

## **TOWN OF MCADENVILLE MINUTES MAY 10, 2022**

The McAdenville Town Council met in regular session on Tuesday, May 10, 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 Greg Richardson. Also in attendance: Attorney Chris Whelchel, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Council Member Joe Rankin 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 May Agenda was approved as submitted by motion of Jay McCosh, second by Carrie Bailey and unanimous vote.

### **CONSENT AGENDA:**

The items of the Consent Agenda were unanimously approved by motion of Mayor Pro-Tem Washam, second by Carrie Bailey with unanimous vote:

- a) **Approval of Minutes:** Special Meeting/Joint Public Hearing of March 31, 2022, Regular Meeting of April 12, 2022, and Special Meeting/Budget Workshop of April 23, 2022.
- b) **Public Hearing on Proposed Budget:** Council set the Public Hearing on the proposed 2022-2023 municipal budget for Tuesday, June 14, 2022 at 6:00 PM in the Council Chamber of McAdenville Town Hall.
- c) **Planning Board Appointment:** Council appointed William Clark to serve on the McAdenville Planning Board/Board of Adjustments for a (3) year term of May 2022 to May 2025.
- d) **Amend Town Council Meeting Schedule:** Council amended the meeting schedule to include a budget workshop for Saturday, May 14, 2022, at 9:00AM to be held in the conference room at Town Hall.

### **PUBLIC HEARING ON PROPOSED LAND USE PLAN & LAND USE MAP:**

Upon motion by Carrie Bailey, second by Mayor Pro-Tem Washam the public hearing on the proposed land use plan and map was opened. Mayor Robinette stated that the Planning Board had been working with a consultant to create a Comprehensive Land Use Plan for the Town. He added that the State now requires all local governments to adopt a Land Use Plan to be eligible for certain funding, powers, and authority by June 30, 2022; otherwise the Town loses authority to enforce local UDO regulations. Tom Weitnauer, consultant with N-Focus, was given the floor for a slide presentation on McAdenville's proposed Land Use Plan and map.

Mr. Weitnauer stated that a Comprehensive Land Use plan is a tool that assures local decisions are made with a perspective on future implications, affirming public accountability & fiscal

responsibility are part of the process. It is a 20-year plan designed to help elected officials and appointed boards create capital improvement plans to attract and support development that achieves their vision for future growth. The plan can be broken out into the following three sections: Where the Town is today (Chapters 1 – 4); where the Town wants to go (Chapter 5); and a plan for how to get there (Chapter 6 – 9). Public engagement was an important factor in the development of the plan, and Chapter 5 provides graphs of the public responses from the on-line survey and one-on-one interviews conducted in Town. This information was analyzed and used to prioritize the final goals desired by the community. These goals with objectives and strategies are detailed in Section 5.2 of the plan. The later part of the plan gives a road map for future development, and once the plan is adopted will prevent rezoning that does not align with the Town’s future vision. The future Land Use Map was presented for review. Mr. Weitnauer concluded his presentation and offered to answer questions from Council and the public. He thanked Town Council, the Planning Board and Town Staff for their input and assistance with developing the draft Comprehensive Land Use Plan and added that he looks forward to partnering with the Town on future projects.

Following Mr. Weitnauer’s presentation, Mayor Robinette opened the floor for public comment.

William Clark, McAdenville resident of 136 Church Street and Planning Board member, stated that the Land Use map does not change the official zoning map but that he hopes it will be used to shape the future. He added that the future Land Use map lines up well with the current zoning because our UDO is so new, and it will be a great tool for the members of the Planning Board when new site developments plans are presented for review.

No additional comments were submitted. Upon motion by Carrie Bailey and second by Mayor Pro-Tem Washam the public hearing period was closed.

**ORDINANCE AMENDING ZONING MAP:**

Staff reported that Council approved the application for rezoning for tax parcel #213448 from C2 to RMF/CZ for development of an affordable senior (55+) rental community with specified conditions at the April 12, 2022, regular meeting. The CZ development conditions have been agreed upon in writing by the current Property Owner, A.G. Koutsoupas, and the Developer, WDT Development, LLC. Ordinance 2022-001 amending the official zoning map of the Town of McAdenville with the agreed conditional zoning requirements was presented for adoption consideration by the Board. Jay McCosh motioned to approve the ordinance amending the official zoning map for Parcel #213448 from C2 to RMF/CZ with conditional zoning provisions. The motion was seconded by Mayor Pro-Tem Washam and passed unanimously.

**POLICE DEPARTMENT REPORT:**

Chief Adams asked for Council’s consideration to adjust the rate of pay for officers managing traffic during the Christmas Lights to the standard off-duty rate of \$35/hr. He added that he had to reach out to every police department in Gaston County last year to try and fill the scheduled slots. Mayor Robinette stated that the Board would discuss a rate adjustment when budgeting for the Christmas Town event in 2022.

Mayor Pro-Tem Washam stated that an additional officer was being requested for traffic control at Mockingbird Lane in 2022. He asked how Chief Adams planned to manage the influx of

traffic from 29/74. Chief Adams replied that the plan is to add additional signage at 29/74 and on Mockingbird Lane and to station one officer to direct traffic at the Main Street intersection. Mayor Pro-Tem Washam added that he feels it would require two officers to manage the traffic flow efficiently.

**COUNCIL GENERAL DISCUSSION:**

Mayor Robinette stated that Custom Builders & Grading had mobilized and work on the greenway parking lot was underway.

Mayor Pro-Tem Washam congratulated Attorney Chris Whelchel on a recent high-profile win in the NC Supreme Court.

**OPPORTUNITY FOR PUBLIC COMMENT:**

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

**ADJOURN:**

There being no further business to come before the Board, the meeting adjourned at 6:54 PM upon motion of Greg Richardson, second by Mayor Pro-Tem Washam and unanimous vote.

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Jim Robinette, Mayor

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Lesley Dellinger, Town Clerk