

MINUTES

The Board of Councilmen of the Town of Rural Hall held special meeting on May 24, 2019 at 10:00 AM in the Town Hall Council Chambers to discuss a proposed landfill off Germanton Road and the proposed 2019-2020 Budget. The following members were present: Mayor Larry T. Williams - presiding; Mayor Pro Tem John N. McDermon; Councilman Timothy M. Flinchum; Councilman C. Thomas Griggs; Councilman Ricky S. Plunkett; and Town Manager Megan M. Garner.

Proposed Landfill Off Germanton Road

Mike Phillips, Winston-Salem attorney representing those in the community opposing the proposed LCID (land clearing and inert debris) landfill on Germanton Road, addressed the Council. The Forsyth County Commissioners will consider a special land use permit for the proposed landfill, which, if constructed as proposed, will be the largest in Forsyth County at approximately five acres. Mr. Phillips stated the proposal is inconsistent with the Rural Hall Area Plan, which is part of the overall Forsyth County Legacy Plan. Mr. Phillips presented an information packet to the Council (attached as reference). The landfill is proposed to operate from 7 AM until 7 PM and will generate noise, and increased traffic. Mr. Phillips and the community are addressing the Council since the Rural Hall Area Plan, last updated in 2016, shows this area remaining residential and the proposal does not conform to the Rural Hall Area Plan as approved by the Council. He noted there are currently seven landfills in Forsyth County and one in Stokes County near the Forsyth County line. Forsyth County residents can dispose of debris at the Stokes County location. Mr. Phillips requested the Council pass a resolution or take a position that the proposed landfill is inconsistent with the Rural Hall Area Plan.

John Young, 6401 Germanton Road, lives across the road from the proposed landfill entrance and is spearheading the opposition. Mr. Young stated there are seven licensed LCID landfills in Forsyth County. All are two acres or fewer except the Kernersville location, which is approximately four acres. The proposed landfill appears to be comparable to the one in Kernersville but unsure if the Kernersville location accepts concrete and asphalt as the proposed site would. Residents have been told the wood chipping would be louder than the concrete crushing. Mr. Phillips noted the Kernersville facility is located near the interstate and industrial areas, not residential. It was also noted there is a closed site near Hickory Ridge Church on Germanton Road about one mile from the Northern Beltway.

Councilman Flinchum inquired if this area is in Rural Hall's or Winston-Salem's proposed annexation territory. He noted this could be another element if it is in the Winston-Salem area. Mayor Williams noted this would have a bearing on the Council's stance, but some research is needed to verify.

Mr. Phillips stated the group is not requesting the Rural Hall Town Council to decide on the zoning issue but rather asking the Council to weigh in on whether a proposed LCID on this property is consistent with the Rural Hall Area Plan. Originally, the Forsyth County Commissioners were to consider the request June 13. As of yesterday, it will be rescheduled for a date later in the summer.

Councilman Plunkett expressed concern that the Planning Board approved this request against the Legacy Plan.

John Polite, 1983 Emorywood Road, shared he is one of the residents within 500 feet of the perimeter. Mr. Polite also serves as president of the Emorywood-Chestnut Trails Neighborhood.

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He hopes that maybe they are in close enough proximity to be considered by Rural Hall. He noted the neighborhoods are connected to Creedmoor Drive via the woods. He built his home in 1990 and fears a decrease in property value. He is also concerned about fires in the landfill spreading quickly due to the woods.

Charlotte Holder, 6435 Haven Forest Lane, noted the proposed developer wants to purchase the 40+/- acres for the LCID, if the special use permit is approved. He then plans to purchase all the land which is 120+/- acres. This land connects to the 6-acre, horse farm Mrs. Holder and her husband purchased in 2013. Mrs. Holder fears what would happen with the remaining acreage if the LCID landfill is approved. She noted it is already difficult to access the main road from Haven Forest Lane and cannot imagine how that would be impacted by this proposal.

Councilman Griggs expressed concern about the traffic.

John Van Alderfer, 1960 Emorywood Road, stated the traffic on Germanton Road is intense in the morning. Once you factor in the crest of the hill and speed, he is concerned about the site distance.

Mr. Phillips thanked the Council for allowing the residents to address the Council. Mayor Williams thanked those in attendance for voicing their opinion. He stated the Council really has no jurisdiction but will take everything under consideration. This will be discussed at the Council's June agenda briefing and the Council will follow up, as necessary.

Proposed 2019-2020 Budget


Mayor Williams recommended a budget work session be placed in next year's schedule. It should be held after the budget presentation and prior to the budget public hearing. Mayor Williams commended Manager Garner on one of the best budget presentations he has seen.

Councilman Plunkett suggested the Council review the budget after the public hearing to address citizen comments. Mayor Williams agreed that would be good as well but suggested the work session prior to the public hearing so the Council is familiar with the budget.

Mayor Williams inquired about the 2.1% COLA because what he viewed shows 2.5%. Manager Garner will research further. Mayor Williams requested the watering of plants be changed from Garden Spot of the World since they do not have a 501(c)3. The account title will be changed to reflect watering of the plants. The Future Capital Improvements page will be restructured for next year's budget. Mayor Williams will share a proposed pay plan with Manager Garner. Manager Garner noted a pay study by Piedmont Triad Regional Council is in the proposed budget.

Manager Garner reminded the Council the Budget Public Hearing is scheduled for May 28 at 7 PM

There being no further business, motion was made by Councilman Ricky S. Plunkett to adjourn at 11:17 AM.


Dora K. Moore
Town Clerk