

McAdenville Town Council
August 11, 2015

The McAdenville Town Council met in Regular Session on August 11, 2015 at 5:00 p.m. in the Council Room, McAdenville Town Hall.

Mayor Farrell Buchanan presided with Mayor Pro-Tem Carrie Bailey, Councilman Jim Robinette, Councilman Jay McCosh, Councilman Greg Richardson and Councilman Joe Rankin in attendance.

Others present included Jim Windham, Town Attorney; Crystal Certain, Town Administrator/Clerk.

CALL TO ORDER:

Mayor Buchanan called the meeting to order.

INVOCATION:

Upon the request of Mayor Buchanan, Mayor Pro-tem Bailey led those assembled in the Invocation.

ADOPTION OF AFENDA FOR THIS MEETING:

Councilman Robinette stated that a discussion may need to be held on the progress of the access for the Two Rivers Utilities lift station.

APPROVAL OF MINUTES:

Councilman Robinette motioned to approve the minutes of the July 14, 2015 meeting as written. Councilman Bailey seconded the motion and the motion was passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

- 1. Public Hearing – To hear public comment surrounding the proposed relinquishment of a portion of McAdenville’s ETJ**

Councilman Robinette motioned to open the public hearing. Councilman Rankin seconded the motion and the motion was passed unanimously.

Crystal Certain, Town Administrator stated that this subject is one that has been discussed several times over the last several months. The relinquishment of this portion of the ETJ is perceived to have no negative impact upon the Town. It eliminates a small portion of responsibility of zoning and minimum housing enforcement. The County has greater staffing resources and capabilities for this enforcement. Mr. Erickson with Pharr

Yarns has approached the Town requesting that the properties they own in this portion of the ETJ remain within the ETJ and not be relinquished to the County; no reason was given as to why this request was made.

Mr. Ron Smith with Gaston County was present and available for questioning. The County would meet with McAdenville staff to review current zoning in efforts of finding a zone with the County's ordinance that would be parallel. If relinquished the County would request enough time be given so that it can be presented and approved by County Commission.

Councilman Robinette motioned to close the public hearing. Councilman Rankin seconded the motion and the motion was passed unanimously.

2. Motion – To Approve the relinquishment of a portion of McAdenville's ETJ area and set a time date certain of the relinquishment.

Councilman Rankin motioned to continue this discussion when a map and list of Pharr Yarns/Belmont Land & Investment's properties can be identified. Councilman Richardson seconded the motion and the motion was passed unanimously.

3. Discussion/Motion – Revision of McAdenville Code of Ordinances, Chapter 8, Section 8-1, Temporary Vendors Prohibited During December

Discussion surrounding the next three ordinances was started at the work session held earlier in the year. These changes are to prepare us for the upcoming Christmas season.

Councilman McCosh motioned to adopt the changes to Chapter 8, Section 8-1, Temporary Vendors Prohibited During December as presented. Councilman Rankin seconded the motion and the motion was passed unanimously.

4. Discussion/Motion – Revision of McAdenville Code of Ordinances, Chapter 10, Article III, Section 10-11 and Section 10-12

Councilman Robinette motioned to adopt the changes to Chapter 10, Article III, Section 10-11 and Section 10-12 as presented. Councilman McCosh seconded the motion and the motion was passed unanimously.

5. Discussion/Motion – Adoption of Chapter 5, Section 5 – 19, Operation of Unmanned Aircraft Systems (UAS)

Councilman Robinette motioned to adopt the addition of Chapter 5, Section 5 – 19, Operation of Unmanned Aircraft Systems (UAS) as presented.

6. Discussion – Zoning Ordinance, Current and Proposed

Ms. Certain stated that the Planning Board has been actively meeting and working on the proposed UDO. Chapters 1-6 have been reviewed, corrected and sent back out to the board for additional review. Chapters 9-15 have been reviewed, however, corrections have not been made. In working with the UDO and after speaking to several others, it has been discovered that this document is extremely complex and it has been suggested that we not adopt this ordinance and either look for another document or modify our own to meet our needs. Ms. Certain would like to hear any suggestions, feedback or direction from the Council.

Attorney Jim Windham stated that problems within the ordinance are being discovered well after the time of adoption for some other municipalities.

After a brief discussion, Council requested copies of the UDO for self-review and asked that the Town Administration discuss with the Planning Board to receive their feedback as well.

Paper copies or digital copies will be provided to Council and discussion will be held after review.

7. Discussion – Access to area of proposed Two River’s Utilities lift station

Councilman Robinette stated that he would like to ask Mr. Fred Erickson the status of the discussion relating to access to the proposed Two River’s lift station. Mr. Erickson stated that there had been some back and forth discussion with regards to need to have two access points as opposed to the original discussion of one access point. They (Belmont Land) have provided Two River’s with an option and now the wait is in their response. There may be a locked gate at the end of Lakeview that would be an access point to the lift station.

This is one of the key issues that are delaying the progress of the project and hopefully it can be resolved quickly.

SPEAKERS FROM THE FLOOR

ADJOURNMENT

With no further discussion, the meeting was adjourned at 6:14 pm.

Respectfully Submitted,

Crystal Certain
Town Administrator/Clerk