



**Town of Green Level Public Hearing
Green Level Municipal Building
Thursday December 27, 2018**

A Public Hearing of the Green Level Town Council was held on Thursday December 27, 2018 at 7:00 PM in the Municipal Building located at 2510 Green Level Church Road.

GOVERNING BODY MEMBERS PRESENT: Mayor Remonia Enoch, Mayor Pro Tem Carissa Graves-Henry and Council Member Michael Trollinger.

GOVERNING BODY MEMBER ABSENT: Council Member Richard Woods and Council Member Howard.

GOVERNING BODY STAFF PRESENT: Town Administrator Dylan Galloway and Town Clerk Sandra McCollum.

GREEN LEVEL TOWN ATTORNEY PRESENT: Town Attorney Marissa West.

Mayor Enoch called the meeting to order at 7:00 PM. Council Member Michael Trollinger gave the invocation.

Purpose for Public Hearing:

To Adopt the Town of Green Level Land Development Plan

The Mayor stated that Mr. Hayward Cloud and Dr. Russell Smith held two meetings to offer the residents and Council what is needed for the future of the Town.

The Mayor asked for public comments. No one spoke.

The Mayor stated that a small town feeling was discussed because of the agriculture.

Pro Tem Graves-Henry asked what is being looked at for the future. What you mean when you say a small town feeling? Do you want to see a little growth? Do you want to see restaurants, libraries, schools, shopping centers? The Mayor said on page 53, it talked about commercial development. She continued to read what it said. Pro Tem Graves-Henry continued to say she sees, and this is personal, on 49 a strip mall, a restaurants and of course more homes. She said she want to hear from each Council Member want they want to see.

Council Member Trollinger said that he sees this land use as a stirring wheel for the Council to use when developers and business owners approach the Planning Board and Council coming into the Town with new developments. He said the Council just looked at what's in writing and through what was the best fit. This guideline can be used like the sewer issue to determine how much the Town can use going to Burlington and if another request is needed for more allotment. He said his concerns are the new 310 new homes with the allotment. He said he would love to see a MacDonal or some restaurant. He said that now the Town has a good plan to go by.

The Town Clerk stated that when the Bedford Hills developers came the Council, the Council and Summit Engineers agreed that a strip mall would be placed on Hwy. 49. She continued to say that this should be looked at before Bedford Hills complete the project and leave. Council Member Trollinger replied that this should be looked at now. He said that a full time code enforcer need to be hired to help look at these issues. He said everything that the Town gets involved in, there is always some problems. It seem like there is always a bruise somewhere. The Mayor replied that the contractors are looked at, but when the work starts, there are concerns.

The Mayor stated that she wants to see some retailers, but she likes the small town feel. She said the some of the residents do not want to see hotels and restaurants. She said she would like to see different housing. She said the people asked why are the water bills so high. And that turns people off. She said she does not want to see these new housing become rental property or section 8.

Council Member Trollinger said that it is true, the water bills are high, but what other incentive does the Town have to offer to catch the eye of people that do not put a lot of focus on water bills. A Parks Director can have programs for the children, to enhance programs for the children and seniors. He said for the operation of the Town, the revenues are from water bills. Mr. Wilson from NCRWA came to the last meeting and showed that if a 1% decrease for water bills, what a lost it would be for the Town. He said that giving a 1% or 2% decrease is not going to make that much different in a bill as seeing a decrease. He said that the growth of the Town will depend a lot of the residents to sell property to a buyer. He continued to say that a lot of things will open up in the Town when the ACC Training Center is built.

The Mayor said she disagreed, this will show an effort.

Mr. Willie Graves asked does the Town have to have a number for the traffic. Council Member Trollinger replied that as much traffic that come through, a Sheetz could come here.

There were no other comments. The Mayor closed the Public Hearing. Council Member Trollinger made a motion to adopt the Land Development Plan as a guide to review it on an annual basic and to make adjustments as needed. Pro Tem Graves-Henry seconded the motion. The Mayor asked for a show of hands:

Mayor Enoch, yes
Pro-Tem Graves-Henry, yes

Council Member Trollinger, yes

There were no other business.

The Mayor asked for a motion to adjourn the meeting. The motion was made by Pro-Tem Graves-Henry, seconded by Council Member Trollinger. The motion carried unanimously. (3-0)

Remonia Enoch, Mayor

ATTEST: Sandra McCollum, Town Clerk