

MINUTES – AUGUST 20, 2018

The Board of Aldermen of the Town of Gibsonville met at 7:00 pm for a regular meeting in the Town Hall. The meeting was called to order by Mayor Williams. Alderpersons Shepherd, Owen, Dean, and O’Toole were present. Ben Baxley, Town Manager, and Laurie Yarbrough, Town Clerk, were present. Police Chief Ron Parrish, Public Works Director Rob Elliott, Recreation Director Mike Dupree, Planning Board Chairman Steve Harrison, Paul Koonts, Walid Nicola, and Shirley Pearson were in attendance.

Public Comments

Walid Nicola of 204 Windrift Dr., stated he attended a board meeting in February 2018 when there was a discussion on tourist homes. He stated he attended the Planning Board meeting last week on the Special Use Hearing on renting out homes; air b&b. He stated he read the town ordinance and had talked with the Planning Director about renting homes on a day by day and by the week and the Planning Director stated there was a fine line. He recommended they look at the permitted use schedule; there was a section on residential uses. He recommended the Planning Board study the ordinance and the special uses.

Mayor Williams stated the board received a letter from Mr. Nicola with his concerns and recommended there be a committee formed to look at the ordinance.

Paul Koonts of 304 Travis Ln. stated he agreed there should be a special use on tourist homes; the current ordinance did not work. He stated the Town ordinance needed to be looked at in reference to air b&b’s. He did not agree with single family residences being rented out; not believe should allow three unrelated people living together. He stated there was a fine line on how long you could rent out a residence. He stated the Town should look at an annual permit and look at anything that would protect the neighborhood. He stated the Town needed an ordinance for air b&b’s and there should be a process to follow. He volunteered to participate on a committee. He stated coming from a homeowner, this should promote good relations and good neighbors. He stated if you put a special use on a property, it would follow the property if it changed property owners. He stated he did not think rental of tourist homes should be allowed in residential areas until this was cleared up.

Shirley Pearson, Burlington Ave. resident, stated she agreed with the rezoning of 1100 Gibsonville Ossipee Rd. that would allow Shugart to expand the Stone Ridge development.

Steve Harrison, Planning Board Chairman, stated he was speaking as a citizen and a downtown advisory committee member on the air b&b’s. He stated the town needed a working ordinance for short term rentals and a permit. He stated this can help homeowners out financially. He recommended short term, he was against rental of the whole house.

Approval of Agenda

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the agenda... The motion passed unanimously.

Ordinance to Extend Corporate Limits – 115 Frissell Dr.

Set Public Hearing for Rezoning of 115 Frissell Dr.- Frissell Holdings

Mayor Williams stated the property owners of 115 Frissell Dr. had asked that the Ordinance to Extend Corporate Limits and Set Public Hearing for Rezoning of 115 Frissell Dr. be continued until the September 10, 2018 meeting.

Set Public Hearing for Rezoning 1100 Gibsonville-Ossipee Rd.

Ben Baxley, Town Manager, stated Todd Humphrey owner of the property at 1100 Gibsonville-Ossipee Rd. was requesting the rezoning of his property from AG to RS-9; this would allow Shugart to extend the Stone Ridge subdivision. The Planning Board voted unanimously to approve the rezoning. He stated this property was inconsistent with the Land Use Plan and the Statement of Consistency would be amended to reflect this. He recommended the public hearing on the rezoning of 1100 Gibsonville-Ossipee Rd. be set for the September 10, 2018 meeting.

Alderman Owen, seconded by Alderman O’Toole, made a motion that the public hearing for 1100 Gibsonville Ossipee Rd. be set for the September 10, 2018 meeting. The motion passed unanimously.

Items for September 10, 2018 Meeting

Ordinance to Extend Corporate Limits - 962 Burlington Ave. – John & David Williams

At the last meeting the Board set this public hearing for the September 10, 2018 meeting.

Ben Baxley, Town Manager, stated this was an eleven acre tract that was rezoned to allow for the construction of a 55 townhome development. He stated the annexation would be on the September 10, 2018 agenda.

Elon/Gibsonville Annexation Line Agreement Discussion

Ben Baxley, Town Manager, stated staff, Alderman Pleasants, Alderman O'Toole, Josh Johnson with AWCK, Town of Elon Board members, and staff met to work out a possible location of an annexation line between Gibsonville and Elon. He stated Josh Johnson with AWCK would be present at the September 10th meeting to discuss this further with the Board.

FY 2019 Budget Ordinance Amendment #2

Ben Baxley, Town Manager, stated this Budget Ordinance Amendment would be on the September 10, 2018 agenda; it was to account for insurance proceeds received from damage to the Town's pump station caused by an individual and money to the Police Department from the ABC Board. This would be on the September 10, 2018 meeting.

Reports

a. Manager

Ben Baxley, Town Manager, stated Town offices would be closed on September 3, 2018 for the Labor Day holiday. He asked the Recreation Director to update the board on the flooding issue at the Community Center.

Mike Dupree, Recreation Director, stated two weeks ago there was flooding in the building at the Gibsonville Community Center; not massive but it wet the carpet and some of the floors. He stated there was mold and it had been tested and it was non-toxic. He stated Sasser Construction was assisting with the cleanup and Central Builders had been contacted and was working on the drainage at the front of the building. He stated they had installed rain guards over the doors where rain came in.

Mayor Williams asked would the insurance cover this.

Mr. Baxley stated he was sure it would; they had been contacted.

Mayor Williams stated the Town of Gibsonville should not pay any money on this.

Alderman Shepherd stated the building was still under warranty.

b. Mayor

Mayor Williams stated he would be attending an economic development meeting tomorrow in Greensboro; he hoped developers would be there that may look at Gibsonville. He stated he invited the Azalea Circle Manager and Ed Delappy with Property Management to the next meeting. He stated he had seen some decline in their services; such as recycling can had gotten smaller and dumpsters were running over. He stated the apartments were built in the early 80's and he would like the board to consider upgrading our apartments. He stated he would like the board's input on the air b&b's and who they would like to see serve on the committee.

c. Board Members

Alderman O'Toole stated he would like to see the town look into the DOT grants. He stated there were a lot of bikers in town.

Ben Baxley, Town Manager, stated the town would have to apply, may have to get help on applying for the grant.

Mayor Williams stated he had a TAC meeting and would talk with Mike Mills with NCDOT about this and the railroad crossing at Springwood and Alamance Sts.

Alderman O'Toole stated unfortunately what was portrayed to the board was from the Lindley Park residents where the homes were rented out and property owners were not living there and there were parties, etc... He stated there was no satisfactory solution. He stated another property owner from Savannah Glen came and spoke to the board about her air b&b where she had good results.

Walid Nicola stated he would serve on the committee and it should be fact finding instead of fear.

Mayor Williams ask board members for names so they could get this committee organized this week or next.

Alderman Shepherd, seconded by Alderman O'Toole, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:45 pm.

Mayor

Attest:

Town Clerk