

**Madison Board of Aldermen
Regular Meeting
Madison Municipal Building
April 11, 2024
6:00 p.m.**

Members Present: Mayor William Phillips
Alderman Matt Bullins
Alderman Alan Hensley
Alderman Virginia Hoover
Alderman Tom Rogers
Alderman Michael Scales
Alderman Micky Silvers

Staff Present:
Town Attorney: Michael Cassidy
Interim Town Manager: Amy Roberts
Police Chief: Richard Hester
Police Captain: Kevin Jones
Fire Chief: Jim Ritchey
Public Works Director: Josh Shuler

Others Present:
Family of Kevin Jones Madison Police Department
Bobbie Webster Abner Bullins, Clerk of Superior Court
Mike Moore, Mike Moore Media Other Interested Citizens

Call to Order

Items 1A: Moment of Silence & 1B: Pledge of Allegiance

Mayor Phillips called the meeting to order at 6:00 p.m. Mayor Phillips called for a Moment of Silence after which he asked that everyone stand for the Pledge of Allegiance.

Item 2: Approval of Agenda for April 11, 2024

MOTION, by Alderman Silvers, seconded by Alderman Hoover, to approve the April 11, 2024 Agenda, as presented. Ayes: Aldermen Bullins, Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

Item 3: Swearing in of Captain Kevin Jones

Rockingham County Clerk of Superior Court Abner Bullins administered the Oath of Office to Police Captain Kevin Jones.

Public Hearing

Item 4A: Text Amendment to UDO

Mayor Phillips opened the Public Hearing at 6:05 pm and closed the Public Hearing at 6:06 pm.

MOTION, by Alderman Silvers, seconded by Alderman Hoover, to approve the Ordinance Amending Article VII of the Unified Development Ordinance. Ayes: Aldermen Bullins, Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Madison, North Carolina that the following Article of the Unified Development Ordinance of the Town of Madison is hereby amended as follows:

Amend Article VII, Section 7.1 – Notes to the Table of Permitted Uses

1. ~~**Accessory buildings or structures.** Permitted in the residential districts where indicated, provided such shall be permitted in the rear yard only or behind the rear house line and shall not be less than five (5) feet from any property line and further that in the case of corner lots such buildings or structures shall be set back at least twenty-five (25) feet from any side street right-of-way line. Only two accessory buildings are permitted per lot; however, additional accessory buildings may be allowed on approval of the Board of Adjustment where indicated in residential, commercial and industrial districts, provided:~~
 - a. In Residential Districts (R-8, R-10, R-20 & R-40) and Commercial Districts (Town Center, General Commercial and Neighborhood Center) such shall be permitted in the rear yard only or behind the rear line and shall not be less than five (5) feet from any property line and further that in the case of corner lots such buildings or structures shall be set back at least twenty-five (25) feet from any side street right-of-way line. Shipping containers, trailers of any type including but not limited to truck, horse, cattle, mobile and like, mobile homes, automobiles and like items shall not be used as accessory buildings or structures, whether or not wheels have been removed. Only two accessory buildings are permitted per lot; however, additional accessory buildings may be allowed on approval of the Board of Adjustment.
 - b. In Industrial Districts (Heavy & Light) such shall be permitted in the rear yard only or behind the rear line and shall not be less than five (5) feet from any property line and further that in the case of corner lots such buildings or structures shall be set back at least twenty-five (25) feet from any side street right-of-way line.

Adopted by the Board of Aldermen of the Town of Madison this 11th day of **April, 2024**.

ATTEST:

William Phillips, Mayor

Amy L. Roberts, Town Clerk

Item 4B: Rezoning Request for property located on Westend Blvd from R-10 to R-8

Mayor Phillips opened the Public Hearing at 6:07 pm and closed the Public Hearing at 6:08 pm.

MOTION, by Alderman Bullins, seconded by Alderman Rogers, to approve the Rezoning Request for property located on Westend Blvd from its current zoning of R-10 (Medium Density Residential) to R-8 (Medium High Density Residential) and Statement of Consistency. Ayes: Aldermen Bullins, Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

AMENDMENT TO THE MADISON UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, BAS Homes, LLC has petitioned the Town of Madison to amend its Unified Development Ordinance to rezone the following described property from its present zoning R-10 (Medium Density Residential) to R-8 (Medium-High Density Residential); and

WHEREAS, the Planning Board of the Town of Madison, in a meeting held on February 27, 2024 recommended approval of the requested amendment to the Town of Madison Unified Development Ordinance; and

WHEREAS, the Board of Aldermen of the Town of Madison called for a Public Hearing to be held on April 11, 2023 at 6:00 pm in the Madison Municipal Building and the Town Clerk caused a legal notice to be published in "RockinghamNow" for two (2) successive weeks for a Public Hearing on the proposed amendment to the Unified Development Ordinance; and

WHEREAS, the Town of Madison mailed notice of said Public Hearing to all adjoining Property Owners, as listed in the Rockingham County Tax records and posted a Notice of Public Hearing on the property in question setting forth the time, date and place of the Public Hearing; and

WHEREAS, all legal requirements in accordance with NCGS 160D-601 & 602 have been fully complied with and the Public Hearing was held by the Board of Aldermen of the Town of Madison on Thursday, April 11, 2023 at 6:00 pm.

NOW, THEREFORE, BE IT RESOLVED, that the Unified Development Ordinance of the Town of Madison is hereby amended to rezone the property described as follows from its present Zoning Classification of **R-10 (Medium Density Residential) to R-8 (Medium-High Density Residential)**:

Tract 1

BEGINNING at the northwest corner of West and Pine Streets and running north along the western margin of Pine Street 168 feet to the J. H Price line; thence West with the Price line 100 feet to a stake, the northeast corner of Lot No. 35; thence South with the line of Lot No. 35; 168 feet to a stake in the northern margin of West Street; thence east along the northern margin of West Street 100 feet to the point of Beginning. Being Lots Nos. 25, 26, 27, 28 of the Subdivision of the land of Nat M. Pickett as per survey and map made by Fred O. Jones, C.E., in the year 1924.

Tract 2

BEING Lots Nos. 18 and 19 in Section A of the J. H. Price Estate Subdivision Madison Township, Rockingham County. See Deed Book 490, Page 51. For chain of title see Deed from Charlie L. Vaughn and wife, Cora L. Vaughn to John W. Carter and others dated November 25, 1964, recorded in Book 624, Page 473 Office of the Register of Deeds of Rockingham County, North Carolina.

Tract 3

Being all of Lots 20 and 21, Section A on the plat entitled "Map of the J. H. Price Estate", recorded in Plat Book 2, Page 38, Rockingham County Registry.

Adopted by the Board of Aldermen of the Town of Madison this 11th day of April, 2023.

ATTEST:

William Phillips, Mayor

Amy L. Roberts, Town Clerk

**STATEMENT OF CONSISTENCY FOR APPROVAL OF AN AMENDMENT
TO THE ZONING ORDINANCE OF THE TOWN OF MADISON**

The Board of Aldermen of the Town of Madison finds that the Application for Zoning Change submitted by BAS Homes, Inc. requesting that the property located on Westend Boulevard, known as Parcels 118233, 118234 and 118235 from R-10 (Medium Density Residential) to R-8 (Medium-High Density Residential) is consistent with the Town of Madison Land Use Plan. The Town’s Land Use Plan includes these parcels in the Traditional Neighborhood District which is designed to accommodate existing residential neighborhoods and encourage development of new medium to high density, single & multi-family mixed-use neighborhoods. Traditional Neighborhoods include smaller lots, placement close to streets, narrow streets and interconnectivity between neighborhoods and services.

Adopted by the Board of Aldermen of Town of Madison, this 11th day of April, 2024.

ATTEST:

William Phillips, Mayor

Amy L. Roberts, Town Clerk

Item 5: Public Comments

Bobbie Webster, Madison Merchants Guild reminded of the Spring into Madison Festival on Saturday, April 27, 2024 beginning at 10:00 am in Downtown Madison.

Consent Agenda

Items: 6A: Minutes & 6B: Budget Report

MOTION, by Alderman Rogers, seconded by Alderman Hensley, to approve the minutes of the meeting held March 14, 2024 along with the Budget Report ending February 29, 2024. Ayes: Aldermen Bullins, Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

Item 7A: Resolution Approving Local Water Supply Plan

MOTION, by Alderman Hoover, seconded by Alderman Silvers, to Approve the Resolution Approving the 2023 Local Water Supply Plan. Ayes: Aldermen Bullins, Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

RESOLUTION FOR APPROVING LOCAL WATER SUPPLY PLAN

WHEREAS, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water service or that plans to provide public water service and each large community water system shall, either individually or together with other units of local government and large community water systems, prepare and submit a Local Water Supply Plan; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Local Water Supply Plan for the Town of Madison has been developed and submitted to the Board of Aldermen for approval; and

WHEREAS, the Board of Aldermen finds that the Local Water Supply Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for Town of Madison, as well as useful information to the Department of Environmental Quality for the development of a state water supply plan as required by statute.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of Town of Madison that the Local Water Supply Plan entitled, 2023 Local Water Supply Plan dated Feb aiere , is hereby approved and shall be submitted to the Department of Environmental Quality, Division of Water Resources; and

BE IT FURTHER RESOLVED that the Board of Aldermen intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the 13th day of July, 2023.

Name: William Phillips
Title: Mayor of the Town of Madison

ATTEST:

Signature: _____

Amy Roberts, Town Clerk

Item 7B: Response to Auditor’s Finding Letter

Interim Town Manager Amy Roberts explained the Auditor’s finding and the Town’s response to the LGC. Alderman Hoover requested that our Auditor submit a letter explaining why our audit was submitted late and noting that the Town was not at fault in the delay.

Item 7C: Consideration of Request by Madison Cork Supply for Sidewalk Encroachment

MOTION, by Alderman Silvers, seconded by Alderman Scales, to Approve the Sidewalk Encroachment request by Madison Cork Supply upon executed Indemnity Agreement. Ayes: Aldermen Bullins, Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

Manager/Mayor Comments & Announcements

Item 8A & B : Manager Comments & Announcements

Mayor Phillips highlighted the Announcements including Chamber Coffee at Town of Stoneville on April 18, 2024, Native Arts Day at Dillard Academy on April 19, 2024, Spring Into Madison, April 27, 2024 and Budget Meeting, April 29, 2024 at 4:00 pm

Item 9: Adjournment

MOTION, by Alderman Hensley, seconded by Alderman Scales, to recess the meeting until April 29, 2024 at 4:00 pm. Ayes: Aldermen Bullins, Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

ATTEST:

Amy Roberts, Town Clerk

William Phillips, Mayor