

## **April 5, 2018 – Public Hearings opened at 7:00pm**

1. Amend General Ordinance – Comprehensive Water and Sewer Policies  
*No one spoke*
2. Conditional Use Permit – Massage Therapy – Home Business  
*No one spoke*
3. Amend Zoning Ordinance – Parking of Commercial and Recreational Vehicles  
*Kevin Lance – 416 Nance - spoke against*  
*Brent Lance – 416 Nance - spoke against*  
*Rick Huggins – 203 Pleasant - spoke in favor*  
*Bennie Horne – 464 Nance - spoke against*  
*Wally & Anita Crawford – 4484 Nance – written statement submitted in favor*
4. Amend Zoning Ordinance – Permits – Site Plan Requirements  
*No one spoke*
5. Amend Subdivision Ordinance – Plats and Utilities  
*Rick Huggins spoke in favor*

Public Hearings closed at 7:16pm.

## **Minutes of Regular Meeting April 5, 2018**

### **Determination of Quorum**

A quorum was determined with the presence of Mayor Kevin Barbee, Commissioners Larry Sides, Jerry Williams, Greg Lucas, James Griffin and Rick Williams.

### **Call to Order**

Mayor Kevin Barbee called the meeting to order at 7:17 pm.

### **Approval of Agenda**

Kevin Barbee asked to move the budget discussion to the end of the agenda after the closed session and James pointed out he has no Police Report as stated on the agenda. **Rick Williams made a motion to accept the agenda with the stated changes. All were in favor. Motion carried.**

### **Approval of Minutes**

**James Griffin made a motion to accept the minutes from March 1, 2018 as written. All were in favor. Motion carried.**

### **Approval of Bills**

**Larry Sides made a motion to pay the bills. All were in favor. Motion carried.**

### **Public Comment:**

Michael Green – candidate for the position of Stanly County Clerk of Superior Court, read a prepared statement concerning his campaign.

Tommy Jordan – candidate for the position of Stanly County Commissioner District 3, spoke about his campaign.

Public Comment session closed at 7:25pm.

### **Finance**

Greg Lucas read the fiscal status report. The budget is on target.

**Public Safety**-Nothing at this time.

### **Streets**

Nothing at this time.

### **Parks & Recreation**

Larry Sides explained that the Pete Henkel Park Three-Year Capital Improvement Plan is nearly complete and stated this plan includes input gathered from the public. Larry also announced that the Outdoor Market will be held at Log Barn Park on Saturday, June 16, 2018.

**Water & Sewer**

**Jerry Williams made a motion to adopt the amendment to the General Ordinance-Comprehensive Water and Sewer Policies. All were in favor. Motion carried.**

**Planning & Zoning**

**Rick Williams made a motion to approve the Conditional Use Permit – Massage Therapy – Home Business. All were in favor. Motion carried.**

**Rick Williams made a motion to approve the amendment to the Zoning Ordinance – Parking of Commercial and Recreational Vehicles.** During discussion, James Griffin asked for a copy of the proposals submitted by the Lances in an effort to find a solution to the complaints received for 416 Nance Road regarding buses, fire trucks, etc. All commissioners were given a copy. Kevin Barbee reminded board members that any amendment recommended by the Planning & Zoning Board can be approved as presented, approved with modifications, disapproved completely, or sent back to the Zoning Board for review. Jerry Williams spoke against adoption. Rick Williams mentioned a new General Statute in effect that limits the town in enforcement of ordinance violations after having knowledge of violation for 5 years. Kevin Barbee spoke about neighbors respecting neighbors. He explained that the Zoning Board recommends limiting the number of commercial vehicles in public view, but not limiting the number allowed on the property in an effort to respect property owner's rights. Greg Lucas read over and asked for a little more clarification on the recommendation. He is concerned that this amendment affects all residential properties and all situations. James is opposed to adding more regulation. With no further discussion, Mayor called for a vote. **Rick Williams in favor, Jerry Williams, Larry Sides and James Griffin - Opposed – Commissioner Greg Lucas abstained. Motion failed.**

**Rick Williams made a motion to approve the amendment to the Zoning Ordinance 11-3 Permits - Site Plan Requirements. All were in favor. Motion carried.**

**Rick Williams made a motion to approve the amendment to the Sub-division Ordinance Plats and Utilities. All were in favor. Motion carried.**

Mayor Barbee stated the board would be taking a short break before entering closed session.

**Greg made a motion to go into closed session at 8:24pm. All were in favor. Motion carried.**

**James Griffin made a motion to come out of closed session at 9:20pm and to continue this meeting on Thursday, April 19, at 7:00pm. All were in favor. Motion carried.**

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Mayor  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town Administrator

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**Rick Williams made a motion to accept the agenda with the stated changes. All were in favor. Motion carried.**

**James Griffin made a motion to accept the minutes from March 1, 2018 as written. All were in favor. Motion carried.**

**Larry Sides made a motion to pay the bills. All were in favor. Motion carried.**

**Jerry Williams made a motion to adopt the amendment to the General Ordinance-  
Comprehensive Water and Sewer Policies. All were in favor. Motion carried.**

**Rick Williams made a motion to approve the Conditional Use Permit – Massage Therapy  
– Home Business. All were in favor. Motion carried.**

**Rick Williams in favor, Jerry Williams, Larry Sides and James Griffin - Opposed –  
Commissioner Greg Lucas abstained. Motion failed.**

**Rick Williams made a motion to approve the amendment to the Zoning Ordinance 11-3  
Permits - Site Plan Requirements. All were in favor. Motion carried.**

**Rick Williams made a motion to approve the amendment to the Sub-Division Ordinance  
Plats and Utilities. All were in favor. Motion carried.**

**Greg made a motion to go into closed session at 8:24pm. All were in favor. Motion  
carried.**

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\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town Clerk

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Date