

**TOWN OF MCADENVILLE MINUTES  
DECEMBER 12, 2017**

The McAdenville Town Council met in Regular Session on December 12, 2017 at 5:00 PM in the Council Chambers of Town Hall, 125 Main Street.

**PRESENT:**

Mayor Jim Robinette; Council Members: Jay McCosh, Joe Rankin, Carrie Bailey, and Greg Richardson. Also present: Attorney, Jim Windham and Clerk, Lesley Dellinger.

**CALL TO ORDER & PLEDGE OF ALLEGIANCE:**

Mayor Robinette called the meeting to order. He then asked for a moment of silence honoring Council Member Erik Jacobs who passed away Sunday, December 3<sup>rd</sup> after a long battle with cancer. The Mayor then led in the Pledge of Allegiance.

**INVOCATION:**

Pastor Walter Griggs of McAdenville Baptist Church gave the invocation.

**OATHS OF OFFICE:**

The Honorable Richard B. Abernethy, District Court Judge, Gaston County was present and administered the Oaths of Office for recently reelected Council Members Greg Richardson, Carrie Bailey and Jay McCosh.

**ADJUSTMENT & APPROVAL OF DECEMBER AGENDA:**

Upon motion of Jay McCosh, second of Greg Richardson and unanimous vote the December Agenda was approved with the following addition: Item 7(a) – Mr. Jeff Kirchner, UDO Consultant, will provide Council with an overview of the feedback received during the UDO/Zoning Informational Meeting held on Thursday, December 7<sup>th</sup>.

**APPOINTMENT OF MAYOR PRO TEMPORE:**

The General Statutes direct that the Town Council, at its organizational meeting, elect a Mayor Pro Tempore, who is to serve at its pleasure. The direct role of the pro tem is to preside over council meetings in the Mayor's absence. Greg Richardson stated that the pro tem position was traditionally given to the Council Member who received the highest number of votes during the recent election, however he felt his work schedule would be problematic to his serving in this position. Greg Richardson motioned that Councilman Jay McCosh be reappointed to serve as Mayor Pro Tem. This motion was seconded by Carrie Bailey and unanimous vote. Jay McCosh was sworn in as Mayor Pro Tem by the Honorable Richard B. Abernethy, District Court Judge for Gaston County.

**APPROVAL OF CONSENT AGENDA:**

Upon motion of Jay McCosh, second of Joe Rankin and unanimous vote, the following items were approved on the December Consent Agenda.

- a) Approved the regular Meeting Minutes of November 14, 2017
- b) Approved **Resolution 2017-006** setting a Public Hearing for Tuesday, February 12, 2017 at 7:00 PM on the Adoption of the McAdenville Unified Development Ordinance (UDO) and new Zoning Map.
- c) Approved **Ordinance 2017-009** amending the Water & Sewer Budget for the Town of McAdenville for the Fiscal Year beginning July 1, 2017 in the amount of

\$6,500 to cover the closing costs associated with the DWI loan to fund Phase II of the South Fork Sewer Project. This change will result in no increase or decrease in the net appropriations for the Water & Sewer Fund.

- d) Approved the Planning Boards request to appoint Andy Westmoreland to the vacant seat on the Board with the term ending in May 2018.
- e) Approved the Planning Boards request to reappoint Brit Goodrich to the Board with the term ending in May 2018.
- f) Approved the Planning Boards request for implementing staggered terms for the Board beginning in June 2018.

#### **COUNCIL MEETING TIME CHANGE FOR 2018:**

Due to the increased attendance at the 2017 October and November Council meetings, Greg Richardson motioned that the 2018 regular meeting time be changed to 7PM. This motion was seconded by Jay McCosh and unanimous vote. The official meeting schedule will be presented for approval at the January 9, 2018 Regular Council Meeting.

#### **The Mayor formally excused Councilman Joe Rankin from the meeting at 5:25 PM.**

#### **UDO / ZONING UPDATE:**

Consultant Jeff Kirchner was present to update council on the feedback from the Public Information Meeting held December 7<sup>th</sup> regarding the Proposed UDO & Zoning changes. Numerous business owners along Wilkinson Blvd & Wesleyan Drive expressed concern over the proposed C-1 zoning change to their commercial property. The land owners believe the restrictive C-1 (Light Commercial) zoning would devalue their current property and requested that the less restrictive zoning district of C-2 (Highway Commercial) be considered. Mr. Kirchner stated that C-2 could be considered but recommended certain business types require a conditional use permit. Concern was also voiced by the commercial property owners along Hickory Grove Road regarding property value if the area is rezoned to TMU (Transitional Mixed Use). They felt that the TMU zoning combined with the lack of sewer service in this area would prove problematic and a deterrent to future development. The last point of concern was the area along Main Street that borders I-85 and the proposed C-2 rezoning. Overall, the residents feel that a planned commercial redevelopment project would be beneficial to their property values especially if a developer acquired the entire block. However, residents are very concerned about spot commercial development being permitted next to residential homes if the zoning is changed at this time. Mr. Kirchner recommended leaving the area zoned residential but adopting a Future Land Development Plan where this area is marked for highway commercial development to attract investors. All these concerns will be address at the January 18<sup>th</sup> Planning Board Meeting and recommendations will be presented to Council prior to the Public Hearing on February 13, 2018.

#### **POLICE DEPARTMENT REPORT:**

Interim Chief Brad Adams of the Cramerton Police Department was present to update Council on the Christmas Town Celebration and answer questions.

The Town Clerk reported that the commercial property at 140 Hickory Grove Road was in violation of the Town's Vendor Ordinance Chapter 8, Section 8-1 by charging for parking. Chief Adams stated that his team would address the Ordinance Violation.

Council Member Richardson stated that he and other Council Members had received complaints about the music volume of the so named Party Barge that frequents the Christmas Town route. Chief Adams stated that the volume of music had been addressed with the

owner/driver of the Party Barge and it should not be an ongoing problem. He also stated that it had been confirmed that the Party Barge does not charge passengers for a ride through Christmas Town. The owner/driver is a local resident who just enjoys sharing the Christmas Town tradition with friends.

Council Member Bailey asked for an update on the code enforcement issues discussed at the November meeting. Chief Adams stated that a minimum housing case was being pursued on the 356 Main Street property and that code violation letters had been sent to the residential property along Main and the commercial property along Wesleyan.

**OPPORTUNITY FOR PUBLIC COMMENT:**

Pastor Walter Griggs, McAdenville Baptist Church, stated that the Christmas Coffee House hosted by his parishioners had served over 600 visitors during the first weekend of the Christmas Town Celebration. He also noted a considerable increase in parents with stroller age children touring the Town in comparison to years past.

**COUNCIL GENERAL DISCUSSION:**

The Mayor reported that the Town Hall construction bid opening had taken place at 3PM today. He suggested having a special meeting to review the individual bids. He also stated that the County Permitting Department was requiring the addition of an elevator and sprinkler system to the Town Hall construction plans. These additions will considerably increase the current bid amounts and Labella Architect, Brian Bumann plans to arrange appointments with the County to discuss possible alternatives.

Attorney Jim Windham reported that the easement for the Holcomb property at 218 Wright Street has been modified. A new survey has been completed which only includes the forty (40) feet of unpaved roadway as the right of way through the Holcomb property. The Holcomb family has agreed to the revised easement and the amended paperwork will be prepared if the Town agrees to accept the modifications. Upon motion by Greg Richardson, seconded by Carrie Bailey and unanimous vote the Town agreed to purchase a forty (40) foot easement from Ms. Patsy Holcomb at 218 Wright Street for \$2,000.

**ADJOURN:**

There being no further business to come before the Board, motion to adjourn at 5:51 PM was made by Carrie Bailey, seconded by Jay McCosh and unanimously passed.

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**Jim Robinette, Mayor**

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**Lesley Dellinger, Town Clerk**