

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Monday, August 13, 2018 at 6:00 P.M.**

Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Warren Chapman
Commissioner Steve Ashby (*Absent, excused*)
Commissioner Justin Simpson
Commissioner William Meadows
Town Administrator Randy Holloway
Town Attorney John Scarbrough
Town Clerk Amy Schueneman

Also Present: Deputy Stephen Wagoner, Erin Burris, Jennifer Blake, Pastor Nathan Brooks, Deputy Laura Heggins, Wayne Sasser candidate for NC House seat 67, Kay Beckett, Gordan Preddy, Mr. & Mrs. David Preddy, Chris Pinto, and Crystal Smith.

CALL TO ORDER

Mayor Eudy called the meeting to order.

INVOCATION

Pastor Nathan Brooks of Glorieta Baptist Church led the Board in prayer.

PLEDGE OF ALLEGIANCE

Mayor Eudy led in the Pledge of Allegiance.

1. Public Forum

Wayne Sasser candidate for NC House seat 67 addressed the Board and asked for their support with the November election.

2. Conflict of Interest

The Mayor and Commissioners are asked at this time to reveal if they have a Conflict of Interest with any item on the Agenda in order to be recused for that item. (No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234, 160A-381(d), or 160A-388(e)(2). NC State Statute 160A-75)

None of the Board Members had a Conflict of Interest.

3. Approve Agenda

Mayor Eudy amended the Agenda:

Added Closed Session 143-318.11. (a)(#6) Resignation of Bobby Hartsell as Public Works Director.

A motion to approve the Amended Agenda was made by Commissioner Simpson with a second by Commissioner Furr. All Board Members were in favor. (5-0, Commissioner Ashby was absent and had not been excused at this time)

A motion to excuse Commissioner Ashby from the meeting was made by Commissioner Simpson with a second by Commissioner Chapman. All Board members were in favor. (4-0, Commissioner Ashby excused)

A copy of the email from Commissioner Ashby is included in the Minute Book.

4. Consent Agenda

A. Minutes July 9, 2018

Commissioner Simpson made a motion to accept the Consent Agenda with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Ashby excused)

5. Reports

- A. Town Administrator- Randy Holloway
- B. Asst. Town Administrator-Crystal Smith
- C. Finance Officer- Amy Schueneman
- D. Planning & Zoning-Erin Burris
- E. Police-Deputy Stephen Wagoner
- F. Public Works- Bobby Hartsell (This report was given to the Board as they arrived at the meeting)

6. Public Hearings

A. ANX 2018-01 South Skyland Street Voluntary Annexation Request

Erin Burris presented the Annexation request by Alton Todd Key for the property between South Skyland Street and unbuilt Abbot Street right-of-way (annexation includes adjacent right-of-way).

Roy and Marie McRorie (property owners) and Alton Todd Key (contract property purchaser) have submitted a petition for voluntary contiguous annexation for the remainder of the subject property. Approximately one-half (1/2) acre of the property is already within the Town Limits. The remaining approximately 3.8 acres is outside of the Town Limits within the Town's extraterritorial jurisdiction (ETJ). The property was previously zoned RL Residential Low Density (outside the town limits) and RH Residential High Density (inside the Town limits).

Mr. Key submitted a rezoning application to rezone the entire property to RH CZ Residential High Density Conditional Zoning to construct up to 16 single-family residential homes on the site (This will depend on how NCDOT decides the driveways should be located). This request was approved by the Planning and Zoning Board on July 23, 2018.

The annexation assessment criteria and the applicable degree of favorability as determined by the Planning & Zoning Board are listed below:

- Contiguity- Contiguous to primary corporate limits – Most Favorable
- Size of Proposed Area-Small area (less than 10 acres) – Least Favorable
- Utility Service- Direct access to existing water and sewer service – Most Favorable
- Fire District- Inside of Mt. Pleasant Fire District – Most Favorable
- Development Status- Vacant property with planned development and requires rezoning (in ETJ) –Favorable

Based on the evaluation criteria, the proposed annexation has three (3) instances of being Most Favorable, one (1) instance of being Favorable, and one (1) instance of being of being Least Favorable. Staff considers this annexation to be Favorable.

No one spoke during the Public Hearing.

A motion was made by Commissioner Chapman to move forward with the annexation of this property with a second from Commissioner Simpson. All Board Members were in favor. (4-0, Commissioner Ashby excused)

A copy of the Annexation Packet is included in the Minute Book.

B. TA 2018-02 Accessory Crematories

Erin Burris, Town Planner, presented the Text Amendment to the Town's UDO requested by David Preddy of Gordon Funeral Home. The Affected Sections of UDO: Table 4.6-1, Section 5.9, Appendix A

Applicant requests text amendments to Table 4.6-1 and Section 5.9 of the UDO to clarify that crematories are permitted as an accessory use to funeral homes by right and to change the 100-foot setback of structures from adjacent property lines to a 100-foot setback of structures from residential structures. In addition to this proposed amendment, staff also recommends clarification to the religious institutions definition to add associated uses including cemeteries, columbariums, child care facilities and school facilities.

The Planning and Zoning Board recommends approval and finds that proposed amendments are not addressed by the Comprehensive Plan, but are not inconsistent with it.

No one spoke during the Public Hearing.

A motion was made by Commissioner Simpson that the Town Board finds that proposed amendments are not addressed by the Comprehensive Plan but are not inconsistent with the plan and should be approved with a second from Commissioner Chapman. All Board Members were in favor. (4-0, Commissioner Ashby excused)

A copy of the Text Amendment packet is included in the Minute Book.

7. Old Business

None

8. New Business

A. Crystal Smith, Assistant Town Administrator, will address the Board with an update from the UNC School of Government concerning Social Media 101.

Ms. Smith gave a broad overview of "Social Media 101" to the Town Board as a reminder of what is consider Public Record. She used a Power Point to convey the information.

No motion was made. For information only.

A copy of the Power Point presentation is included in the Minute Book.

The new website home page was presented to the Board. Crystal Smith stated the Town's website is being redesigned by Meredith Smith, who also designed other municipalities web sites like Locust. It is a fresher look for the Town.

Crystal Smith informed the Board that Mount Pleasant was one of 25 municipalities selected to attend an upcoming session at UNC School of Government sponsored by the NC Credit Union the first week of November and December. There were 140 applicants. No matter the size of the community the challenges are the same: budget, infrastructure, and growing pains.

B. Consider approving a landscape maintenance agreement with NCDOT for the intersection of Highway 49 and 73.

Randy Holloway received the landscape maintenance agreement from NCDOT on the proposed project to beautify the intersection of Highway 49 and 73 with a significant landscaping project. The Town Board will be required to approve the agreement to maintain the landscaping in future years. The Town Staff estimates that the annual maintenance will run around \$10,000. We propose to work with local businesses to sponsor the project and have signs placed at various locations to indicate sponsorship.

A motion to approve the landscape maintenance agreement with NCDOT for the intersection of Highway 49 and 73 was made by Commissioner Chapman with a second by Commissioner Furr. All Board Members were in favor. (4-0, Commissioner Ashby excused)

A copy of the agreement with NC DOT is in the Minute Book.

C. Consider allowing the Town Staff to market the vacant space at Town Hall and approve a rental rate.

The Town Staff is requesting approval to market the vacant space at Town Hall that was previously rented by PRDC. The space is now vacant and Staff is recommending a rental rate of \$750 per room per month. The rent would include utilities. Staff also recommends giving a reduction of \$50 per room per month if a tenant rents multiple rooms. Staff would request to start marketing the rooms immediately.

A motion to approve allowing the Town Staff to begin marketing the vacant space at Town Hall and approving a monthly rental rate of \$750 per room with a reduction of \$50 per room per month for rental of multiple rooms was made by Commissioner Furr with a second by Commissioner Meadows. All Board Members were in favor. (4-0, Commissioner Ashby excused)

At this point Commissioner Furr made a motion with a second from Commissioner Chapman to go into Closed Session. All Board Members were in favor. (4-0, Commissioner Ashby excused)

ADDED- Closed Session 143-318.11. (a)(#6)

To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

Resignation of Bobby Hartsell, Public Works Director

Commissioner Furr made a motion with a second from Commissioner Simpson to end the Closed Session. All Board Members were in favor. (4-0, Commissioner Ashby excused)

9. Adjournment

With nothing else to come before the Board, Commissioner Furr made a motion to adjourn. Commissioner Simpson seconded the motion. All Board Members were in favor. (4-0, Commissioner Ashby excused)

By our signatures the following minutes were approved as submitted and amended on Monday, September 10, 2018 in the Regular Meeting.


Town Clerk Amy Schueneman


Mayor W. Del Eudy

SEAL

