

**Greenbrier Board of Mayor and Aldermen
Regular Minutes
February 6, 2006**

Public Hearing on Ordinance No. 06-01 – Amending a portion of one parcel, consisting of 13.342 acres of a 70.262 acre tract from the A (agriculture) to the RC (high density residential) zoning district, and the remaining portion, consisting of 56.920 acres, from the A (agriculture) to the RB (medium density residential) zoning district, 3141 Lights Chapel Road. *To speak for or against.*

The following citizens had comments against rezoning: Nicky Diss, 3129 Lights Chapel Road; David Bruce, 3173 Lights Chapel Road; Pat Dematteo, 2963 Lights Chapel Road; Fred Thompson, 3114 Lights Chapel Road; Mark Tompkins, 3100 Lights Chapel Road. Concerns expressed included infrastructure is not there to support rezoning; water drainage problems; roads are in bad shape and need to be widened; dangerous curves; water supply; entry into subdivision; sewer; losing our small town.

Anita Dillard addressed the Board; asked if there were any more questions. She commented that rezoning versus current zoning would allow for underground utilities and for the developer to do the things he has promised; the number of houses is insignificant.

The public hearing closed at 7:10 p.m.

Citizen Comments: There were none.

.....

1. Call to Order by the Vice-Mayor.
The Board of Mayor and Aldermen met at 7:10 p.m. on Monday, February 6, 2006, at City Hall. Vice-Mayor Bonnette Dawson presided with the following Board and staff members present.
2. Roll Call.

<u>Board members</u>		<u>Staff members</u>
Joshua Evans	Ward 2	Rich Hatfield
Carol Fagg	Ward 1	Tommy Maitland
Tommy Overby	Ward 3	Janet Wilkins
Bill Vernich	Ward 1	

Christina Bartee, City Attorney

Mayor Wilson and Philip Bollinger, Ward 2, were absent.
3. Joshua Evans prayed; followed by the pledge of allegiance.
4. Adoption of Agenda.
Vice-Mayor Dawson amended 10.a. Budget Amendments – item 4. to include \$10,000 donation from Robertson County School Board; Tommy Overby added 10. g. Moratorium on building inside the city; Joshua Evans amended 9. b. Residential C property to include a discussion of underground utilities.
Motion: To adopt the agenda with noted amendments/additions.
By: Joshua Evans, second by Tommy Overby.
Roll Call: Bollinger, absent; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, absent.
MOTION PASSED.
5. Approval of minutes of the January 9 board meeting and the January 19 special called board meeting.
Joshua Evans handed out his additions to the January 9 board meeting minutes.
Motion: To approve the minutes of the January 9 meeting with noted additions.
By: Joshua Evans, second by Bill Vernich.

Roll Call: Bollinger, absent; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, absent.

MOTION PASSED.

Motion: To approve the minutes of the January 19 special called board meeting.

By: Joshua Evans, second by Tommy Overby.

Roll Call: Bollinger, absent; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, absent.

MOTION PASSED.

6. Presentations/Memorials. There were none.

7. Communications from the Mayor and Aldermen.

Vice-Mayor Dawson read announcements from Mayor Wilson who is on vacation:

- o A pancake breakfast, sponsored by Friends of the Park, will be held on Saturday, February 11, from 8 to 10 a.m. at the American Legion Post 45.
- o Lien released on Robert Ladd property, 2579 Hwy. 41N. Barry Gregory paid the \$3,600.
- o Defacing of sign at park – reward of \$1,000 paid – juvenile citation issued and confession obtained. Special thanks to the Police Department for the extra time and effort in following up on leads.

8. Reports from Committees and Department Heads. There were none.

9. Old Business.

a. Ordinance No. 06-01 – Amending a portion of one parcel, consisting of 13.342 acres of a 70.262 acre tract from the A (agriculture) to the RC (high density residential) zoning district, and the remaining portion, consisting of 56.920 acres, from the A (agriculture) to the RB (medium density residential) zoning district, 3141 Lights Chapel Road - 2nd reading.
DIED FOR LACK OF A MOTION.

b. Residential C property and underground utilities.

Motion: To advise our legal staff to draft an ordinance requiring all new subdivisions have underground utilities.

By: Joshua Evans, second by Tommy Overby.

Discussion: Christina Bartee stated that as far as utilities were concerned, we could make all A, B and C the same – underground or not. She recommended that a committee be appointed to work with the Planning & Zoning Commission to examine this and determine if feasible to be the same or different and if beneficial to make these changes. Joshua Evans spoke on underground utilities; he has been trying to get feedback on this issue. Everyone he has talked to is in favor of underground utilities; it would be worth the additional money (approximately \$2,000.) He talked to CEMC; they stated that the majority of their stuff was moving to underground utilities. The only negative he has heard concerning underground utilities is from a developer's point of view; it is more expensive on their end. What Evans would like to work toward is to pass a Municipal Ordinance requiring all new subdivision to have underground utilities.

Roll Call: Bollinger, absent; Dawson, yes; Evans, yes; Fagg, no; Overby, yes; Vernich, yes; Mayor Wilson, absent.

MOTION PASSED – 4 yes, 1 no.

10. New Business.

a. Budget Amendments.

Motion: To approve budget amendments as noted on handout.

By: Bill Vernich, second by Tommy Overby.

Roll Call: Bollinger, absent; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, absent.

MOTION PASSED.

- b. Ordinance 06-02 – Adopting various codes relating to inspection activities and enforcement of building provisions – 1st reading.
Motion: To adopt Ordinance 06-02 on 1st reading.
By: Joshua Evans, second by Tommy Overby.
Discussion: Mike Bauer stated that this change does not add anything to the codes inspector position. Chuck Weaver was certified under the International Code – residential and commercial; Bauer is certified under the International Code for residential. This is a more comprehensive code.
Roll Call: Bollinger, absent; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, absent.
MOTION PASSED.
- c. Discussion of spot zoning.
Christina Bartee stated that it is not necessary to issue a resolution on this issue as she previously suggested. The Board, if they wish to speak out against spot zoning, can do that by not voting in favor of the isolated zoning change request. She has a meeting later this month with the mayor, Steve Sorrells, Tommy Maitland to learn more about zoning issues.
- d. Accept grading bid – Park.
Motion: To accept the bid for grading at the park submitted by R. Lafferty & Son at a price of \$71,965.
By: Joshua Evans, second by Bill Vernich.
Discussion: Neal Westerman, with James C. Hailey & Co., recommended that the Board award the bid for grading to R. Lafferty & Son at a bid price of \$71,965. Glenn West addressed the Board stating that he originally said that he would help us get the park started; he is now turning it over to the Board to handle. Tommy Overby and Bonnette Dawson thanked Glenn for what he has done for the park both while he was mayor and since then.
Roll Call: Bollinger, absent; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, absent.
MOTION PASSED.
- e. 2005 Yearly Flow – Water & Sewer.
The Water & Sewer average monthly flow for 2005 report was briefly discussed, and Tommy Maitland answered questions from the Board.
- f. Finance.
Adjustments to the water and sewer account - \$384.49.
Motion: To accept water and sewer adjustments in the amount of \$384.49.
By: Joshua Evans, second by Bill Vernich.
Roll Call: Bollinger, absent; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, absent.
MOTION PASSED.
- g. Moratorium on building.
Motion: To enact a moratorium on building anything in excess of a 2-lot subdivision for 180 days and to conduct a study of all departments' resources, i.e. manpower, revenues, expenses.
By: Tommy Overby, second by Carol Fagg.
Discussion: Tommy Overby discussed the impact of further developments on the city, on schools. Joshua Evans stated that we should be constantly evaluating what we need in the future. He is not going to support a moratorium based off what he perceives as failure on our part. We do need a study of how we can expand water and sewer utilities over the next 5 to 10 years; a future growth plan. Lanny Adcock addressed the Board; asking if the moratorium includes current developments; Overby stated that any development already approved can go forward. David Love addressed the Board stating that the state planner has put together a land use map. Love suggested that a workshop be held with the department heads, Planning & Zoning and the Board. Copies of the land use plan are at City Hall. Bill Vernich would like to know how many building permits have been issued over the last five (5) years.

Roll Call: Bollinger, absent; Dawson, no; Evans, no; Fagg, yes; Overby, yes; Vernich, no; Mayor Wilson, absent.
MOTION FAILED – 3 no, 2 yes.

11. Adjournment.

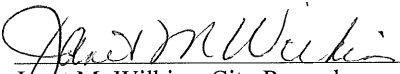
Motion: To adjourn.

By: Joshua Evans, second by Bill Vernich.

MOTION PASSED. Meeting adjourned at 7:54 p.m.



Billy Wilson, Mayor

Attest: 

Janet M. Wilkins, City Recorder