

TOWN OF BROADWAY  
BOARD OF COMMISSIONERS  
MEETING  
MINUTES  
NOVEMBER 22, 2010

A scheduled meeting of the Board of Commissioners was held on Monday, November 22, 2010 at 7:00 p.m. at the Council Chambers, 100 East Lake Drive, Broadway, North Carolina.

Board members present were Mayor Donald Andrews, Commissioners Tommy Beal, Woody Beale, Jim Davis, Lynne Green, and Clem Welch. Also, Town Attorney Jimmy Love, Town Manager Bob Stevens, and Town Clerk Laura Duval were present.

The meeting was called to order by Mayor Andrews, and Rev. Harold Stone gave the invocation, which was followed by the Pledge of Allegiance.

Mayor Andrews advised there are two corrections to the agenda. The minutes from the Joint EDC Meeting of November 17 will be submitted, and the audit report has not been returned for review. The audit review will be postponed until the January 2011 meeting. Commissioner Tommy Beal made the motion to accept the November Agenda as corrected. The motion was seconded by Commissioner Green. Vote was unanimous.

Commissioner Woody Beale made the motion to accept the October Minutes as submitted. The motion was seconded by Commissioner Welch. Vote was unanimous. Commissioner Green made the motion to accept the November 17 Joint EDC Meeting Minutes as submitted. The motion was seconded by Commissioner Woody Beale. Vote was unanimous.

Commissioner Tommy Beal made the motion to open the public hearing to discuss text amendments to the Unified Development Ordinance. The motion was seconded by Commissioner Welch. Vote was unanimous.

Marshall Downey, Assistant Director of Planning and Development, reviewed five corrective text amendments to the UDO. The planning staff initiated these changes to clarify existing language.

Amendment 1 – Planning staff suggest additional language should be added to Sections 3.2.3.3 and 3.2.3.4 (change of land use and screening of solid waste

storage areas) to remove concerns about vagueness and clarify references to other sections of the UDO.

Amendment 2 – Planning staff recommend that language be added to clarify that a street side yard setback is the same as a front yard setback.

Amendment 3 - Planning staff discovered current language that is too vague and is in conflict with City's Public Works policies in Section 5.20 (proposed new sanitary landfills).

Mr. Downey reported that Lee County and the City of Sanford decided to put Amendment 4 on hold due to public concerns. Section 6.7.1.4 addresses cul-de-sac street design. The Sanford Fire Department has indicated a need to increase the pavement radius and an increase in the width of the right-of-way for the cul-de-sac bulb.

Amendment 5 – Planning staff suggest that projects which front on parallel roadway segments along US 1 should be subject to the design standards of Section 10.7. Obviously, this change does not affect the Town of Broadway.

Commissioner Welch made the motion to go out of the public hearing. The motion was seconded by Commissioner Tommy Beal. Vote was unanimous.

Mayor Andrews advised that the Town Board has no naming policy in place. Town Manager Stevens contacted several counties and municipalities, and none of them had naming policies. Attorney Love recommended proceeding on a case by case basis. Commissioner Tommy Beal made the motion to refrain from adopting a naming policy and address requests as they arise. The motion was seconded by Commissioner Davis. Vote was unanimous.

Commissioner Welch made the motion to accept the Financial Statements as presented. The motion was seconded by Commissioner Woody Beale. Vote was unanimous.

Under Commissioner Comments, Commissioner Welch was pleased with the good crowd who attended the Veterans Day Celebration. She will place an announcement about the Tree Lighting in the Sanford Herald.

Commissioner Tommy Beal attended a Triangle J meeting and learned they have several high priorities: providing revenue options for local government, transportation planning and funding, mental health crisis, and water quality and supplies. Other priorities include school funding needs, growth management strategy, air quality, homeland security, and regional emergency preparedness.

Commissioner Green stated she is happy to see a new business in Town, The Candy Mill. She hopes the Town will continue to attract new businesses.

Mayor Andrews reported the Joint EDC Meeting was very informative, and the presentation had merit.

This week is Farm-City Week. The banquet is being held tonight, and there is an upcoming farm tour planned.

Mayor Andrews thanked those who attended the chamber meeting. He felt the meeting was worthwhile and appreciated the comments by our citizens.

Mr. Andrews thanked those who participated in the Veterans Day Celebration and those who made the arrangements. He thought we had great attendance at the service.

The Mayor brought four copies of the Armed Forces Community Covenant that need to be signed by the Commissioners. He plans to get the covenant framed.

A BOW festival meeting will be held Tuesday night at 7:00 p.m. The committee will meet at the Town Hall.

Upcoming events: Tree Lighting Ceremony – December 5 at 5:00 p.m. at the Veterans Memorial and the Christmas Parade – December 11 at 2:00 p.m.

Mayor Andrews has talked with Tim Clark about the prospective pharmacy. He is still looking at Broadway, but problems at another pharmacy have hindered his progress.

Commissioner Woody Beale made the motion to change the December meeting to December 20 at 6:30 p.m. The motion was seconded by Commissioner Tommy Beal. Vote was unanimous. Christmas dinner at the Feedmeal will follow the meeting.

Under Manager Comments, Town Manager Stevens reported there is no change at the mill site. Work has not been started. No extension will be made to the permits at the end of six months. There is a lien on the property. Therefore, if the Town were to demolish the wooden building in back, the Town would not recover the cost of demolition. Two bids were received for demolition of the wooden building between \$2,500 - \$3,500. The metal building is structurally sound, so it cannot be condemned.

The News & Observer has agreed to put a recycling bin for newspapers and magazines at the current recycling site free of charge to the Town.

The historic marker has been moved to the Community Building. It had been a line of sight issue and a planting issue with the new landscaping. The lettering on the marker has been touched up.

The Town lights and wreaths should be up by December 1.

Town Manager Stevens wished everyone a happy Thanksgiving.

Commissioner Tommy Beal made the motion to go into closed session per G.S. 143-318.11 (1) "To prevent the disclosure of information that is privileged or confidential and (2) To prevent the premature disclosure of an honorary degree, scholarship, prize, or similar award." The motion was seconded by Commissioner Green. Vote was unanimous.

After the closed session, Commissioner Green made the motion to adjourn the meeting. The motion was seconded by Commissioner Woody Beale. Vote was unanimous to adjourn.

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Donald F. Andrews  
Mayor

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Laura Duval  
Town Clerk

