

## MINUTES – SEPTEMBER 21, 2015

The Board of Aldermen of the Town of Gibsonville met at 7:00 pm for an agenda meeting in the Town Hall. The meeting was called to order by Mayor Williams. Alderpersons Shepherd, Owen, and Pleasants were present. Ben Baxley, Town Manager, and Laurie Yarbrough, Town Clerk, were present. Town Attorney Doug Hoy, Police Chief Ron Parrish, two Guilford County Sheriff Deputies, Candidate Joel Isley, and Candidate Steve Harrison were in attendance.

Mayor Williams stated Alderman Dean had asked that he be added to the agenda. He stated he would be added after public comments; Alderman Dean was not present at this time.

### Public Comments

There were no public comments.

### Request from Alderman Dean

Mayor Williams stated Alderman Dean was not present, he asked that this be skipped.

### Approval of Agenda

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

### Public Hearings for October 5<sup>th</sup> Meeting

#### a. Rezoning Request – Kenneth Marley

Ben Baxley, Town Manager, stated Kenneth Marley was requesting to rezone the property located at 108 Eugene St., Guilford Co. Parcel # 0102476. The request was to rezone the property of 0.13 acres from GB to CB for the purpose of allowing “Motor Vehicle Sales” in the proposed location. He stated the property meets all the dimensional requirements for the CB zoning district, and is consistent with the surrounding commercial zonings. The surrounding properties were zoned CB, GB, and LI. He stated all the adjoining property owners have been notified and the property had been posted and advertised. He stated the Planning Board met and approved the rezoning request by a 5 to 0 vote.

Mr. Baxley stated Town staff found that the proposed amendment was consistent with the Town of Gibsonville’s Land Development Plan. The Land Development Plan designated this area as “Town Center”. He stated the proposed rezoning meets the dimensional requirements of the ordinance, and the town’s Land Use Plan; therefore staff recommends approval for the proposed Rezoning. He recommended the Board of Aldermen set the Public Hearing for the October 5, 2015 meeting.

Alderman Shepherd, seconded by Alderman Owen, made a motion to set the public hearing for October 5, 2015. The motion passed unanimously.

Doug Hoy, Town Attorney, asked that the minutes show there was a quorum present with three voting Board of Aldermen members present.

#### b. Ordinance to Amend 9-5.3 for Board of Adjustment

Ben Baxley, Town Manager, stated the Planning Dept. was requesting an Ordinance Amendment to Section 9-5.3 of the Gibsonville Ordinance. The proposed amendment was for the Membership for the Board of Adjustment that would allow the Planning Board to also serve as the Board of Adjustment. He explained that the members of the existing Board of Adjustments terms had expired, and the Planning Dept. had been unsuccessful in finding new members. He stated the Planning Board had received training in Quasi-Judicial hearings from the PTCOG. Mr. Baxley stated the proposed Amendment would be heard during a public hearing of the Planning Board on September 29<sup>th</sup>. He recommended the Board of Aldermen set the Public Hearing for the October 5, 2015 meeting.

Mayor Williams asked if the Town Attorney had reviewed this.

Doug Hoy, Town Attorney, stated he had not but he would research this before the Public Hearing.

Alderman Owen, seconded by Alderman Pleasants, made a motion to set the public hearing for October 5, 2015. The motion passed unanimously.

### Reports

#### a. Town Manager

Ben Baxley, Town Manager, stated there were two Market Days left this year. He stated the Fall Festival would be October 10<sup>th</sup>. He stated Kathleen Rose with Rose Associates would give her final report in October.

**b. Mayor**

Mayor Williams welcomed the two Guilford County Sheriff Deputies, Candidate Steve Harrison, and Candidate Joel Isley to the meeting.

Alderman Shepherd, seconded by Alderman Owen, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:13 pm.

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**Mayor**

**Attest:**

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**Town Clerk**