

TOWN OF TRYON
BOARD OF COMMISSIONERS
NOVEMBER 21, 2017 7:00 P.M.

TRYON TOWN HALL – MCCOWN ROOM

Present: Mayor J. Alan Peoples Mayor Pro Tem Crys Armbrust

Commissioners: Bill Ingham, Chrelle Booker

Absent: Commissioner Bill Crowell

Staff Present: Town Manager Zach Ollis Town Clerk Susan Bell

Police Chief Jeff Arrowood Fire Chief Geoff Tennant

Town Attorney William Morgan

CALL TO ORDER

Mayor Peoples called the meeting to order and asked for a moment of silence. Mayor Pro Tem Armbrust led the invocation.

AGENDA ADOPTION

Mayor Peoples asked if there were any additions or deletions. There were none. Mayor Peoples entertained a motion to adopt the agenda. Mayor Pro Tem Armbrust so moved. The motion carried unanimously.

CONSENT AGENDA ADOPTION

Mayor Peoples asked if there were any corrections to the Consent Agenda. There were none. He entertained a motion to adopt the Consent Agenda which includes the minutes, tax releases for Tommie Taylor (\$12.28 & \$11.33) and Don Viehman (\$66.60). Commissioner Ingham so moved. The motion carried unanimously.

APPROVE/DENY TEXT AMENDMENTS

Town Manager Ollis stated based on the public hearing that we just had. There are two text amendments. The first one (2017-01) is single family housing Accessory Dwellings. Just to clarify this is removing from the text in Chapter 154 section 4.6 SR14(A)(B) which will be (a) the accessory dwelling shall be used as a guest house or residence for an immediate family member of the owner of the principal dwelling as well as (b) the principal dwelling shall be owner occupied. Mayor Peoples stated this is changed to meet the state.

Mr. Morgan stated that the board needs to make a motion to adopt the proposed text amendment stating that it is consistent with the zoning ordinance and any adopted plans of the city and is reasonable and in the public interest. The statutes require it now. It can't be challenged in court, unless you don't make the finding.

Mayor Peoples entertained the motion as stated by the Town Attorney. Commissioner Ingham so moved. The motion carried unanimously.

Manager Ollis stated that you have to approve the removal of the language from the ordinance separately. Commissioner Ingham made a motion to approve as stated by the Town Manager. The motion carried unanimously.

Attorney Morgan stated on the next text amendment he had worked up a work sheet that has the approvals as stated. From now on text amendments will need to be approved or denied by this process.

Manager Ollis stated that if you are in favor of the text amendment, then the motion would be the text amendment is consistent with the zoning ordinance applicable comprehensive plan and or other adopted plans because it promotes and protects the public health, safety, general welfare, enhances the quality of life and promotes economic vitality of the central business district.

Commissioner Ingham made the motion as presented by the Town Manager in favor of the text amendment (2017-02). The motion carried unanimously.

Manager Ollis stated the second motion is if you are in favor would be: The text amendment is reasonable and in the public interest as it will enhance the character of the district and its peculiar suitability for particular uses and serves the value of buildings and encourages the revitalization of the downtown.

Commissioner Ingham made the motion as stated by the Town Manager. The motion carried unanimously.

Manager Ollis stated that if you wish to follow through you would have to make a motion that the text amendment be allowed.

Commissioner Ingham made the motion that the text amendment be allowed. The motion carried unanimously.

TOWN MANAGER'S REPORT

Manager Ollis stated that he doesn't have much. The crews have been working on a number of things. He asked Jamie to give an update on Beerfest. Jamie Carpenter with TDDA stated Beerfest had the biggest attendance yet. She thanked Zach, Crys, Bill Ingham and Bill Crowell for volunteering and the public works crew set up and clean up. The advertising was great. There was a lot of T.V. coverage that TDDA didn't have to pay for. The Halloween Stroll went really great this year. She thanked Zach for being the master of ceremonies for costume contest, Lindy Buss and Mark Schweitzer for building the stage that can also be used for other events. The police did a great job closing the streets and the public works crew helping them out. She thanked those that donated prizes. The Christmas Stroll will be December 1 and she has posters if anyone would like them. For Tryon Midnight the street will be closed for the celebration. She invited everyone to the networking, wine and cheese event on December 6 with Tryon Fine Arts Center and Tryon Little Theatre.

COUNCIL/MAYOR REPORT

Commissioner Booker applauded all that had the courage to run for council. Looking forward to working with the present members. It is her desire to achieve some things that are important, viable, and

sustainable and solve problems for the future and present residents. She thanked all who voted and especially thanked all that voted for her. She thanked all who helped with her campaign in any way. A special thanks to the Eastside Advisory Committee and the Tryon Coffeehouse Co-op. We have a new family in town. She feels they already feel welcome, because of Zach and others. They have a three year old. Happy Thanksgiving to all.

Commissioner Ingham wished everyone a Happy Thanksgiving. He thanked all who came out to vote. He thanked Jamie for all her work. The Halloween Stoll and Beerfest were great. The staff makes you proud the way they work together.

Mayor Pro Tem Armbrust asked for a point of clarification in regards to the text amendments. We passed six motions to approve two text amendments. Attorney Morgan stated there were five motions made to pass the text amendment. You have to address reasonableness and public interest, and you have to prove consistency. Armbrust thanked TDDA for a fantastic Beerfest and thanked the town for their assistance. He invited everyone to attend the ceremony downtown at the St. Luke's Plaza at 3:00 tomorrow for the dedication of the Tails to Rails statute to be installed in the Tryon Fountain. It is a gift from Bob and Jackie Lane and Dale Weiler. It's a fine piece of art. He wished everyone a happy and safe Thanksgiving. He thanked everyone for coming out to participate in our meeting.

Mayor Peoples stated he had a small cancer on his arm removed this morning and it took fourteen stitches. Beerfest was wonderful. He bought a ticket, but didn't get to go. He thanked everyone for the Halloween Stroll. The contest was fun. He thanked everyone for coming to the meeting and wished everyone a wonderful Thanksgiving.

CITIZEN COMMENTS & RESPONSES

Dr. Warren Carson congratulated everyone on the elections. He appreciates everyone and wished them success in all endeavors. He then spoke of his concerns with the dilapidated houses since 2003. Some of these houses are still there. The houses are in bad shape. He asked the board how many have to be identified, how many more meetings and how long, will the residents of the eastside have to deal with this. Mayor Peoples asked if beautification wasn't up to the residents. Commissioner Ingham stated that he agrees. It is the responsibility of the homeowners. Dr. Carson stated we are overwhelmed by blight. Houses are located behind the kudzu. There are creative ways to address the properties that are in a dilapidated state. They don't get a lot of encouragement.

Helen Ringus asked who owns the properties. Dr. Carson stated the houses are abandoned and the property owners do not pay taxes. Mayor Peoples stated he has been mayor for fourteen years and believes that ten houses have been torn down. The town is working towards it, but when you tie tax dollars to it, it makes a difference. They are trying to get Habitat to come in and take over several of the properties. We will get there, it just may not be as fast as you want. He drives through the eastside every week.

Mayor Pro Tem Armbrust asked about the kudzu epidemic. There is a house on Melrose Avenue Extension that looks just like this. First the property is private and you would be tying up public money on private properties. He asked how much has been expended over the past ten years. He expects it is a significant number. Mayor Peoples stated we are looking at approximately \$50,000 to tear down the houses. Dr. Carson stated he is not convinced that the town should bear all the expenses. Public money

is spent on private properties all the time. Spartanburg has been revitalizing properties. You can't expect residents to do this by themselves. Mayor Peoples asked if any of the houses were salvageable. Dr. Carson stated not in his opinion. Armbrust stated if any of the houses have asbestos the costs go up. John Davis asked if anyone had read the Polk County Community Foundation charter. They might could help. Dr. Carson stated they have received money for other things.

John Davis thanked the board for being open minded.

ADJOURN

Mayor Peoples entertained a motion to adjourn. Commissioner Ingham so moved. The motion carried unanimously.

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk