

TOWN OF MCADENVILLE MINUTES MARCH 8, 2022

The McAdenville Town Council met in regular session on Tuesday, March 8, 2022, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

PRESENT:

Mayor Jim Robinette and Mayor Pro-Tem Reid Washam; Council Members: Carrie Bailey, Jay McCosh, and Joe Rankin. Also in attendance: Attorney Chris Whelchel, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Council Member Greg Richardson was absent.

CALL TO ORDER:

Mayor Robinette called the meeting to order at 6:00 PM and led in the Pledge of Allegiance. Pastor Walt Griggs, McAdenville Baptist Church, opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The March Agenda was approved as submitted by motion of Carrie Bailey, second by Jay McCosh and unanimous vote.

APPROVAL OF MINUTES:

The minutes from the February 8, 2022, regular meeting was approved by motion of Joe Rankin, second by Mayor Pro-Tem Washam and unanimous vote.

PLANNING & ZONING PRESENTATION:

Brian Sciba, Director of Building & Development Services with Gaston County, was invited by the Board to discuss Interlocal Agreement options for McAdenville's planning & zoning services. Mr. Sciba thanked the Board for the opportunity to discuss how Gaston County could assist McAdenville with planning and code enforcement due to their size and limited staffing. He stated that Gaston County's Planning and Development office currently has a robust staff and could seamlessly assume these duties for McAdenville and added that they had recently signed an agreement with High Shoals. If planning and zoning services are transferred to the County the Town would have to relinquish their current ordinance and adopt the County's UDO to maintain congruency for enforcement by his staff. Mr. Sciba and his staff have reviewed the Town's UDO and found that it was very similar to the County's current version. One noted difference is the use of a Downtown Business & Mobile Home Overlay which he would allow to stay. If the Board chooses to move forward with an interlocal agreement there would be no fees due from the Town. The County would recoup their cost through collection of zoning, permitting and site plan review fees. Mr. Sciba added that a separate agreement for code enforcement services could be added if the Board felt it would be beneficial.

Lesley Dellinger stated that the Town was currently working on a Comprehensive Land Use Plan which is expected to be completed and presented for adoption in May of this year. She asked if this plan would be needed if Gaston County assumed the planning and development services. Mr. Sciba replied that the Land Use Plan is an especially important document and that his staff would utilize it when making decisions on future development projects. He added that the County has long range planners on staff that could help maintain and make updates to the Land Use plan as the Board's vision for the Town evolved. Mayor Pro-Tem Washam asked if the Town would continue to need a Planning Board if an interlocal agreement was approved. Mr.

Sciba replied that the Town could keep their Planning Board, or they could utilize Gaston County's Planning Board and dissolve their current board. Jay McCosh stated that when the Town adopted the UDO that tweaks were made to the Table of Uses, especially in the C-2 (Highway Commercial) district, to better fit a municipality the size of McAdenville. He asked how these modifications would be addressed if an interlocal agreement was supported. Mr. Sciba replied that McAdenville's ordinance would be replaced by the County's current ordinance and that the modifications to the C-2 district would not transfer. However, any uses requiring a Special Use Permit would continue to be presented to McAdenville's Board for final approval. Mayor Robinette asked what would be included if the Town wanted to transfer Code Enforcement duties to Gaston County. Mr. Sciba replied that it would be a separate agreement and that enforcement would only cover items that were addressed in the UDO. Town Code violations such as street parking would still be managed by the local police. Chief Adams added that the main benefit for using the County for code enforcement of the UDO would be addressing minimum housing problems. He added that this is a very lengthy process involving the court system and that a high level of expertise is needed. Mayor Robinette asked the Board if they were interested in pursuing an agreement for planning and development services with Gaston County. The overall opinion was yes. Mayor Robinette thanked Mr. Sciba for his time and requested he proceed with a draft proposal for Planning & Zoning Services for consideration by the Board.

SCHEDULE PUBLIC HEARING FOR 5103 WILINSON BLVD REZONING:

Lesley Dellinger reported that the application for rezoning parcel #213448 is complete and the applicant has met the public information meeting requirements. She requested that Council set the required public hearing. Carrie Bailey motioned to set the joint public hearing of Council and the Planning Board to receive comments on the proposed rezoning of 5103 Wilkinson Blvd from C-2 to RMF/CZ for development of an affordable senior (55+) rental community for 6:00 PM on Thursday, March 31st at McAdenville Town Hall. The motion was seconded by Mayor Pro-Tem Washam and passed unanimously.

POLICE DEPARTMENT REPORT:

Chief Adams stated that reports of gun fire in the vicinity of McAdenville Village had been received. The source of the gun fire has not been pinpointed but officers are still investigating. Mayor Robinette commented that the CPD monthly report did not reflect any traffic crashes for the month of February when a two-car accident had happened in front of his home on Mockingbird Lane. Chief Adams confirmed that this accident should have been reflected on the monthly report and that he would follow up. Carrie Bailey asked if any details were available on the recent arrest on Riverside Drive. Chief Adams reported that the incident was isolated and specific to the persons involved and it posed no threat to the Town population.

STAFF REPORT:

Lesley Dellinger updated Council on grant funding opportunities through the Division of Water Infrastructure. She stated that the NC DEQ will administer approximately \$1.6 billion in ARPA funds in the form of grants for drinking water, wastewater, and stormwater systems in North Carolina. The distribution categories are as follows:

- Approximately \$840 million has been directly allocated by the General Assembly.
- Approximately \$544 million has been designated for Distressed and At-Risk systems.
- Leaving \$54.1 million for construction grants for water & wastewater grants, and \$82 million for stormwater.

McAdenville is eligible to apply for up to \$5,000,000 in the \$54.1 million construction grant category. Due to the grant monies available, the DWI Spring 2022 funding round will be highly competitive. It is anticipated that sufficient applications will be submitted to award all the available ARPA funds. However, if funds do remain available after the Spring funding round, they will roll over to the Fall funding program. Any application not funded in the Spring will be considered in project priority order in the Fall. Lesley stated that she was working with Amanda Whitaker at WithersRavenel to identify one or more projects in the Town's CIP that may score well in DWI's Priority Rating System. She added that Withers fee for grant writing is \$5,000/application, but the Board will have an opportunity to review the recommended construction projects and projected point accumulation prior to authorizing Withers to proceed with a grant application.

OPPORTUNITY FOR PUBLIC COMMENT:

Mayor Robinette opened the floor for public comment. No comments were received.

COUNCIL GENERAL DISCUSSION:

Mayor Robinette stated that Pharr was working on a press release highlighting their future development plans in McAdenville. The final draft will be made available to Council prior to public distribution which is tentatively scheduled for March 14th.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:49 PM upon motion of Carrie Bailey, second by Mayor Pro-Tem Washam and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk