



**Town of Green Level Public Hearing
Green Level Municipal Building
Monday February 25, 2019 @ 7:00 PM**

A Public Hearing of the Green Level Town Council was held on Monday February 25, 2019 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, Council Member Howard, Council Member Michael Trollinger and Council Member Richard Woods

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

GREEN LEVEL TOWN ATTORNEY PRESENT: Town Attorney Eugene Russell.

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

Purpose for Public Hearing:

Berryhill Subdivision

The Mayor asked the Town Administrator to give the purpose for the Public Hearing. The Administrator stated that the Public Hearing is for the proposed Berryhill Project located at Mebane Rogers Road and Anderson Road. It is to discuss the annexation and zoning of the tract. The requested zoning is R-8.

The Mayor stated there is a three minute time limit for each speaker and to sign in your name and address. The Council will not comment until the end. Council Member Trollinger stated that he will be keeping time and once the name and address is stated, your time will be begin.

Mr. Mel Aldridge, 3212 Mebane Rogers Road, said that he thinks the Council knows his position. He said that he extends an invitation to his area and he can show two farms that have been in families for two hundred years and two more farms that has been one hundred years. He said these families bought to be in a rural area. He continued to say that they want the Council to know before a discussion is made that it will affect them, their children and

grandchildren for the rest of their lives. He said he would like to make a couple of points. He said on a Friday, two weeks ago, he was up there from 7:30 to 9:30 and during that time there were 511 cars going toward Mebane and 140 were west bound going toward 49. He said on Anderson Road there were 99, a big different. He did not know how many going to be when the 119 bypass is done. He said there is no way of knowing how many it's going to be. He said this area has always been in a US and county conservation and a water shed problem since the mid 60's. He said his part of property is still in Alamance County. He said he was reading in the newspaper about Mr. Parker's development in Mebane. They asked him to take the vinyl off and he did.

Mr. Rouwing Llenbery, 1735 Johnson Road, said he has lived in this area for 58 years and lived 3 miles from where he is standing all his life. He said he would like to address the type of housing going into Berryhill. He would like to know if they are going to be on a brick foundation of a slab. He said second he would like to know if they are going to be brick or vinyl, if the shingles going to be three tab or dimensional. If the garages going to be finished, sheet rock and painted, not sheet rock and mud. He would like to know if it will be patios verses decks. He said also, what is the size of the playground, how many swings, and monkey bars, whatever. Also, the entrance to this area, he wants to know if they will have HOA and will they be responsible for the entrance or Green Level. He said he would like to say that Eastern High School has a capacity of 985 students. The enrollment as of February 22, 2019 was 1,065. He said Woodlawn Middle School has a capacity of 650 enrollment as of February 22, 2019 it was 595. He said he would like for Green Level to consider an impact fee for the developers when they come to the Town.

Ms. Lindsey Chinn, 2960 Mebane Rogers Road, said she had she left Florida because the traffic was bad and she wanted her children to run and fresh air to breathe. She said she brought an old farm house and fixed it up. She said she was able to see the fireworks from Green Level Park and she never thought that the view would be blocked. She said that the spray from mosquito spray and other pesticide will destroy her fruit trees. She said she is asking the Council to reconsider any projects that will be detrimental for her family and other families on her road.

Ms. Dot Daye, 2115 South Ashland Drive, stated that she has land and pays taxes in Green Level and was raised in Green Level. She said this would be detrimental for the property her parents and grandparents worked hard for. She said she is not up to date on this subdivision and feels it will increase the value on her land. She is against it.

Bobby and Helen Evans, 6323 Blue Aster Trace, Summerfield, NC, said that she is wanting to get some answers. She said her family moved in this area in 1956 and they have a MHP in Green Level and she owns a home up to the Berryhill Subdivision. She said progress has to happen and progress has be in the best interest for the people involved. She said what she is hearing and wanting to know did Green Level ask and go looking for this subdivision. Did some developer come in and say they can give you a better tax base or businesses. She said when it all said and done who will benefit, the developer or Green Level. She asked her husband to pass out a map of their concerns. She explained the map to the Council.

Mr. Chris Bendcosley, 3143 Mebane Rogers Road, stated that he is a contractor and progress is how he makes his money. He said he brought a home 50 feet from this development and the reason he brought 125 acres was to be away from people. He said his concern is about this development is when it comes on line the way it is being proposed is that it is against what Mr. Aldridge had told him the proposed have being for Green Level. He said he is talking

about property such as the one on the corner of 49 and Mebane Rogers Road. That development does not provide a long term property base. Those are folks that come in and leave and they are not stable. He said such as his self, Mrs. Evans, Mr. Aldridge, those folks do not provide a community and that is his concern. He said what is going to happen in that development is what was discussed during that is found on line. He said he is not for just throwing something up.

Ms. Ida Kleiner, 114 Steamboat Lane, stated that she is a resident at Bedford Hill. She said she is for progress however, her concerns are: A. She would like for the Council to study the Town's infrastructure and she have been in the Town for about a year. She said the financial set-back of the Town Hall that has her. B. She would like the greenway sources to be reevaluated and the stability and there are farming and environmental and other issues of the residents in the Town. C. She said she would like to see a full study of Bedford Hills and the impact it has caused on Green Level. The pros and the cons. The sewer base and output and is the infrastructure in place for another development so a fair decision can be made for the residents.

Mr. Harry Leath, Anderson Road, stated that he has a concern about the project they are wanting to do. He said it would be good for industrial and not housing because with his experience in Green Level it is going to open up a window of criminally. He said drugs, cocaine, and heroin. He said there are people walking up and down the street we do not know who they are. He said his house was shot into and broken into and the only one that came to see if they were alright was Mr. Howard. He said they came from the trailer park and there is a pond in the back and he took his wife and when he got back his house was destroyed. He said talking about building 300 houses and when they go to work their homes will be broken into. He said he does not know these people and don't care and they do have the right to walk in the streets. He said he has seen kids walk through the yards. He said it bring things into the trailer parks, Caucasians come in, it will open up a door. He said that people that have been here a long time like him, it is not fair. He said he want peace and he is tired of looking out his door.

April Foster, 3561 Mebane Rogers Road, said that she works at Pleasant Grove Elementary School and she does not know if education has been talked about with these houses coming in. She said their school has been impacted with over 50 kids from Bedford Hills. She said their school is not big enough to take this. She said the clientele that is coming in also in Eastern and Woodlawn, chaos has erupted since they have had these people coming in, she said if they build don't their schools up for these children that are coming she do not know what is going to happen. She said her school capacity was for 260 and now it is over 330 in just a year and a half. She said this needs to be looked at. What is this going to do to the school and the people that own property?

Tyron Whitfield, 2545 Pinebrook Drive, stated that he has learned the progress can be the enemy. You have to be careful with progress. He said that he moved to Green Level in 1989. He had heard a lot of negative things about Green Level. He said that he really enjoy going to the store and seeing people that he know and he can lay down at night and not worry. He said just be careful because this could be the enemy. He said that he have heard people talking about 119 opening up. He said everybody that he have talked about the bypass and said it is nothing but a hot mess. He said they call that progress, but just be careful.

The Mayor asked for a motion to close the Public Hearing. Council Member Woods made the motion seconded by Pro Tem Graves-Henry.

The Mayor asked for a show of hands:

Mayor Enoch, yes Council Member Howard, yes
Pro-Tem Graves-Henry, yes Council Member Woods, yes
Council Member Trollinger, yes

The Mayor thanked everyone for their input.

The Administrator gave information to the Council about the revenue that will bring in from the new subdivision. **See Attach.**

Council Member Trollinger stated that any time a government official makes a decision, it is going to affect somebody in a positive or negative way. He said that he believes that everybody should have a voice in the community. He said that he thinks the Council has heard from a variety of people and he thanked everyone for coming out.

Council Member Howard stated that he heard a lot that made a lot of sense. He said he was in total agreement with everybody and he appreciates their comments. He said one thing for sure is that they can find common grounds in the same book and page. He said they are supposed to be intelligence and people can be hung up on one project. He said he have not heard if this land could be used to generate businesses to make the revenue everyone is speaking about. He said it is not all about houses and apartments. He said the people have come out and shared their point of view. He said this is not something to play with. He said the developer come in and drop a bomb shell and will explored. They are somewhere on an island with their heels up and the Council is saying why did this happen. He said he is sure with more time, the Council can look at other projects that can be brought in on this land and can make the Town money with less traffic. He said as Mr. Leath said about the violence, this could be a work place and give people jobs and strengthen to build the community rather than having to scratch your head and wonder how it happened. He said he thinks that everyone is wanting an answer about Berryhill and wanted to know about the crawl spaces or if they are going to be on slabs. He said something was brought to his attention about this being near the rock quarry and this is not good. He said there is green concrete and asphalt and that cannot stand the pressure of the blasting. He said the foundation has to be dealt with, the asphalt and the concrete floor. He said yes, crawl space with wooden floors would be better and the size of the lots need to be involved rather the small lots and putting a lot of housing in. He asked if the acreage is 98 acres. The Administrator replied yes. He said curb and gutter has to go into the streets and he does not see 310 houses going in because of the calculation.

The Mayor stated that she wanted to address the issue about the school. She said the overcrowding of the schools are the school board concern and the concerns need to go the school board. She said the crime in Green Level is very low. She said the Town has a full time sheriff on staff that reports to the Council and Administrator what is happening it the Town. She said crime is minimum. She said to Mr. Leath she was sorry to hear about what happen to him and did not know about it. She said when the talk begin, the Council wanted larger lots and different types of homes and was told that this was not going to happen or not a market for it. She said personally Green Level is moving very fast. She said it went from no growth in a matter of one year to over 300 homes going up and a new town hall. She said the population has doubled in a year and what comes with that is gowning pains. She said the Town is young and she feels that the Council does not know what is ahead with Bedford Hills and taking that project over. She said the Council is looking at upgrades for the pump stations.

TOWN OF GREEN LEVEL
 NEW 310 HOME DEVELOPMENT
 2/25/2019

CURRENT POPULATION	<u>2,247</u>	PERSONS PER HOME	<u>2.5</u>	ADDITIONAL RESIDENTS	<u>775</u>
NEW HOMES EXPECTED	<u>310</u>	YEARS TO DEVELOP	<u>5.0</u>	HOMES PER YEAR	<u>62</u>

PROJECTION OF ADDITIONAL PROPERTY TAX REVENUES

TAX RATE PER \$100.00 VALUATION	<u>\$ 0.36</u>	LOW END HOME VALUE	<u>\$ 170,000.00</u>
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<u>TAX YEAR</u>	<u>PROJECTED ANNUAL REVENUE</u>
2020	\$ 37,944.00
2021	\$ 75,888.00
2022	\$ 113,832.00
2023	\$ 151,776.00
2024 FORWARD	\$ 189,720.00

**PROJECTION OF NORTH CAROLINA STATE TAXES
 AT PROJECT COMPLETION (YEAR 5) (based on 2017-2018 revenues)**

		<u>POPULATION PERCENT INCREASE</u>	<u>ADDITIONAL ANNUAL REVENUE</u>
2017-2018 LOCAL OPTION SALES TAX	\$ 525,333.00	26%	\$ 134,723.06
2017-2018 UTILITY FRANCHISE TAX	\$ 70,823.00	26%	18,162.75
2017-2018 OTHER TAXES	\$ 10,536.00	26%	<u>2,701.99</u>
			<u>\$ 155,587.79</u>

PROJECTED WATER & SEWER SYSTEM REVENUES

AT PROJECT COMPLETION (YEAR 5) (based on 2017-2018 revenues)

2017-2018 WATER & SEWER CHARGES	\$ 1,009,257.00	26%	\$ 258,826.66
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WATER & SEWER ACCESS FEES PER YEAR DURING CONSTRUCTION

2017-2018 ACCESS FEES	\$ 139,900.00	100%	\$ 139,900.00
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TOTAL INCREASE IN REVENUES BY AT PROJECT COMPLETION

PROPERTY TAXES	\$ 189,720.00
NC TAXES	155,587.79
WATER & SEWER BILLING	<u>258,826.66</u>
TOTAL ADDITIONAL ANNUAL REVENUES FORWARD	<u>\$ 604,134.45</u>

TEMPORARY REVENUES DURING CONSTRUCTION PHASE

TOTAL WATER & SEWER ACCESS FEES (3 YEARS)	<u>\$ 419,700.00</u>
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There were no other comments. The Mayor asked for a motion to accept or deny the Berryhill Subdivision. The Mayor asked for a show of hands:

Mayor Enoch, no	Council Member Howard, no
Pro-Tem Graves-Henry, yes	Council Member Woods, yes
Council Member Trollinger, no	

The Berryhill Subdivision was denied.

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. (5-0)

Remonia Enoch, Mayor

ATTEST: Sandra McCollum, Town Clerk