

**TOWN OF BISCOE
BOARD OF COMMISSIONERS MEETING
July 14, 2014**

The Town of Biscoe Board of Commissioners met in a regular session on July 14, 2014 at 7:00 pm in the Municipal Building.

Present were: Mayor Jimmy Blake, Mayor Pro-Tem Jerry Smith, Commissioners, Gene Anderson, Eddie Reynolds, John Beard and Jimmy Cagle. Town Manager Brooks Lockhart and Town Clerk Laura Morton were also present.

Call to Order

Mayor Jimmy Blake called the meeting to order at 7:00 pm.

Consent Agenda

A motion was made by Commissioner Smith, seconded by Commissioner Cagle, and so the motion carried unanimously to approve the following consent agenda items:

4. Approval of Minutes 06-09-14
5. Approval of Minutes 06-30-14
6. June Monthly Financial Report
7. Police Department Reports

Public Hearing: 1464 Cotton Creek Road

The Town has received an application for a rezoning at 1464 Cotton Creek Road. This tract is 14.15 acres comprised of two lots owned by Mayor Pro Tem Jerry Smith. The property is currently zoned Agricultural-Residential (AR) and per the application is being requested for rezoning to Residential-Business (RB). I had incorrectly advised the rezoning request to be RB and upon further review determined Agricultural-Industrial Conditional Use (AI-CU) to be the more appropriate zone. The current use of this land is an automotive garage, a residential property, and an intended future use of the expansion of fencing for parking of vehicles (impound). The garage has been at the location for a substantial amount of time and this rezoning would make it a compliant use.

Staff's Review/Recommendations

At the November 2010 meeting the Town Board approved an Agricultural-Industrial Conditional Use permit for 105 West Auman Road, to allow an Automotive Repair Garage. Upon further review, it makes more sense to grant this same zoning designation for this similar use. Furthermore, the existing residential unit should be left Agricultural-Residential. The minimum lot size for AR is 1 acre; as such I have drafted the attached map to represent an approximate layout for this parcel. Staff would like to recommend the approval of rezoning 13.15 acres for Agricultural-Industrial Conditional Use with the stated use of automotive service station; which includes bodywork, impounding, and general automotive repair. Additionally, we should make this rezoning contingent upon a plat being recorded which leaves the residential property as its own tract of 1 acre with the layout per the discretion of the property owner. As a note for the future it might be worth the time to consider the creation of an Agricultural-Commercial District which would include things like road-side produce stands and rural garages, since neither of those uses (which are permitted in AI) are "industrial." As per our Zoning Ordinance the Agricultural designation is intended to allow growth in the rural areas where public infrastructure of water and sewer are not available; therefore larger lot sizes and less dense development are required. Currently Agricultural is either deemed Residential or Industrial with all commercial uses falling into the Industrial designation.



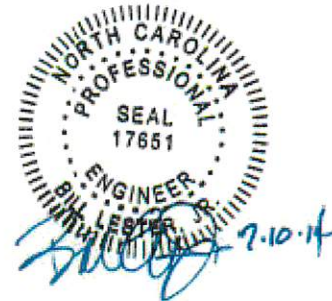
Engineering
Landscape Architecture
Planning

PROJECT UPDATE

TO: Brooks Lockhart
Town of Biscoe

FROM: Bill Lester, Jr., P.E.
LKC Engineering, PLLC

DATE: July 10, 2014



Industrial Park Pump Station

Based on a review of the existing pumps, drawdown test performed by the Town, and projected demand, the pump station will need updates to serve Carolina Dairy. A temporary solution is being investigated to meet the initial demand and to allow the industry to maintain their schedule. The permanent solution will involve a new wet well structure, new pumps, electrical, generator and related appurtenances to meet the future demand. We have identified the cost and preliminary plan to address this issue and are currently seeking any potential funding that may be available to supplement Town funds to complete the project.

Sewer Use Ordinance/Pretreatment Plan

By contact with NCDENR Fayetteville Regional Office (Belinda Henson), the Town has been advised that a revised Sewer Use Ordinance shall be in place prior to Carolina Dairy being placed on line. The Pretreatment Plan will need to be implemented; however, NCDENR has noted that can happen as we move forward. The revised Sewer Use Ordinance has been drafted and is being reviewed by Town Staff. The headworks analysis required with the Pretreatment Plan to accommodate Carolina Dairy, and insure NCDENR compliance at the WWTP, is in progress. Additional data is needed and is being requested from the business to keep this on schedule.

Mayor's Minutes

The following are the Mayor's Minutes:

- Attended 1 ½ hour workshop at Department of Corrections to be able to work with inmates.
- Attended an Economic Development Council Meeting in Troy.
- Worked at the Summer Tennis Program 5 days a week.
- Visited the Fire Department to see the Holly Springs Platform Ladder Truck.
- Attended the General Meeting of the Piedmont Triad Regional Council in Kernersville.
- Attended a Rural Transportation Planning Meeting in Kernersville.
- Attended the Retirement Celebration for Rev. Larry Wilson with the other members of the Town Council.
- Went to Winston Salem to visit Davenport Engineering with Bobby Myrick and Jim Matheny to discuss the entrance to the Mega Park.
- Visited Star and viewed the Star Heritage Video.
- Visited the new site for the Apartments with Alex
- Visited the Scout Hut with Sam to look at the outside painting.
- Met with gentleman regarding a potential business.

- Met with Russell Strong regarding the Town timber sales.
- Attended another Economic Development Council meeting in Troy.

Mr. Lockhart said the Town's Sewer Use Ordinance will need to be updated.

Town Manager Vehicle Allotment

A motion was made by Commissioner Beard, seconded by Commissioner Cagle, and so the motion carried unanimously to approve a vehicle allotment in the amount of \$300 a month to the Town Manager.

Public Comment

Former Town Mayor Michael Criscoe of 234 J-Bob Lane was present in reference to the Veterans' Monument. He said the intention is to get the names on the back of the monument without using taxpayer money. He said it would take at least \$8,000. He said the project is stalled until money is raised. He also clarified that no contract was signed between the Town and Tony Hutto. He apologized for any heartache this project has caused anyone. Mayor Blake thanked Mr. Criscoe for his clarification.

Commissioner/Staff Comments

Mark Miller provided the Pool Report.

Sam Stewart updated the Board on projects his crew was working on including stump removal, landscaping and the barriers beside the pool and softball field.

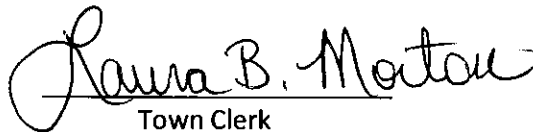
Commissioner Anderson said the money for the library is well spent on the Summer Programs.

Commissioner Cagle thanked Mark Miller and his staff for making the kids happy at the pool.

Adjournment

There being no further business to bring before the Board, Commissioner Beard made the motion to adjourn, and Commissioner Smith made the second. All voted in favor. Meeting adjourned at 8:50 p.m.


Mayor


Town Clerk