

Mount Pleasant

North Carolina

Founded in 1848

Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Town Hall- Commissioners Meeting Room
Monday-June 3, 2013
5:00 P.M.

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Richard Burleyson
Commissioner Scott Barringer
Commissioner Jim Sells
Commissioner Warren Chapman
Commissioner Lori Furr
Town Attorney Christy Wilhelm
Town Administrator John Witherspoon
Town Clerk Cathy Whittington

Also Present: Officer Stephen Waggoner, Phillip Furr, Samantha Grass, Marie Schnitz, Robbie Barringer, Tim Reaves, Rev. Bruce Gwyn

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Rev. Bruce Gwyn led in prayer

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the pledge of allegiance.

PUBLIC FORUM

Marie Schnitz, lives at 8753 Oldenburg Drive, stated that two of her neighbors are moving out of Mt. Pleasant. When she asked them why they were moving they stated two reasons, (1) the Town's taxes were higher than Concord's, Midland's and Locust, (2) the water rates were higher. Marie Schnitz stated that now she reads in the newspaper that the Fire Department is asking for another increase in their

8590 Park Drive : P.O. Box 787 : Mount Pleasant, North Carolina 28124 : tel. 704.436.9803 : fax 704.436.2921

taxes. Marie Schnitz asked, “How much does the Town give to the EDC? The Town has seen nothing come from giving to the EDC, is this something we can save on? Mayor Eudy stated that when Adrian Cox was Town Administrator we went to a per demi in our payments to the EDC. The Mayor stated that we don’t have Industrial Parks but anytime the EDC gains a Business, Mt. Pleasant gains, our residents can apply for the jobs they create. He also stated that from the hotels, restaurants, etc., we get a tax from those. The Town of Mt. Pleasant gives the EDC \$1,652 a year compared to \$5,000 in previous years.

Phillip Furr, 333 North Main Street, works with the school system. He is applying for a 50/50 Grant for the School with the County Parks and Recreation Commission. With this 50/50 Grant they will be able to build a Dual Use Structure, a picnic shelter and beach volley ball court. This will be available to the citizen of the Town of Mt. Pleasant to use. Mayor Eudy stated that if Mr. Furr needed a letter from the Town in support of this effort to just ask.

Officer Stephen Waggoner introduced himself to the Board. He is the new Community Officer for the Town of Mt. Pleasant.

APPROVE AGENDA

Commissioner Barringer wanted to add # 6 under New Business, Upgrade to Playgrounds. With this addition, Commissioner Barringer made a motion to approve the minutes as amended. Commissioner Chapman seconded the motion with all board members in favor. (5-0)

PUBLIC HEARINGS/DECISION

Mayor Eudy opened the Public Hearings on the following six items and asked if anyone wanted to speak concerning any of the issues.

(1) FY 2013-2014 Budget

(2) 2012-ZTA-01- Proposed Text Amendment to Table 4.7-1 of the UDO will increase the minimum lot size in the AG District from 1 acre to 2 acres, and decrease the allowed number of dwelling units per acre from 1 dwelling unit per acre to 0.5 dwellings units per acre in the district.

(3) 2012-ZTA-02- Proposed Text Amendment to the UDO will revise the purpose statement for the AG district in Section 4.3.3 of the Ordinance to remove references to the appropriateness of large scale industrial uses in the AG district. This section and subsequent sections containing zoning district purpose statements will also be renumbered to make them consistent with the overall numbering scheme of the Ordinance.

(4) 2012-ZTA-03- Proposed Text Amendment will delete the current Section

5.24 from the UDO and amend the Table of Permitted Uses to remove single family detached dwellings from the Table as a Conditional Use in the I-1 and I-2 Zoning Districts.

(5) 2012-ZTA-04- Proposed text amendment will delete the current Section 5.25 from the UDO and amend Section 6.1.2.3 to remove references to Section 5.2.5 from the Subdivision Regulations.

(6) 2013-ZTA-01- Proposed text amendment to Table 4.7-1 of the UDO will add side-street setbacks for both principal and accessory structures on corner lots.

With no one speaking during the Public Hearing, Mayor Eudy closed the Public Hearings.

CONSENT AGENDA

The consent agenda consist of the minutes of the May 6, 2013 Regular Board Meeting. Commissioner Furr made a motion to approve the consent agenda. Commissioner Chapman seconded the motion with all board members in favor. (5-0)

REPORTS

- 1. Police- Written**
- 2. Fire Chief- The Fire Chief and Randy Holloway gave an update to the request for the increase for the taxes. He told Marie Schnitz that the increase did not include the inside Town residents, only those that lived in the County. He stated that the primary reason for the increase was for staffing for the Fire Department. He was asked to give the Fire Insurance Rates for Marie Schnitz's benefit. The Town residents are paying almost 13 cent in fire tax, the outside are paying 6.33. Randy Holloway gave additional stats; he stated that Georgeville got an increase last year. There rate is 9 cent and they ran 250 calls last year. Harrisburg Station 2's rate is 11 cent and they ran 547 calls last year. Mt. Pleasant ran almost 1,000 calls last year. Randy Holloway anticipates that it will be in the contract that it is required for the Town to lower the ISO rating in the County if the Fire Department is given an increase.**
- 3. Town Administrator- Written**
- 4. Finance Officer-Written**
- 5. Public Works-Written**
- 6. Town Attorney- Christy Wilhelm stated that she would have the Sewer Use Ordinance ready for the Agenda for the next board meeting.**
- 7. Code Enforcement-Written**

OLD BUSINESS

1. Discuss/Approve FY 2013-2014 Budget

There was discussion about the Fire Department's portion of the budget and what would happen if the increase was not approved. There would be a budget amendment if the increase is not approved or approved for a different amount. Commissioner Burleyson made a motion to approve the FY 2013-2014 Budget. Commissioner Barringer seconded the motion with all board members in favor. (5-0)

2. Bathroom Concession Stand

Town Administrator John Witherspoon stated that he has spoken to the person who sold the unit to the County for the Middle School. The unit cost 30,000+ and it is restrooms only. The concessions stand should be separate from the restrooms and it could be a mobile unit that could be moved to the Public Works Building for storage after the ball season is over.

3. Website/E-mail Update

Vagn Hansen stated the Sitegrounds was our webhost now. Our contract is up in August 2013. The cost to move to a new website would be about \$500. Vagn Hansen has someone that can work on this that charges \$50 an hour. He is waiting on Christy Wilhelm for guidance on the retention portion of the e-mails.

4. Sharon Barringer-Water Bill

Robbie Barringer, Sharon Barringer's husband, stated that no one had lived in the house since August 7, 2012 since the house fire. He stated that David Barringer told him at church that 19,000 gallons of water had gone through the lines. He stated that the only people that had been at his house had been workers. Mayor Eudy asked Mr. Barringer what he was requesting from the Town. Mr. Barringer does not know the number, but would like a refund on what would be a normal bill. He stated the only response he got about the bill was "that's what the meter says"; no one told them where the water went. They only have 3 inside faucets and 3 outside faucets, the kitchen was destroyed. Commissioner Burleyson made a motion to give Mr. Barringer a \$200 credit on his water bill account. Commissioner Chapman seconded the motion with all board members in favor. (5-0)

5. Todd Allman-Late Fee Issue

Mr. Allman was not at the meeting. His concern was that he was being charged a late fee on a late fee. Commissioner Barringer suggested that we might be able to check the wording on the way we apply the late fee and add it as a penalty.

NEW BUSINESS

1. 2012-ZTA-01- Proposed Text Amendment to Table 4.7-1 of the UDO will increase the minimum lot size in the AG District from 1 acre to 2 acres, and decrease the allowed number of dwelling units per acre from 1 dwelling unit per acre to 0.5 dwellings units per acre in the district. **Commissioner Burleyson made a motion to approve Text Amendment 2012 ZTA-01 and that the requested changes to the Unified Development Ordinance are consistent with the Town's policy to decrease density in those areas where public utilities are not present or planned for in the future and with the goals of the future land use map. Commissioner Sells seconded the motion with all board members in favor. (5-0)**

2. 2012-ZTA-02- Proposed Text Amendment to the UDO will revise the purpose statement for the AG district in Section 4.3.3 of the Ordinance to remove references to the appropriateness of large scale industrial uses in the AG district. This section and subsequent sections containing zoning district purpose statements will also be renumbered to make them consistent with the overall numbering scheme of the Ordinance. **Commissioner Barringer made a motion to approve Text Amendment 2012-ZTA-02 and that the requested changes to the Unified Development Ordinance are consistent with Town policy. Commissioner Sells seconded the motion with all board members in favor. (5-0)**

3. 2012-ZTA-03- Proposed Text Amendment will delete the current Section 5.24 from the UDO and amend the Table of Permitted Uses to remove single family detached dwellings from the Table as a Conditional Use in the I-1 and I-2 Zoning Districts. **Commissioner Burleson made a motion to approve Text Amendment 2012-ZTA-03 and that the requested changes to the Unified Development Ordinance are consistent with Town policy. Commissioner Furr seconded the motion with all board members in favor. (5-0)**

4. 2012-ZTA-04- Proposed text amendment will delete the current Section 5.25 from the UDO and amend Section 6.1.2.3 to remove references to Section 5.2.5 from the Subdivision Regulations. **Commissioner Furr made a motion to approve Text Amendment 2012-ZTA-04 and that the requested changes to the Unified Development Ordinance are consistent with Town policy. Commissioner Barringer seconded the motion with all board members in favor. (5-0)**

5. 2013-ZTA-01- Proposed text amendment to Table 4.7-1 of the UDO will add side-street setbacks for both principal and accessory structures on corner lots.

Commissioner Sells made a motion to approve Text Amendment 2013-ZTA-01 and that the request changes to the Unified Development Ordinance are consistent with Town policy. Commissioner Barringer seconded the motion with all board members in favor. (5-0)

6. Park Playground Upgrade

There was discussion about needing mulch in the playgrounds at the parks. It was the consensus of the Board to go ahead and get the mulch in before the Independence Day Celebration.

MAYOR AND COMMISSIONERS COMMENTS

Commissioner Barringer stated that he appreciated the flowers he received when he was in the hospital.

Commissioner Furr wanted to know if there was a follow up on the signs for the Farmer's Market.

Commissioner Chapman stated he went to the Buffalo Creek Ribbon cutting and there was a good turnout.

Commissioner Burleyson stated that the Town can be proud of the Nature Trail. He stated that he would be attending an event called Reality Check 2015 on Tuesday.

Commissioner Sells stated that the Town needs to keep up with the Tough Mudders Event that is coming in November. Mayor Eudy stated that Vagn Hansen had been in touch with this organization and asked Vagn Hansen to give an update. Vagn Hansen stated that this is their first event in North Carolina. They are planning a site visit sometime in the summer and everyone that will need to be contacted will be contacted to attend this visit. Several areas of concern are traffic, parking and alcohol sales. They currently have a total registration of about 8,000.

Mayor Eudy has a request from John Murdock about the Lady Tiger using the ball field for practice in November. There was some discussion about if they would use the light for the ball field. Mayor Eudy will check with John Murdock.

The next Board Meeting will be June 24th at 5:00 p.m.

ADJOURNMENT

With nothing else to come before the Board, Commissioner Chapman made a motion to adjourn. Commissioner Barringer seconded the motion with all board members in favor. (5-0)

By our signatures the following minutes were approved as submitted and amended on Monday, June 24, 2013 in the Regular Meeting.

Town Clerk Cathy Whittington

Mayor Del Eudy

Seal