

TOWN OF MCADENVILLE MINUTES FEBRUARY 13, 2018

The McAdenville Town Council met in Regular Session on February 13, 2018 at 7:00 PM in the Council Chambers of Town Hall, 125 Main Street.

PRESENT:

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

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

Mayor Robinette called the meeting to order and led in the Pledge of Allegiance.

INVOCATION:

Pastor Pat Hannon of McAdenville Wesleyan Church gave the invocation.

ADJUSTMENT & APPROVAL OF THE FEBRUARY AGENDA:

Upon motion of Jay McCosh, second of Greg Richardson and unanimous vote the February Agenda was approved as presented.

APPROVAL OF CONSENT AGENDA:

Upon motion of Greg Richardson, second of Carrie Bailey and unanimous vote, the following items were approved on the February Consent Agenda.

- a) Approved the Regular and Closed Session Meeting Minutes of January 9, 2018.
- b) Approved a two (2) year extension of the current Solid Waste Collection Contract with Harrison Sanitation beginning March 1, 2018 to February 28, 2020.
- c) Approved the appointment of Joe Rankin as Deputy Finance Officer for check signing purposes.

PRESENTATION OF AUDIT FOR FY ENDING JUNE 30, 2017:

Mr. Robert W. Adams, CPA, Butler & Stowe presented the Audit Report for the year ended June 30, 2017. He stated that the members of Council should review the Management's discussion and analysis presented on pages 2-10 which highlights the different factors affecting the net position of the Town. Management's discussion and analysis reports a positive cash flow and strong financial position of the town with total net position of \$4,231,201. The financial statements disclose a decrease in the Fund Balance of \$27,365 resulting from the purchase of the property at 163 Main Street which is being renovated for use as McAdenville Town Hall. The water and sewer fund did not require any contributions from the general fund and ended with a positive income of \$268,609. In closing, Mr. Adams stated that the town has a strong financial standing and that a clean audit report had been approved by the state. Motion to accept the Audit Report for FY ending June 30, 2017 was made by Jay McCosh, seconded by Carrie Bailey with unanimous vote.

(A copy of the audit report is on file at Town Hall and available for inspection)

UNIFIED DEVELOPMENT ORDINANCE / ZONING MAP PRESENTATION:

Planning Consultant Jeff Kirchner was present to present the Planning Board's recommendations for the proposed McAdenville Unified Development Ordinance (UDO) and Zoning Map. Mr. Kirchner briefly explained the differences in the Highway Commercial (C-2) and Neighborhood Commercial (C-1) districts regarding allowed uses. He added that a modified C-2 district would change numerous "use by right" business types to "conditional use"

which would require a conditional use permit and be subject to Council review for approval. Mr. Kirchner then reviewed the text changes to the UDO recommended by the Planning Board. He noted that existing business would be given six (6) months to comply with the proposed UDO standards regarding code enforcement and that all existing car lots would have twelve (12) months to develop acceptable site plans.

PUBLIC HEARING OR PROPOSED UDO AND ZONING MAP:

Upon motion by Carrie Bailey and second by Greg Richardson the Public Hearing on the proposed Unified Development Ordinance and New Zoning Map was opened. The Mayor then opened the floor and invited public comment. No public comment was received. Upon motion by Joe Rankin and second by Greg Richardson the Public Hearing was closed.

Jay McCosh stated that he felt the proposed Zoning Map and modified C-2 district needed additional discussion. Councilman Richardson agreed and motioned to continue the UDO/Zoning Map adoption to the March 13th meeting. This motion was seconded by Jay McCosh with unanimous vote.

The Mayor suggested that the next Planning Board Meeting scheduled for February 22, 2018 be used as a work session including Council. This would allow Council and the Planning Board member's opportunity for open discussion and agreement on the final modification to the proposed Unified Development Ordinance and Zoning Map.

POLICE DEPARTMENT REPORT:

Sergeant Jones of the Cramerton Police Department presented council with an updated monthly report detailing the type and number of responses the CPD had addressed in McAdenville for the month of January 2018. He also provided a brief update on the arrest that had taken place at McAdenville Elementary on February 12, 2018 involving an adult with a weapon on school property.

OPPORTUNITY OR PUBLIC COMMENT:

David Smith, 7 Hillcrest Drive, asked when the Town planned to provide his neighborhood with access to water and sewer as well as street lights. The Mayor stated that there were no current plans to extend water and sewer service to his neighborhood, but that the lack of streetlights could be evaluated and possibly added.

Laura Lewis, 504 Lakeview Drive, asked if the person responsible for shooting at the ducks on McAdenville Lake had been apprehended. Sergeant Jones of the Cramerton Police responded that a suspect had been apprehended and charged.

COUNCIL GENERAL DISCUSSION:

Attorney Jim Windham stated that the easement connected to the Holcomb Family property at 218 Wright Street was not executed and was back in the review stage.

ADJOURN:

There being no further business to come before the Board, motion to adjourn at 7:58 PM was made by Greg Richardson, seconded by Jay McCosh and unanimously passed.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk