

Regular Meeting  
November 12, 2024  
STB

105 S. Long St  
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East Spencer, North Carolina  
28039



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**TOWN COUNCIL MEETING  
NOVEMBER 12, 2024, 6:30 PM  
AGENDA**

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|----------------------|---------------------|
| • CALL TO ORDER      | MAYOR PRO TEM COWAN |
| INVOCATION           | COUNCILMAN RUSH     |
| PLEDGE OF ALLEGIANCE | MAYOR PRO TEM COWAN |
| WELCOME              | MAYOR PRO TEM COWAN |

**Present: Board Members: Mayor Pro Tem Curtis Cowan, Alderman Albert Smith, Alderwoman Deloris High, Alderman Shawn Rush, Alderman George Jackson, Alderman Dwayne Holmes. Town Manager Michael Douglas, Town Clerk, ShaTaira Bailey, Town Attorney Thomas Brooke.**

Absent: **Mayor Barbara Mallett**

APPROVE MINUTES of regular meeting on October 7, 2024

**A motion was made to approve regular meeting minutes on October 7, 2024 with corrections made to the date by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.**

**PUBLIC COMMENT** Please note that comments shall be limited to five minutes and the Town Council reserves the right not to act on requests first presented this evening.

**No Public Comment was made.**

**Appointment of personnel privilege was given to Michael Douglas. He was selected as a 2024 Veterans Recognition Award recipient signed by CEO and ICMA Board President presented by Lynn Phillips.**

**NEW BUSINESS**

1. Public Hearing
    - a. Ordinance 24-03: Voluntary Annexation PID 053 008  
**A motion was made to open the public hearing by Alderman Holmes; seconded by Alderman Rush. Motion passes unanimously.**
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***This public hearing was conducted for the voluntary annexation of parcel 053 008. The parcel is located on Pinetree. The property owner would like a conditional annexation of the parcel pending the outcome of the current pending offer to purchase. A GIS map of the area was enclosed with the packet. A recommendation was given to the board to approve the ordinance.***

***Alderman High and Alderman Jackson had a few questions and comments.***

***No public comment.***

***A motion was made to close the public hearing by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.***

b. Ordinance 24-04: Voluntary Annexation PID 027 011

***A motion was made to open the public hearing by Alderman High; seconded by Alderman Smith. Motion passes unanimously.***

***This public hearing was conducted for the voluntary annexation of parcel 027 011. The parcel is located on Torbush. The property owner would like a conditional annexation of the parcel pending the outcome of the current pending offer to purchase. A GIS map of the area was enclosed with the packet. A recommendation was given to the board to approve the ordinance.***

***Alderman Holmes and Alderman Smith had a few questions. Alderman Jackson and Alderman had a few comments.***

***No public comments.***

***A motion was made to close the public hearing by Alderman Smith; seconded by Alderman Rush. Motion passes unanimously.***

***A motion was made to approve 1A Ordinance 24-03 and 1B by Ordinance 24-04 by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.***

2. Public Hearing

a. Special Use Permit PID 053 008

***A motion was made to open the public hearing by Alderman Smith; seconded by Alderman Rush. Motion passes unanimously.***

***This is a special use permit request for PID 053 008. A GIS map of the area was enclosed with the packet. A recommendation was given to the board to approve the special use permit.***

***Alderman Jackson asked when the completion date for the project is. Mr. Douglas stated it would be a few years, (24-36 years).***

***No public comment was made.***

***A motion was made to close the public hearing by Alderman High; seconded by Alderman Smith. Motion passes unanimously. Motion passes unanimously.***

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***A motion was made to approve Special Use Permit PID 053 008 by Alderman Rush; seconded by Alderman Holmes. Motion passes unanimously.***

b. Special Use Permit PID 027 011

***A motion was made to open the public hearing by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.***

***This was a special use permit request for PID 027 011. The potential buyers of the property would like to develop the land and place suitable 40 townhomes on the parcel. The request does not require a rezoning but does require a SUP. If approved, the property has the potential of bringing in an additional \$94,000 on ad valorem taxes once completely built out. A GIS map of the area was enclosed with the packet. A recommendation was given to the board to approve the special use permit.***

***A public comment was made by a resident, she asked will all the houses go up simultaneously or separate. Mr. Douglas responded and stated it depends on the developer.***

***A motion was made to close the public hearing by Alderman Jackson; seconded by Alderman Rush. Motion passes unanimously.***

***A motion was made to approve Special Use Permit PID 027 011 by Alderwoman High; seconded by Alderman Jackson. Motion passes unanimously.***

c. Special Use Permit PID 026 188

***A motion was made to open the public hearing by Alderman Smith; seconded by Alderman Jackson. Motion passes unanimously.***

***This is a special use permit request for PID 026 188. The potential buyers of the property would like to develop the land and place suitable 5 attached townhomes on the parcel. The request does not require a rezoning but does require a SUP. A GIS map of the area was enclosed with the packet. A recommendation was given to the board to approve the special use permit***

***Alderwoman High, Mayor Pro Tem Cowan, Alderman Holmes and Alderman Jackson all had comments.***

***Residents have a few comments as well.***

***A motion was made to close the public hearing by Alderman Jackson; seconded by Alderman Rush. Motion passes unanimously.***

***A motion was made to approve Special Use Permit PID 026 188 by Alderman Jackson; seconded by Alderman Holmes. Motion passes unanimously.***

3. Plat Map Review

***Mr. Douglas explains that the developers of Kerns Ridge would like to have the plat of the subdivision approved. The planning board was not able to meet due to not having enough participants for quorum. As a result, the board must approve the plat map for the subdivision. A recommendation was given to the board to approve the plat map for the subdivision. Alderman Smith, Mayor Pro Tem Cowan and Alderman Jackson had comments. Residents had***

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**comments as well. A motion was made to approve the plat map by Alderman Rush; seconded by Alderman Holmes. Motion passes unanimously.**

4. Variance Request PID 053 055

**Mr. Douglas explains that the developers of McCanless Village are ready to start developing the property located at the corner of McCanless Rd and Choate Rd. Because this project was approved under the old zoning ordinance, the parcel was zoned 85-ED-1. The setbacks for this type of zoning was 30', 25' 12'. This variance request to have the setbacks at 25', 20', 10'. The purpose of this is to allow the homebuilder to offer two-car garages and larger homes. A recommendation was made to approve the request. A motion was made by Alderman Smith; seconded by Alderman Rush. Motion passes unanimously.**

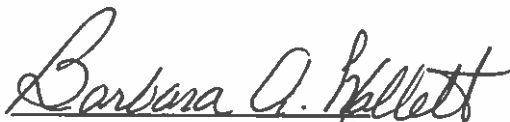
5. Manager Comments

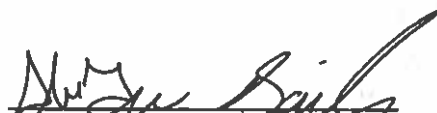
6. Council Comments

Alderman Rush gave an update on Centralina. Alderman Smith gave an update on MPO. Alderman Jackson notified the board that the 2025 MLK JR. event will take place January 20<sup>th</sup> at Shady Grove Baptist Church at 3pm. An update was given on the TCC meeting as well.

**ADJOURNMENT**

**A motion was made to approve adjournment by Alderman Smith; seconded by Alderman Rush. Motion passes unanimously.**

  
Barbara A. Mallett, Mayor

  
ShaTaira Bailey, Town Clerk