

TOWN OF BAILEY

The Public Hearing Meeting of the Bailey Town Board was held in the Bailey Town Hall on June 12, 2017 at 7:00pm.

The following members of the Bailey Town Board were present: Commissioners Howard Wescott, Allen Daniels, Troy Conner and Jerry Bisette, Mayor Pro Tem Shelley Carroll and Town Administrator Timothy Johnson

Called the Public Hearing to order:

Mayor Pro Tem Carroll called the Public Hearing meeting to order in reference to the Proposed Budget for the Town of Bailey for the fiscal year of 2017 – 2018. Mayor Pro Tem Carroll then asked for Town Administrator Johnson to speak on the Proposed Budget 2017 – 2018. Administrator Johnson advised that there was not a recommendation for tax increase in the next fiscal year so that recommendation was for the tax rate to remain at \$.61/100 of valuation. He advised the board that upon inspection of the budget they would see where the CFO had recommended either by increase or decrease of a given fund balance. With no additional revenue streams what they would see would be fund decrease. Administrator Johnson advised that he looked at what had been done year over year that if a revenue fund item was not bringing in any revenue that it would be brought to a zero balance for the next fiscal year to make it an inactive fund. Administrator Johnson also advised that in the 10-390 line items that the reason that they were showing in revenue was so that they could be appropriated from the General Fund. So in an order to make things balance out without having appropriation lines in the revenue stream he kept the appropriation for the car and USDA loan but took the Streets and Sidewalks appropriation out because there would be enough revenue to increase the fund balance for Streets and Sidewalks without putting in a line item for appropriations. This caused a reduction of \$24,580 dollars in the General 10 fund and at that point no further reductions were noted or taken in Fund 15 which is for Cemetery and Fund 30 which is for Water & Sewer. However on a reduction in Fund 40 for the total amount of \$250,000 has been requested for the fiscal year of 2017 – 2018 because PARTF with the State of NC has requested action from the Towns of Middlesex and Bailey in reference to these funds. Administrator Johnson stated that it would be necessary to do this and that more information would be forth coming in the July 2017 Board of Commissioners meeting. With this Administrator Johnson advised that the revenues for the Town of Bailey for the fiscal year of 2017 – 2018 would be estimated at \$887,850.00 dollars. Administrator Johnson then went on to state that the same process was applied to Expenses for the Proposed Budget of 2017 – 2108 fiscal year with more emphasis on the areas of salaries, streets and trees. After looking at the line items for the current year Administrator Johnson then determined if there were line items that had more available funds than others. Administrator Johnson then applied fund increases or fund decreases so that Board of Commissioners could see that there was a surplus of \$47,375 dollars that could be re-allocated and that he specifically targeted the areas that the commissioners wanted to see increase in. As an example Administrator Johnson pointed out that now Streets and Trees would have realized \$21,260 dollars available instead of appropriated funds. This in conjunction with the Powell Bill funds made available \$40,000 for Streets and Trees each year.

Public Comment:

Upon giving those instructions Mayor Pro Tem Carroll asked for Don Perry to begin with his comments. Don Perry of 13095 S NC 581 Bailey NC stated that he was the applicant and that he did not intend to degrade the value of the surrounding property but only wanted to enhance it. He stated that it was to their advantage to have it looking something like the display so that customers who drive by it would be interested in utilizing the service. He displayed various pictures that would represent how the location would look and that he would be more than happy to answer any questions if anyone had any. Commissioner Conner asked if it would be consistent to what was seen in the bottom picture and Mr. Perry advised that yes sir it would. He stated that the bottom picture was a gate picture that would be the type of gate at this location and not your standard or typical chain link fence. He discussed the keep pad entry gate, brick façade on the front, the signage, and borders around the sides. Mayor Pro Tem Carroll asked if the border would be down both sides and he confirmed that it would be. Commissioner Conner stated that it was his understanding that no roll-up doors could be facing the

residential properties. Mr. Perry stated that was correct because of the need for a brick façade on the front of the buildings. Zoning Administrator Johnson asked what the proposed number of units is. Mr. Perry indicated that there would be 100 units. Zoning Administrator Johnson asked what the sizes of the units were. Mr. Perry indicated that there would be 5'x10', 10'x10', 15'x10', and 20'x10'. Zoning Administrator Johnson asked about the lighting regarding the facility. Mr. Perry stated whatever is required but that it would be facing down and away from the road but it would be regulated by the code. Commissioner Conner asked if there would be climate control units. Mr. Perry indicated not at this time. Zoning Administrator Johnson asked about the hours of operation. Mr. Perry advised that the actual gate hours would be 7am to 7pm. Commissioner Conner asked if there would be any outside storage available at the location. Mr. Perry stated that they would be offering RV and boat storage at this location toward the back away from the road and highly unlikely to be visible from the road. Commissioner Bissette asked how much road frontage was at this location. Mr. Perry stated that he believed that the road frontage was 175 feet. Zoning Administrator Johnson asked Mr. Perry if he had already contacted NC DOT to determine if the current access point is still viable. Mr. Perry stated that he had not. Mayor Pro Tem Carroll asked if there were any more questions for Mr. Perry. There were no further questions for him at this time.

Ricky Riley of 13038 S NC 581 Bailey took the podium. He stated that his main concern is the traffic. Where they want to locate this is on a crest of a hill and is in a bad spot with the current speed limit. It is located directly in front of our house and there is nowhere else to move it. Every time that we leave home we are going to have to deal with the extra traffic that it will create and the dangers it represents. He also stated that if someone doesn't pay their storage fees yard sales to sale the units' contents to pay for their rent will create even more traffic. He continued to state that the lighting which Don addressed would seep into the front of our house and shine directly into our bedrooms. He stated that he currently has a hard time sleeping and doesn't need to fight this issue. He also stated that his wife is a nurse and that she definitely needs her sleep because some day you may need her as a nurse and you don't want her attending to you if she is sleep deprived. He stated that there were no benefits. He stated that it would bring no jobs to the community. That there was one already in operation and that there did not need to be another. He stated that people use these to store items that they do not want to store at their own house because of the clutter and the trash it creates. It affects us more than anyone else in this room because it will be the first thing that we will see. He stated that years ago someone tried to put a trailer park beside us and the town voted against it. He stated the he personally would consider this in the same category because of the type of people it would bring to their neighborhood. He also stated that it would attract burglars and peeps causing their homes to be broken into. He personally thinks that it would cause the value of their home to come down if they every decided to sale. He stated that if he was looking to buy and it had one of these near it he wouldn't buy. He then asked for each of the board members to personally consider that if this was being proposed in front of your house with all of these issues would you vote for it or want it there? He then stated that since he did not have any control over it then there needed to be some strong stipulations should the board vote for it. Commissioner Conner asked Mr. Riley to read those stipulations off for the board. Mr. Riley stated that the speed limit needed to be changed to prevent dangers from entering and leaving location as well as their driveways, lights for this location face away from their houses, no storage outside of the unit (example: boats, campers, trailers, etc.), prevent burglars from being able to know what is being stored there, privacy fence to keep from seeing every time we leave home, set operation hours from Monday thru Friday with it being closed on Sunday with no access to facility after hour of operations has passed and there be an attendant on duty during hours of operation.

Commissioner Conner asked Mr. Perry if he would consider doing any of the six items that were listed by Mr. Riley. He continued to state that the speed limit of 45 mph would more than likely need to be extended. Mayor Pro Tem Carroll stated that he would have no say over that and Commissioner Conner stated that he understood but that Mr. Perry could contact the DOT for help with this issue. Commissioner Daniels asked how much the county had control of this. Zoning Administrator Johnson advised that as the governing body that they had the ultimate control on the allowance of the text amendment change however that the county had the ultimate authority on the application of the use on that parcel even with it being going back to the Board of Adjustments for the conditional use permitting. Commissioner Conner then proceeded with asking about the lights facing away from the houses and Mr. Perry confirmed his statement. Commissioner Conner then asked about the privacy fence because it being seen every time that Mr. Riley leaves his house. Mr. Perry stated that it was something that could not be hidden and that traffic to the facility would be very minimal. Zoning Administrator Johnson advised Mr. Perry to be careful with his statements because this was for an application for conditional use and that if the Board of Adjustments requires that it is screened that it would need to be met in order to

satisfy their conditions. Commissioner Conner continued asking Mr. Perry about the hours of operation and about it not being opened after hours. Mr. Perry stated that he understood. Commissioner Conner then asked about the attendant being on site and Mr. Perry stated that at first that would not be viable. Commissioner Conner stated that he could understand that and then asked what the next step was for them meaning the commissioners. Zoning Administrator Johnson stated that there was nothing for them to do. That this was only a public hearing regarding the matter. Commissioner Bissette asked Mr. Perry how deep the lot was. Mr. Riley then spoke up to say that the lot was 212' x 212'. Zoning Administrator Johnson then stated that regarding the question on outside storage that Mr. Perry would be limited by dimensional sizes that were already set in the zoning ordinances and that not everything can or could be stored there.

Wendy Perry of 13095 S NC 581 Bailey asked to speak in regards to traffic. She stated that she understood the issues regarding traffic safety however that this location was not going to be something like a restaurant or store front with a revolving door. Commissioner Conner stated that he saw where they noted that maybe 7 customers a day would visit the facility. Mrs. Perry confirmed this statement. She stated that a typical customer would likely visit the location bi-monthly to monthly and not every day. She stated that there is vision both coming from and to Bailey with a sign that would indicate that someone would need to slow down and turn on their signal to gain entrance. She also stated that it would not be a constant traffic flow with cars coming in and going all at the same time. She continued on with stating that she understood the issue with land value and that if someone was building beside of her that she would be concerned. She stated that they had contacted Lennie Breedlove with Triangle East Appraisers from Rocky Mount about the concern with land value and she stated that he said that in his 30 years of experience that he had never seen any depreciation go towards land value. She also stated that he was available to answer any questions or provide any reports that were needed. She then stated about the concern regarding criminal activity and that was the reason for the key pad entry. She understood that customers could be criminals and that there is no a 100% way of preventing this but that they would get all of the information when they sign up for a customer and that they would have security cameras as well. She also stated that they had been in contact with the Nash Co Sheriff's office regarding the drug task force and that they would be available to them if they suspected any criminal activity that required their services. Commissioner Wescott asked Mrs. Perry on how many cameras were they planning on having? Mrs. Perry stated they would need to do further research on that but more than likely that they would have a camera positioned for every perimeter. Commissioner Daniels recommended that they have one also at the entrance to capture license plate info going in and coming out of the facility. He continued to state that he has a place that is beside a storage facility that has never been broken in that it has always been other people who have had a problem. Mr. Riley then stated that they were family there but the only reason he was here was because of where they want to locate it. Otherwise if was somewhere other than where they want to place it that he wouldn't even be here. He continued on to state that it isn't going to be in front of Mr. Perry's house but it was going to be in front of his house. He stated that none of them would want this in front of their house and that these are legitimate concerns. In his opinion the speed limit should be different there where a storage unit would be but that it is just a bad spot. He continued to state that he wouldn't even be here if it wasn't going to be located in front of his house and his sole concern is that it is going to be located where he didn't want it and that was in front of his house. His main concern is that you can paint a pretty picture but if it is not put in writing that what is there to stop them from doing whatever they want.

Jerry Wilder of 12988 NC 581 Hwy Bailey took the podium and stated that he had the same concerns as Mr. Riley and that they did not need to rehash them. He stated that this would be more of an issue for him because of where his drive is located. He stated that the posted speed limit is 55mph but for some people it was 65mph. He indicated that he was retired from the NC DOT and that he has tried unsuccessfully to get the DOT to change the speed limit from 55 to 35 in that area. The DOT has come out and investigated but state that they were not able to make that change but that there continues to be issues with accidents in the area. He also stated that there was an active septic tank on this property and he indicated where on the map to the board. He again stated that his concerns were the same as Ricky's and for each of them to consider what they would do if it were to go in front of their house. Commissioner Conner asked Mr. Perry had he considered the septic tank issue. Mr. Perry stated that yes he had. That they would spend the money to dig it out and that he owns the adjoining property where the flow goes as well. Mayor Pro Tem Carroll asked Mr. Perry where he lived in reference to the

map he provided. Mr. Perry indicated and was interrupted by Mr. Wilder to state that it was in the top left corner of that picture. Commissioner Conner then stated that he lived behind Glenn Perry.

Tammy Collura of 6598 Pine St took the podium for her mother who resides at 13303 S NC 581 Bailey. She stated that her mother is not adjacent to the property but that they had concerns with the property value since they had around 35 acres that this could affect. She indicated that there were two sides to every story just like when you go to court and call for expert witnesses. They have their facts and you have yours. The main concern is the traffic on that road. She stated that there was a danger with the traffic on that road. She stated that her sister travels that road with her three children and they see accidents all the time. She stated that they could not deny that traffic would increase because of the storage facility. As far as Bailey needing another storage unit Mrs. Collura indicated that there were available storage units at May's as of that afternoon of the meeting. With that being said she didn't understand how that would be helping the value of the surrounding area. She stated that she did a quick local Google search and found that they had a break in at a storage unit in Wilson. They had a picture of the van/car searching for the man. She indicated that she drove by a storage unit coming home from Nashville and saw two men sitting in chairs hanging out at a storage shed. All this brings concerns regarding her mother and the small kids with her and what it brings to the area. Her overall concern was how it would be beneficial to the area. Mr. Perry wanted to make a comment on something that Mrs. Collura stated and that was who is to say how many banks, grocery stores, or what else is needed. Who knows? Mrs. Collura stated that this doesn't promote jobs. Mr. Perry then stated that if you wanted to you could point any number of problems with a church...then Mrs. Collura stated that she understood that his points were favorable for it but that it didn't negate or lessen the fact that her points were unfavorable and should be heard as well.

Richard Collura of 6598 Pine St took the podium and then made a simple statement that the area is not conducive to commercial development and should remain residential.

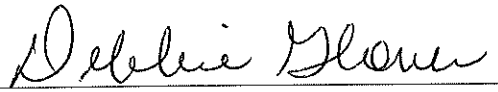
Bobbie Riley of 13038 S NC 581 Bailey took the podium and stated that her mother and father live right beside a storage unit. They have had to call the police many times because people setup bands and even had found someone living in one of the units. She also asked the question of what would happen if someone was pulling a boat out of the unit. People are going to use their boats on Saturday and Sunday during the summer months. You can only go but so fast pulling on a boat. What are you going to do if there is someone flying down 581 and someone is pulling out with a boat at the same time? It is an accident waiting to happen. She also stated that she has a four year old that they keep and she wouldn't feel safe allowing the child be in the front yard because you wouldn't ever know the type of people it would bring to the area. She stated that these were her main concerns and because of the traffic at this location she had first-hand experience of almost being in accidents at the proposed location because she once had a patient that lived there. Coming out of those drives are dangerous because of the traffic at both of those drive ways. She stated that traffic would increase and there are going to be issues when you have people pulling boats wanting to get out and or go back in. Commissioner Daniels asked how close was the house to the site? Mr. Perry stated that it was 15 to 20 feet. Commissioner Daniels asked who lived there and Mr. Perry stated that it was his brother-in-law. Commissioner Daniels asked who lives in the next house over and Mr. Perry stated that it was his father. Mrs. Riley stated that their house was not in the picture that was provided.

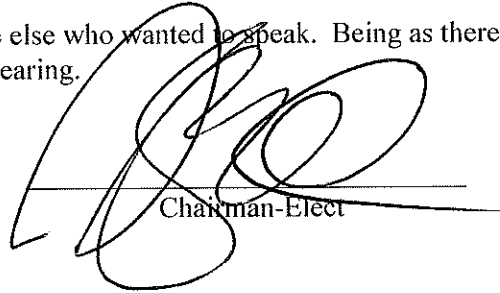
Mrs. Perry then asked to be heard. She stated that Don and she don't want to upset anyone in their community and that they understand that they are pretty much their family and they understand their concerns. If someone was building beside them then they would have concerns themselves but she wanted to let everyone know that they want to take pride in how this looks and that they want this to last. She stated that she didn't feel that someone would be taking their RV's or boats out and bringing them back every weekend in the summer months because they are going to want to use them. She also stated that when they do park their boats in the fall/winter months they would of course be parked in the back away from the front and not visible from the road.

Mayor Pro Tem Carroll asked if there was anyone else who wanted to speak or provide comment. Mr. Riley then asked a question regarding boats. Mr. Riley asked Mr. Perry how many feet was it from the back of the unit buildings to the site line. Mr. Perry stated that it was a simple drawing for this meeting but that it would be on that one acre of land. Mr. Riley then asked would it be for only that one acre lot. Zoning Administrator Johnson stated no this was for a text amendment to all conditional use permitting for self-storage facilities within the R40 zoning district. Mayor Pro Tem Carroll agreed and reiterated what Zoning Administrator Johnson had stated. Mr. Riley then stated that they had been misadvised because a whole lot more people would be here if that were the case. Commissioner Conner and Commissioner Bissette wanted clarification on what R40 meant. Zoning Administrator Johnson stated that it was not within the city limits. This was all of the ETJ area that extends outside of the city limits within one mile of said limits. Mr. Riley asked if this was passed that regardless

of whether or not it is that road or one on the other side of town that it could be approved. Zoning Administrator Johnson stated that was correct. Mr. Riley again stated that they had been misled because more would have been there if it had communicated correctly. Zoning Administrator Johnson stated first our ordinance only requires that we inform the abutting property owners of the person who is making application of what action is being proposed. He stated that the town put a notice in the window and one at the location. Mr. Wilder wanted more clarification on where this fence could go if it was on Mr. Perry's property. Then Mr. Riley wanted more clarification on what or where R40 came from and he was advised that it simply is a residential district. Zoning Administrator Johnson advised Mr. Riley that it was not created by the Town of Bailey but rather by the county and Mr. Riley stated that he would ask the county. He also clarified again for Commissioner Conner that our zoning authority extends to Pace Rd east of Bailey and one mile North, West, and South of Bailey's town limits. Mr. Wilder wanted further clarification on what could happen outside of the one acre. Could he in fact put anything outside of the fence since he owns the adjoining land? Zoning Administrator Johnson said no. That he would be required to meet the conditions of the existing request. If he wanted to extend the parcel he would have come back to the Town to make an additional request and also would have to do a recombination of the property in order to extend the parcel. Mr. Riley asked if this was approved that if Mr. Perry wanted to do that then it would be much easier and Zoning Administrator Johnson stated yes because it would have been approved as an allowable use within the zoning district.

Mayor Pro Tem Carroll then asked if there was anyone else who wanted to speak. Being as there were no further speakers Mayor Pro Tem Carroll closed the public hearing.


Clerk


Chairman-Elect