

**TOWN OF MCADENVILLE MINUTES
MARCH 10, 2026**

The McAdenville Town Council met in regular session on Tuesday, March 10, 2026, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

PRESENT:

Mayor Reid Washam and Mayor Pro-Tem Joe Rankin; Council Members: Susan Elkins, Fred McBee, and Greg Richardson. Also in attendance: Town Administrator/Clerk Lesley Dellinger and Attorney, Stratton Stone. Council Member Jay McCosh was absent.

CALL TO ORDER:

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

ADJUSTMENT & APPROVAL OF AGENDA:

The March Agenda was approved as submitted by motion of Fred McBee, second by Greg Richardson and unanimous vote.

PUBLIC HEARING – HELMS DEEP INCENTIVES:

The Public Hearing on the proposed Level One economic development incentive for Project Helms Deep was opened by motion of Susan Elkins, seconded by Mayor Pro-Tem Rankin with unanimous vote.

Mayor Washam invited Donnie Hicks, Executive Director of the Gaston County Economic Development Commission, to speak about the project and answer questions from Council prior to receiving public comments. Mr. Hicks stated that the tax incentive program helps recruit new businesses to Gaston County and encourages existing business expansion. The Helms Deep Project involves an existing Gaston County business that would relocate to the Complex 46 property on Saxony Drive in McAdenville. This building needs substantial improvements and the incentives would help the prospective tenant with structural repairs and the transfer and expansion of advanced manufacturing equipment. The anticipated investment is \$8 million but would not create any additional job opportunities. Mayor Washam asked if the company were to invest more than anticipated if additional incentives would be offered. Mr. Hicks replied yes. Fred McBee asked if the manufacturing company was ready to make a move. Mr. Hicks replied yes. Greg Richardson asked if any additional information could be shared on the company. Mr. Hicks replied no and added that a public announcement disclosing the company name would be made once a decision on the incentives was finalized. No additional questions were presented by the Council and Mayor Washam opened the floor to public comment. No public comments were

submitted. Upon motion by Mayor Pro-Tem Rankin and second by Greg Richardson the public hearing period was closed.

Resolution 2026-01 approving a Level One Economic Development Incentive for Project Helms Deep was presented for the Council's consideration. Following discussion, a motion to approve Resolution 2026-01 was made by Fred McBee. The motion was seconded by Mayor Pro-Tem Rankin and approved with unanimous vote.

PUBLIC HEARING – UDO TEXT AMENDMENTS:

The Public Hearing on proposed zoning text amendments to the McAdenville Unified Development Ordinance: Chapter 5 Permit and Modification Procedures, Section 5.16.5 Zoning Map Amendments – Conditional Zoning (CZ) Districts; and, Chapter 6 Zoning Districts, Section 6.4 Conditional Zoning (CZ) Districts, Chapter 13 – Subdivision Regulations, Section 13.15.3 (C)1; was opened by motion of Susan Elkins, second by Greg Richardson and unanimous vote.

Mayor Washam invited Town Administrator, Lesley Dellinger, to provide an overview of the text amendments and explain how these changes impact the Town's zoning and subdivision regulations. Lesley stated that the amendments were initiated by staff and are clarifying and corrective in nature. They do not substantially change the intent of the UDO, nor do they introduce new development rights. Instead, they improve clarity, consistency, and usability – particularly as it relates to Conditional Zoning districts and lot frontage requirements. She added that the changes in Chapter 5 & 6 refine the Conditional Zoning process by clearly aligning application requirements, site plan submittals, and review procedures across chapters of the ordinance. This ensures applicants, staff, the Planning Board, and Council all have a shared understanding of what is required and when, reducing confusion and improving transparency. The change in Chapter 13 addresses a subdivision standard requiring lots without public street frontage to be at least three acres. Staff determined this standard is more appropriate for rural or county contexts and does not reflect McAdenville's more compact development pattern. The proposed amendment reduces the minimum lot size to one acre, while maintaining safeguards related to access, easements, and infrastructure. Overall, Town staff believe these amendments strengthen our ordinance by making it clearer, more internally consistent, and better aligned with how development occurs in McAdenville. Following Lesley's presentation, the Council was provided with an opportunity for questions. No additional clarification was requested, and Mayor Washam opened the floor to public comment. No public comments were submitted. Upon motion by Susan Elkins and second by Mayor Pro-Tem Rankin the public hearing period was closed.

Mayor Washam invited Planning Board Chairman, Kevin Lamp, to present the Planning Boards opinion on the proposed UDO Text Amendments being considered. Mr. Lamp stated that Town

staff presented the Planning Board with the proposed zoning text amendments for Chapter 5, Chapter 6, and Chapter 13 at the regular meeting on January 22, 2026. The Planning Board reviewed the amendments and agreed that they do not significantly alter development standards. Instead, they improve clarity, reduce confusion, and better align the ordinance with how development occurs in McAdenville, while remaining consistent with the Town's adopted Comprehensive Land Use Plan. The Planning Board voted to recommend approval of the proposed text amendments to the Town Council following the required public hearing if no opposition was presented by the public. Mayor Washam thanked Mr. Lamp and the Planning Board for their support of the Town.

Following discussion, the Council recommended approval of the proposed zoning text amendments and directed the Attorney to prepare an Ordinance amending Section 5.16.5, Section 6.4, and Section 13.15.3(c)1 of the McAdenville Unified Development Ordinance to be presented for consideration at the April 14, 2026 regular meeting.

OPPORTUNITY FOR PUBLIC COMMENT:

Mayor Washam opened the floor for public comment. No comments were presented.

APPROVAL OF MINUTES:

Greg Richardson motioned to approve the regular meeting minutes of February 10, 2026, as submitted. The motion was seconded by Mayor Pro-Tem Rankin and passed unanimously.

POLICE DEPARTMENT REPORT:

Officer Rogers, McAdenville's Community Coordinator GCPD, attended the meeting and presented the Crime Statistics report for February. He stated that Beat 78 was quiet again this month with one fraud case that originated in another jurisdiction, two traffic stops, and no arrests. Officer initiated checks continued at the Fire Station, McAdenville Motors, and elementary schools; and foot patrols have been added for the Greenway. He added that when illegal parking is witnessed on Wesleyan Drive and Wilkinson Blvd, please call the non-emergency number (704-866-3300) to report so that an officer can address the situation when it is happening. Once the slide presentation was completed, questions and comments were invited from the Council. No additional questions were presented by the Council.

STAFF REPORT:

Town Administrator, Lesley Dellinger, reported on the following:

Water/Sewer:

- The monthly construction meeting for the DWI grant projects was held today at Town Hall. The waterlines are installed in the Forrest Heights neighborhood and pressure testing was scheduled for today. The boring was suspended last week at Oak & Pine off Ford Drive due

to rock; but is scheduled to resume next week. Construction on Ford Drive is progressing with 1,100 feet of waterline remaining to be installed. There was a recent conflict which occurred around noon on Monday, March 9th in which the bore on Wesleyan Drive made contact with the power controls for the three-way traffic signal. The signal was rendered inoperable creating a very dangerous situation. The State Utilities crew was 8 feet deep and had the required materials conflict report when contact was made with the electrical conduit. The NCDOT, Duke Energy, and GCPD were contacted for assistance. The DOT provided a temporary generator and George Altice with Pharr allowed them to access power at one of the Christmas light outlets on Pharr property. GCPD managed traffic control till the traffic light was operational around 8PM. Full repair is expected within 2-3 days.

Financial:

- During the Audit Presentation at the February meeting Jay McCosh questioned the capital asset increase on page 9 for Buildings from 2024 to 2025 in the financial statements. A response was received from Sheila Thornton at Butler & Stowe. Per Sheila, the difference was due to how Black Mountain Software breaks out the fixed asset line items. Clarifying that if you combine The Building Line and the Other Improvements Line on page 9 it reflects a decrease from 2024 to 2025. The decrease is the accumulated depreciation on the building and other improvements for the year. Lesley added that this response was shared directly with Councilman McCosh since he was going to be absent for tonight's meeting.

Old Business Items:

- Request for Proposals for On-Call Engineering Services were due February 19th. McAdenville received six proposals, which is a great response, from local firms in Gastonia and the Charlotte area. The review process will take several weeks, and the goal is to have 1-2 firms under contract by June 30th. Mayor Washam and Mayor Pro-Tem Rankin have agreed to help staff with the evaluation criteria scoring
- Staff was directed at the January meeting to prepare a Public Comment Policy for the Town. Staff collected policy samples from similar sized towns in NC and worked to develop a policy that meets McAdenville's needs. The policy being presented tonight for consideration addresses sign-up and speaker order, topics allowed, time limits, group presentations, conduct & decorum, along with prohibited content by speakers. The policy also provides directions to Council for handling responses and enforcement for speakers who fail to comply with the policy. Council reviewed the policy and following discussion a motion to adopt the Public Comment Policy for the Town of McAdenville as presented was made by Mayor Pro-Tem Rankin, seconded by Fred McBee and passed with unanimous vote.

COUNCIL GENERAL DISCUSSION:

Councilman Richardson thanked Mayor Washam for reaching out to his contacts at Division 12 and facilitating the demolition of the house on Hwy 74 by the South Fork Bridge that was left following the ROW acquisitions for the DOT widening project.

CLOSED SESSION:

A Closed Session was held for discussion of a personnel matter as allowed under **GS 143-318-11(a)(6)** by motion of Greg Richardson, second by Susan Elkins at 6:25 PM.

Upon return from Closed Session at 6:33 PM, Mayor Washam reported that the Board reviewed performance measures for the Town Administrator/Clerk position. No formal action was taken.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:34 PM upon motion of Mayor Pro-Tem Rankin, second by Greg Richardson and unanimous vote.

Reid Washam, Mayor

Lesley Dellinger, Town Clerk