FY 2021 Budget Ordinance Amendment #3
11. Setting of Special Meeting
12. Reports
 - a. Town Manager
 - b. Mayor
 - c. Board Members

Addendum

- 7. Public Hearing Rezoning of Dew Sharpe** – Triad Classic Homes LLC is requesting to rezone the 14.5-acre property located at 7325 Dew Sharpe Rd. from AG to CU-RM-8 for the purpose of constructing 78 townhomes. *Staff recommends approval of the rezoning.*
Attachment: Rezoning Request – Triad Classic Homes Staff Report, Ordinance to amend the Gibsonville zoning map, Statement of Consistency, preliminary development map
- 8. Rosemont Water Tap Request** – The owner of two new single family homes located at 312 and 320 Rosemont is requesting a water extension for two (2) taps. Per the Town of Gibsonville Ordinance, Section 51.39, no connection of any water or sewer line or system outside the town shall be made to the town’s system except by permission and on such terms as the Board shall prescribe. *Staff recommends approval of the water extension for two taps.*
Attachment: E-mail request from owner and map
- 9. Discussion of Veteran’s Breakfast and Lighting of the Greens-** Due to Covid-19, the Board will need to recommend a course of action for upcoming Town events.
- 10. Town of Gibsonville FY 2020-2021 Budget Ordinance Amendment #3** – This ordinance amendment is needed to account for a FEMA Assistance to Firefighters Grant (AFG) for the purchase of Self Contained Breathing Apparatus (SCBA) and account for two months of distribution of State Aid Grant for the Library Department. *Staff recommends approval of the FY 2020-2021 Budget Ordinance Amendment #3.*
Attachment: Memo and Town of Gibsonville FY 2020-2021 Budget Ordinance Amendment #3
- 11. Setting of Special Meeting** – The Board of Aldermen will need to make a motion to set the exact time, location, and subject matter to be discussed referencing the Town of Gibsonville water distribution system and sewer collection system master plan. The special meeting is to be held at Town Hall, 129 W Main Street on Wednesday, September 23rd at 10:00am to discuss the Town of Gibsonville water distribution system and sewer collection system master plan and to set project priorities from the plan. *Staff recommends motion be made to set special meeting.*

Rezoning Request – Triad Classic Homes

Staff Report

1. Request is as follows: Triad Classic Homes is requesting to rezone 14.5 acres from Agriculture (AG) to Conditional Multi-Family (CU-RM-8).
2. General Description: Triad Classic Homes LLC is requesting to rezone the property located at 7325 Dew Sharpe Rd., owned by Joseph Burgess. Guilford Co. Parcel # 8835633099. The request is to rezone the property of 14.5 acres from AG to CU-RM-8 for the purpose of allowing 78 town-homes in the proposed location. The proposed development will include public water/sewer, and public streets. The property meets all the dimensional requirements for the proposed zoning district. The rezoning is a conditional rezoning requiring the site plan as part of the review process. The surrounding properties are zoned AG, RS-20 & RS-12. All the adjoining property owners have been notified and property has been posted and advertised. Please refer to the attached map for more information.
3. Statement of Consistency:
Town staff finds that the proposed amendment at this time is inconsistent with the Town of Gibsonville’s Land Use Map. The Future Land Use map will need to be amended to Neighborhood Residential from Suburban Residential.
4. Planning Board Recommendation: The Planning Board denied the rezoning request by 6-1 vote during their August meeting.

Town of Gibsonville
Planning Department
Application for Rezoning

Applicant: Triad Classic Homes LLC Address 3215 Hobbs Landing Ct, Greensboro NC 27410

Phone Number 336-402-6106 Email nlpierce@icloud.com

Land Owner(s) Joseph Michael Burgess Address 6602 Burlington Rd, Whitsett NC 27377

Parcel Information: County Guilford Alamance Address 7325 Dew Sharpe Road

Map Number: 104175 Deed Bk -2907 Pg - 0573

Current Zoning: AG Current Use: Undeveloped

Proposed Zoning: RM-8 Proposed Use: Townhomes

Purpose of Rezoning Request: Develop townhomes

Conditional Uses Zoning Specification (if applicable): (Indicate if condition is Use or Development Condition)

1. Maximum number of townhomes limited to 78 units
2. Siding shall be a combination of brick and vinyl
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

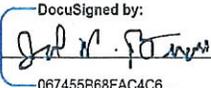
See Page 2 for additional submission requirements.

Applicant/Owner Certification

Per Article 3 Section 3-12.2 of the Town of Gibsonville Development Ordinance, the undersigned hereby requests the Gibsonville Planning Board to consider rezoning the land as specified above and on attached documentation and submit a recommendation to the Board of Aldermen. The undersigned land owner, agent, representative and other involved parties agree to allow Town of Gibsonville Staff, contractors and authorize representative to access the property for the purposes of necessary studies and for posting public notices.

Authorized Signature _____ Agent Owner

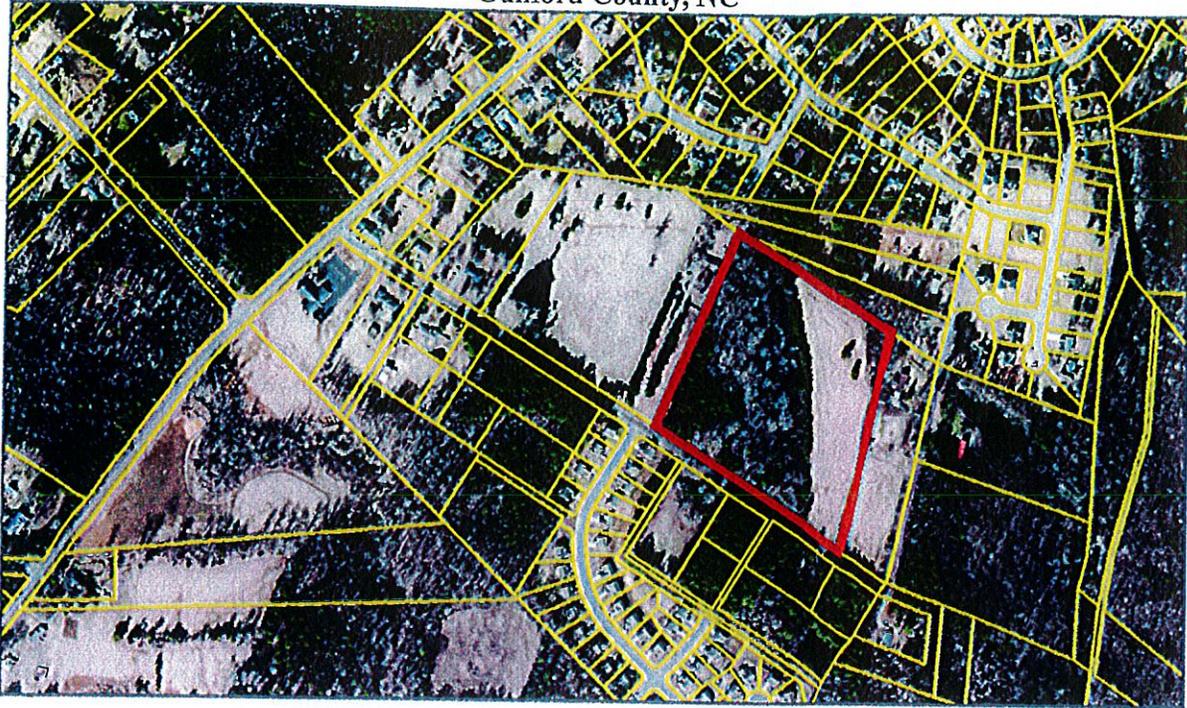
Date _____

Owner Signature  Date 7/28/2020

DocuSigned by:
067455868FAC4C6...

Date Submitted 7-31-2020 File Number R-02-20 Fee pd \$200

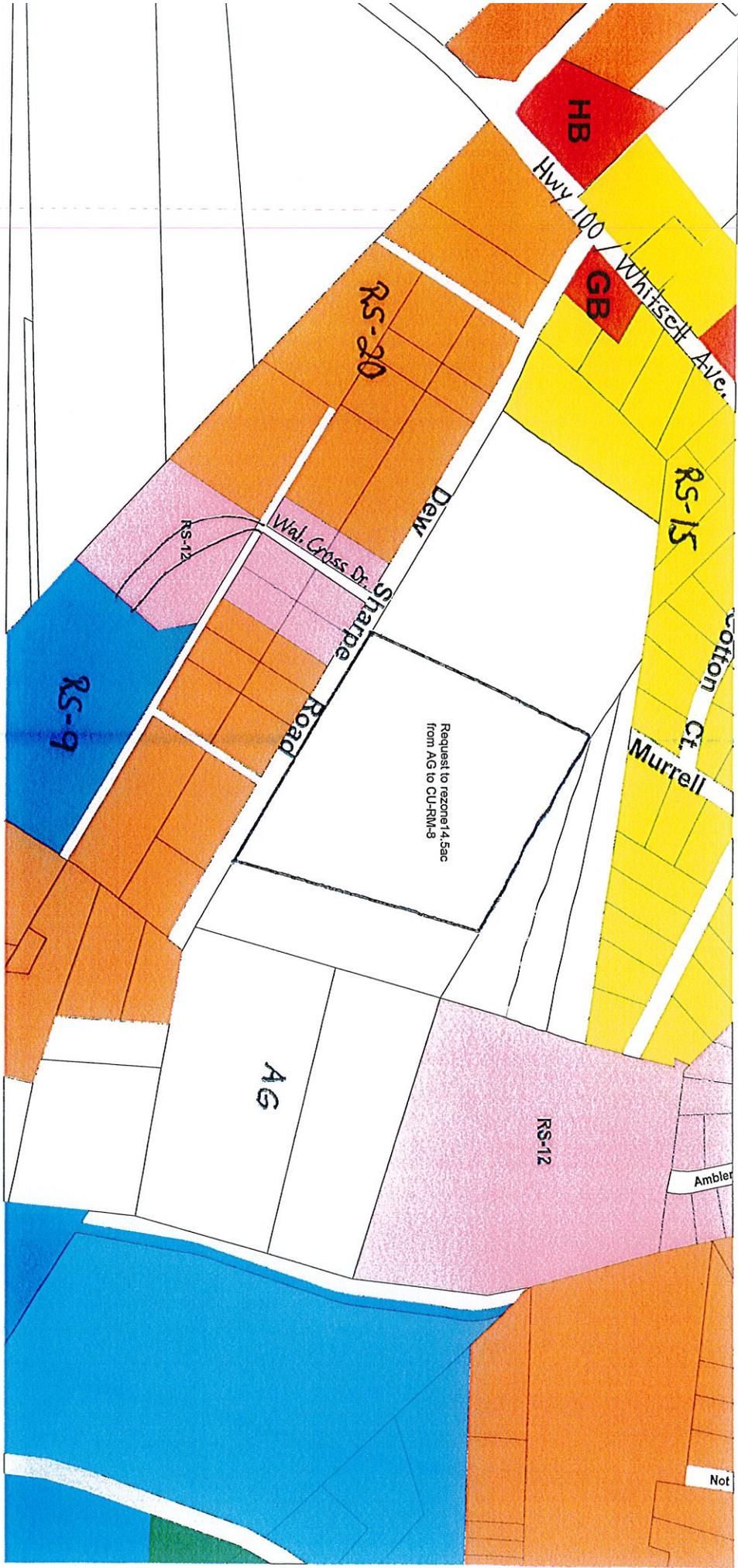
Guilford County, NC



Parcel Number	104175	Total Out Building Value	0
PIN	8835633099	Total Land Value	88500
Owner	BURGESS, JOSEPH MICHIEL	Total Deferred Value	0
Owner History	Card Image	Bldg Card	
Mail Address	6602 BURLINGTON RD	Appraisal Model Code	
Mail City	WHITSETT	Deed Date	
Mail State	NC	Neighborhood	8834A01
Mail Zip	27377	Property Type	RESIDENTIAL
Property Address	7325 7329 DEW SHARPE RD	Structure Size	
Legal Description	14.50 AC SR 2756	Lot Size	14.5
Deed	002907-00573	Year Built	
Plat		Bedrooms	
Condo		Bathrooms	
Total Assessed	88500	Grade	
Total Building Value	0		

 *Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.*

Map Scale
1 inch = 667 feet
 7/26/2020



HB

GB

RS-20

RS-15

RS-9

RS-12

Request to rezone 14.5ac
from AG to CU-RM-9

AG

RS-12

Ambler

Not

Adjacent Property Owners

<u>Owner</u>	<u>Address</u>	
Jason & Amy Smithey	7323 Dew Sharpe Rd.	Gibsonville 27249
Martin Sabo	7326 Dew Sharpe Rd.	Gibsonville 27249
The McVey Company Inc.	7336 Dew Sharpe Rd.	Gibsonville 27249
The McVey Company Inc.	7338 Dew Sharpe Rd.	Gibsonville 27249
Ronald & Brenda Clayton	7345 Dew Sharpe Rd.	Gibsonville 27249
Connie Hart	7347 Dew Sharpe Rd.	Gibsonville 27249
Penny Yarbro & Sandra Williams	7349 Dew Sharpe Rd.	Gibsonville 27249
William & Raysheall Vanscoy	101 Walnut Crossing Dr.	Whitsett, NC 27377

Ben Baxley

Subject: FW: Dew Sharpe Road Rezoning
Attachments: Dew Sharpe Road Colored Site Plan.pdf; Dew Sharpe Road Walnut Ridge Elevation.docx; Exhibit Zoning without topo 8-14-2020.pdf

From: Judy Stalder [mailto:jstalder@northstate.net]

Sent: Friday, August 21, 2020 4:05 PM

Subject: FW: Dew Sharpe Road Rezoning

The Stalder Group LLC PO Box 5581 High Point NC 27262
336.688.2204 jstalder@northstate.net

From: Judy Stalder <jstalder@northstate.net>

Sent: Wednesday, August 19, 2020 10:31 PM

Subject: Dew Sharpe Road Rezoning

I look forward to telling you about Triad Classic Homes proposed rezoning on the north side of Dew Sharpe Road just east of Walnut Crossing Road on Thursday evening. As you know, we are requesting a change from AG to RM-8 Conditional Zoning to allow townhomes at a density of around 5.4 units per acre. I have outlined my presentation for you to preview. All the information will be presented in the public hearing tomorrow evening.

1. We are requesting RM-8 Conditional zoning to allow 78 townhomes. Although the request does not technically conform to the Future Land Use Map, the proposed homes provide an **additional housing variety** sought after by:
 - a. Empty nesters
 - b. Single professionals
 - c. Family members that prefer smaller home, but want to live near relatives in single family homes
 - d. Those residents that require single level living
 - e. New employees coming to Gibsonville requiring additional housing
2. Triad Classic Homes has added a condition that **limits the maximum number of homes to 78.**
3. Triad Classic Homes has added a condition to ensure the quality of the townhomes by requiring a **combination of brick and decorative vinyl siding .**
4. Further ensuring the quality of the neighborhood, **all homes will have a garage.**
5. A Type C **landscaped buffer** is required around the periphery of the property. The buffer will have a minimum average width of 20 feet and each 100 linear feet will include 2 canopy trees, 3 understory trees and 17 shrubs for a visual separation between the townhomes and adjacent uses.
6. Because of the types of residents townhomes attract (empty nesters and retirees), the **traffic impact is less per home** than single family homes.

- a. In our experience, for 100 townhomes, there are fewer than 15 residents under the age of 18. Because there are fewer children, there are fewer trips for extra-curricular activities like sports, dance and music lessons, etc.
 - b. In addition, the type of residents in single level townhomes do not typically work 9:00 to 5:00 which translates to **fewer trips during peak hours.**
 - c. Though residents will use both Dew Sharpe Road and Walnut Crossing to and from home, **the existing 3 way stop on Walnut Crossing will discourage traffic from that route.**
 - d. NCDOT will determine our points of access as well as any improvements to Dew Sharpe Road.
7. It is also important to note that fewer school age children mean a **minimal impact on schools.**
 8. A neighborhood meeting was held on Monday evening for the adjacent property owners. Only the residents at 7326 Dew Sharpe Road attended. A colored site plan, a site plan with topo, and building elevations for the proposed development were presented. (I have attached copies of those plans for your review.) Although the residents stated that they prefer the property remain undeveloped, they did not voice any other opposition to the plan. In addition to the meeting, Ned Pierce of Triad Classic Homes has contacted other adjacent property owners by telephone.

Please let me know if you have any questions or comments prior to the public hearing.

Thank you,
Judy Stalder

The Stalder Group LLC PO Box 5581 High Point NC 27262
336.688.2204 jstalder@northstate.net



TRIAD
CLASSIC
HOMES

Walnut Ridge Elevation (combination brick and vinyl)



**AN ORDINANCE TO AMEND THE GIBSONVILLE
ZONING MAP BY REZONING THE PROPERTY OF
JOSEPH BURGESS FROM AG TO CU-RM-8**

WHEREAS, the current development ordinance was duly adopted 1 April 1991; and

WHEREAS, during the course of routine interpretation and application the need arises to revise the ordinance, or to correct or clarify certain ambiguities and inconsistencies contained within the text of the ordinance; and

WHEREAS, the property identified on the Guilford County parcel 104175 located at 7325 Dew Sharpe Rd., is owned by Joseph Burgess; and

WHEREAS, pursuant to development ordinance, proper application was made by the property owner to rezone 14.5 acers from AG to CU-RM-8; and

WHEREAS, pursuant to development ordinance and statutory requirements, the Town of Gibsonville made due public notification and advertisement of the pending rezoning; and

WHEREAS, after consideration in a public hearing at their regular August meeting, the Gibsonville Planning Board made a recommendation to deny the rezoning request by a 6-1 vote; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN FOR THE TOWN OF GIBSONVILLE: that the Gibsonville Zoning Map be amended by rezoning the above-referenced property from AG to CU-RM-8, which shall be fully incorporated therein.

Adopted this 21st day of September, 2020.

Mayor

Attest: _____

Statement of Consistency for 7325 Dew Sharpe Rd. (Joseph Burgess) Rezoning

In accordance with NCGS 160A-383, the Board of Aldermen must approve a Statement of Consistency with regard to each rezoning case it hears.

Staff Recommendation: Staff recommends that the Board of Aldermen approve the Statement of Consistency of 7325 Dew Sharpe Rd. rezoning as stated below:

STATEMENT OF CONSISTENCY:

Property Owner Joseph Burgess/Applicant Triad Classic Homes, 7325 Dew Sharpe Rd., Gibsonville, NC

THE BOARD OF ALDERMEN OF THE TOWN OF GIBSONVILLE HEREBY STATES:

Section 1: 7325 Dew Sharpe Rd. zoning amendment shall be approved and that the approval is also deemed an amendment to the comprehensive plan from Suburban Residential to Neighborhood Residential.

Section 2: The change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community is that there is a demand for more variety of residential types including town homes. There is also a need for additional higher density residential development in this area due to its proximity to major thoroughfares. This change will maintain the character and appearance of the area and provide flexibility to accommodate the growth in population and infrastructure consistent with that contemplated by the Gibsonville Land Development Plan.

Section 3: Based upon information presented at the public hearing and by the applicant, and based upon the recommendations and detailed information developed by staff and/or the Planning Board contained in the staff report, and considering the Town of Gibsonville Development Ordinance, 7325 Dew Sharpe Rd. is reasonable and in the public interest because it finds that the rezoning:

- 1) Will not materially endanger the public health or safety;
- 2) Will not substantially injure the value of adjoining or abutting property;
- 3) Will be in harmony with the area in which it is located; and
- 4) Will be in conformity with the comprehensive plan once amended by the Town.

Approved this the 21st day of September, 2020

Leonard Williams
Mayor

Date

Brandon Parker

From: Kepley, Tara <tara.kepley@twinlakescomm.org>
Sent: Tuesday, August 11, 2020 9:05 PM
To: Brandon Parker
Subject: Water Extension

Follow Up Flag: Follow up
Flag Status: Flagged

Brandon,

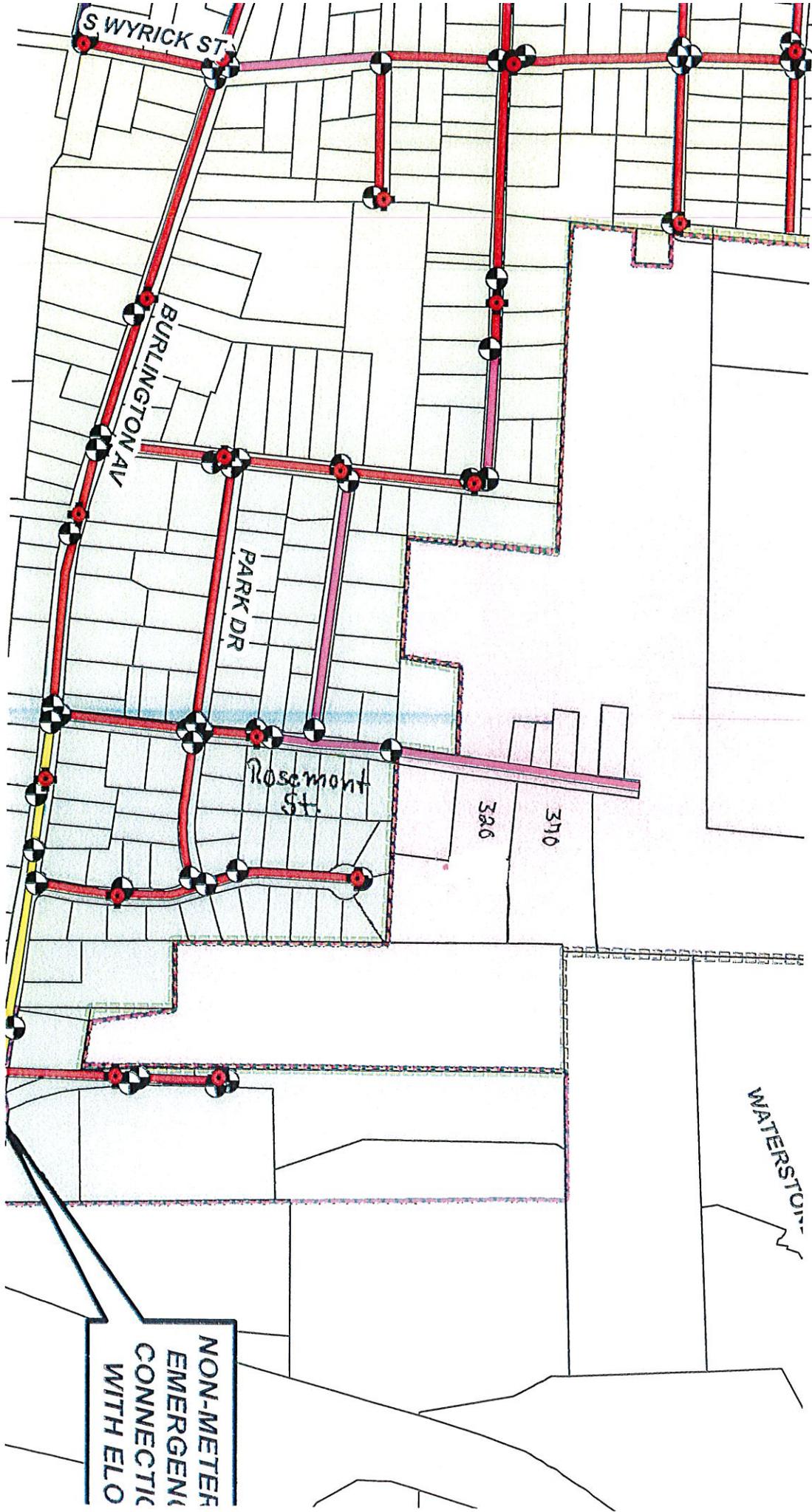
I am writing to request the Board of Alderman to grant a water extension for two taps for two single family homes on Rosemont Street. The houses will be in my name, Tara Kepley and my sister's name, Brooke Collins.

At this point, I believe you have assigned the addresses for the lots as 320 and ³¹⁰~~320~~ Rosemont. I was also hoping you may reconsider allowing us to use 312 instead of 320 for the street address if possible. Numerically this would work with the other addresses on the street.

Thank you for your consideration of my requests.

Tara Kepley

Sent from my device using ZixOne



NON-METER
EMERGEN
CONNECTIC
WITH ELO

S WYRICK ST

BURLINGTON AV

PARK DR

Rosemont St

WATERSTON

386

370

Memo

To: Mayor Williams and Members of the Board of Aldermen

From: ^{RBB} Ben Baxley, Town Manager

Date: 9/17/2020

Re: FY 2021 Budget Ordinance Amendment #3

The attached FY 2021 Budget Ordinance Amendment #3 is needed to account for a FEMA Assistance to Firefighters Grant (AFG) for the purchase of Self Contained Breathing Apparatus (SCBA) and account for two months of distribution of State Aid Grant for the Library Department. Below is a list of the amendments with explanations.

General Fund Revenues

- Increase of \$860 in Library State Aide Grant line item to account for two months of distribution of State Aid Grant for the Library Department.
- Increase of \$280,141 in FEMA Assistance to Firefighters Grant line item to purchase SCBA for the Fire Department (said grant will be shared with the Whisett Fire Department).
- Increase of \$15,660 in Appropriated General Fund Balance line item to account for the 5 percent FEMA AFG match in the amount of \$7,015 and to account for an additional \$8,645 to purchase SCBA not covered by the grant.

General Fund Expenditures

- Increase of \$295,801 in Fire line item to purchase SCBA for the Fire Department.
- Increase of \$860 in Library Department line item to account for two months of distribution of State Aid Grant for the Library Department.

The amendments increase the General Fund budget by \$296,661.

**TOWN OF GIBSONVILLE, NORTH CAROLINA
FY 2021 BUDGET ORDINANCE AMENDMENT #3**

BE IT ORDAINED by the Board of Aldermen of the Town of Gibsonville, North Carolina, a meeting was held this the 21st day of September, 2020 that the following fund revenues and departmental expenditures together with certain restrictions and authorizations be amended.

SECTION I. GENERAL FUND

Anticipated Revenues	FY 2021	Amendment	FY 2021
	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Taxes, Current Year	3,062,850	-	3,062,850
Taxes, Prior Years	25,150	-	25,150
Motor Vehicle Tax	372,000	-	372,000
Penalties & Interest	12,000	-	12,000
Cemetery	15,000	-	15,000
Recreation	82,000	-	82,000
Sanitation Service Charge	310,000	-	310,000
Interest on Investments	8,000	-	8,000
Fire District Tax (Guilford)	3,500	-	3,500
Library	3,000	-	3,000
Transfer Perpetual Care	2,700	-	2,700
Sale of Fixed Assets	10,000	-	10,000
Guilford County Funds	55,500	-	55,500
Code Enforcement/Planning	10,000	-	10,000
Brush/White Goods Pickup Fees	3,000	-	3,000
Miscellaneous	33,313	-	33,313
GHA	2,340	-	2,340
Stormwater Fee	33,000	-	33,000
Solid Waste Disposal Tax	4,900	-	4,900
Intangible: Sales Tax (Alamance Co.)	836,382	-	836,382
Intangible: Sales Tax (Guilford Co.)	443,618	-	443,618
Utility Franchise	420,000	-	420,000
Beer & Wine	30,000	-	30,000
<i>Library State Aid Grant</i>	<i>430</i>	<i>860</i>	<i>1,290</i>
LSTA Grant	18,653	-	18,653
<i>FEMA Assistance to Firefighters Grant</i>	<i>-</i>	<i>280,141</i>	<i>280,141</i>
Powell Bill Funds	192,000	-	192,000
Appropriated Federal Drug Funds	65,691	-	65,691
<i>Appropriated General Fund Balance</i>	<i>410,833</i>	<i>15,660</i>	<i>426,493</i>
<i>Total Anticipated Revenues</i>	<u>6,465,860</u>	<u>296,661</u>	<u>6,762,521</u>

Authorized Expenditures

	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Governing Board	67,191	-	67,191
Administration	1,024,848	-	1,024,848
Police	2,120,005	-	2,120,005
<i>Fire</i>	<i>1,116,355</i>	<i>295,801</i>	<i>1,412,156</i>
Public Works	1,141,814	-	1,141,814
Powell Bill	84,500	-	84,500
Recreation	659,091	-	659,091
<i>Library</i>	<i>194,556</i>	<i>860</i>	<i>195,416</i>
Cemetery	17,500	-	17,500
Contingency	40,000	-	40,000
Total Authorized Expenditures	<u>6,465,860</u>	<u>296,661</u>	<u>6,762,521</u>
	0		0

SECTION II. WATER & SEWER

	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Anticipated W&S Revenues			
<u>Water Revenues</u>			
Water Service Fees	837,000	-	837,000
Tapping Fees	5,000	-	5,000
Meter Setting	15,000	-	15,000
Reconnection Fees	40,000	-	40,000
Realize Deferred Revenue	98,000	-	98,000
Miscellaneous Revenues	11,000	-	11,000
Retained Earnings Appropriation	162,246	-	162,246
Total Anticipated Water Revenues	<u>1,168,246</u>	<u>-</u>	<u>1,168,246</u>
<u>Sewer Revenues</u>			
Sewer Service Fees	2,271,000	-	2,271,000
Tapping Fees	5,000	-	5,000
Meter Setting	15,000	-	15,000
Reconnection Fees	40,000	-	40,000
Realize Deferred Revenue	98,000	-	98,000
Miscellaneous Revenues	11,000	-	11,000
Retained Earnings Appropriation	3,351	-	3,351
Total Anticipated Sewer Revenues	<u>2,443,351</u>	<u>-</u>	<u>2,443,351</u>
Total Anticipated W&S Revenues	<u>3,611,597</u>	<u>-</u>	<u>3,611,597</u>
Authorized W&S Expenditures			
Water Expenditure	1,168,246	-	1,168,246
Sewer Expenditures	2,443,351	-	2,443,351
Total Authorized Expenditures	<u>3,611,597</u>	<u>-</u>	<u>3,611,597</u>
	-	-	-

SECTION III. PERPETUAL CARE FUND

<i>Anticipated Revenues</i>	2,700	-	2,700
<i>Authorized Expenditures</i>	2,700	-	2,700
	-		-

SECTION IV. TAX RATE ESTABLISHED

An ad valorem tax rate of \$0.53 per \$100 at full valuation is hereby established as the official tax rate for the Town of Gibsonville for the fiscal year 2021. This rate is based on a total valuation of property of \$668,128,780 and an estimated collection rate of 97.00%.

SECTION V.

Charges for services and fees by Town Departments are levied in the amounts set forth in the Fee Schedule (See Attachment A).

SECTION VI. SPECIAL AUTHORIZATION - BUDGET OFFICER

A. Budget Officer shall be authorized to reallocate departmental appropriations among various object of expenditures as he believes necessary.

B. The Budget Officer shall be authorized to effect interdepartmental transfers, in the same fund, not to exceed 10% of the appropriated monies for the department whose allocations is reduced. Notation of all such transfers shall be made to the Board on the next succeeding Financial Report.

C. He may make interfund loans for a period of not more than 60 days.

D. Interfund transfers, established in the budget document may be accomplished without recourse to the Board.

SECTION VII. RESTRICTION - BUDGET OFFICER

A. Interfund transfer of monies, except as noted in Section VI. Shall be accomplished by the Board authorization only.

B. The utilization of any contingency appropriations shall be accomplished only with Board authorization.

SECTION VIII. UTILIZATION OF BUDGET ORDINANCE

This Ordinance Amendment and the Budget Document shall be the basis of the financial plan for the Gibsonville Municipal Government during the 2021 fiscal year. The Budget Officer shall administer the budget and shall insure that operating officials are provided guidance and sufficient details to implement their appropriate portion of the budget. The accounting section shall establish records which are consonance with the Budget and this Ordinance and the appropriate statute of the State of North Carolina.

Amended this the 21st day of September, 2020.

Attest:

Mayor of Gibsonville, NC

Town Clerk of Gibsonville, NC