

**SPECIAL MEETING / PUBLIC HEARING MINUTES  
MCADENVILLE TOWN COUNCIL AND PLANNING BOARD  
APRIL 22, 2021**

The McAdenville Town Council met in Special Session on April 22, 2021 at 6:00 PM in a virtual format via a webinar hosted on zoom. The webinar was available live, and the link was distributed to the Sunshine List and made available on the Town’s website. Proper notice of the Public Hearing was published in the Gaston Gazette.

**CALL TO ORDER:**

Mayor Robinette called the meeting to order at 6:00 PM.

The Mayor stated that the purpose of the Special Meeting was to conduct a joint Public Hearing of the McAdenville Town Council and McAdenville Planning Board. During the Public Hearing, Town Council will receive information on the Planning Board’s recommendation for proposed text amendments to the McAdenville UDO.

**ROLE CALL:**

Mayor Robinette conducted role call for the Board members.

Town Council Members Present

Mayor Pro-tem, Jay McCosh  
Carrie Bailey  
Joe Rankin  
Reid Washam  
\*Greg Richardson

Planning Board Members Present

Chairman, Kevin Lamp  
William Clark  
Andy Westmoreland  
Denise Palm-Beck  
\*David Elkins

\*Board Members Greg Richardson and David Elkins joined the meeting in progress at 6:03PM.

**PUBLIC HEARING:**

Upon motion by Joe Rankin and second by Mayor Pro-tem McCosh the Public Hearing on the proposed UDO Text Amendments was opened. The Mayor gave the floor to Planning Board Chairman Kevin Lamp to present the details on the Board’s recommendations for updates to the UDO.

Kevin Lamp stated that the majority of the proposed updates to the UDO were initiated by new State legislation for planning and development regulations in Chapter 160D of the general statutes. The 160D legislative changes were done to promote consistency and uniformity in planning codes across the State. McAdenville’s Planning Board worked with a consultant from Centralina Regional Planning to implement the required changes. Kevin added that almost all of the updates were technical, clarifying changes and that very few were substantive in nature. The Planning Board used the 160D update requirement as an opportunity to make minor adjustments throughout the UDO so that it would better fit the scope and vision on the Town. Kevin stated the Telecommunication Tower regulations were updated to include an increased distance between tower locations and proximity to residential homes. Amendments were also included to encourage stealth design towers or placement on existing power structures. A new definition was added for

Electronic Gaming operations to provide further clarity for staff in distinguishing between video game arcades intended for children verses skilled gaming operations for adults. The Table of Uses was updated to allow Electronic Gaming operations in the I-2 zoning district under the Other Uses category paired with Adult Establishments and Nightclub/Lounges. The final text amendment was to expand the definition for Vocational Schools to include educational facilities providing employment training and personal enrichment courses to adults with intellectual developmental disabilities. The Table of Uses was modified to include Vocation Schools, with supplemental regulations, in the CBD zoning district. Completing his presentation, Kevin Lamp offered to answer questions from Council. Councilman Greg Richardson asked if any of the amendments presented were contested or met with opposition between Planning Board members. Kevin Lamp responded that all the proposed text amendments were discussed at length among the Planning Board and were agreed upon with unanimous support.

The Mayor opened the floor for public comment. Mr. Bob Clay, Belmont Land and Investment, submitted a comment in support of the Vocational School text updates recommended by the Planning Board to include uses applicable to the modified Holy Angels/Spruced Goose business model. No additional comments were received. Upon motion by Carrie Bailey, second by Reid Washam the public hearing period was closed.

**VOTING CONSIDERATION OF PROPOSED TEXT AMENDMENTS TO THE  
MCADENVILLE UNIFIED DEVELOPMENT ORDINANCE (UDO):**

Mayor Robinette called for a motion from Town Council on the proposed UDO text changes. Reid Washam made a motion to approve the revisions recommended by the Planning Board amending the text in the McAdenville Unified Development Ordinance for telecommunication towers, electronic gaming, vocation education facilities, the Table of Uses, and all Chapter 160D mandated updates. The motion was seconded by Mayor Pro-tem McCosh and passed unanimously. **Ordinance #2021-001 Amending various provision of the Unified Development Ordinance Regarding State Enabling Legislation Chapter 160D was adopted.**

**ADJOURN:**

There being no further business to come before the board, the meeting adjourned at 6:18 PM upon motion of Greg Richardson, second by Joe Rankin with unanimous vote.

---

Jim Robinette, Mayor

---

Lesley Dellinger, Town Clerk