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**TOWN COUNCIL MEETING
JULY 8, 2024, 6:30 PM
AGENDA**

CALL TO ORDER	MAYOR BARBARA MALLET
INVOCATION	COUNCILMAN RUSH
PLEDGE OF ALLEGIANCE	MAYOR BARBARA MALLET
WELCOME	MAYOR BARBARA MALLET

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

Absent: *Alderman Dwayne Holmes*

APPROVE MINUTES of regular meeting on May 6, June 3, and June 17, 2024.
A motion was made to approve the minutes by Alderman Jackson; seconded by Alderman Smith. Motion passes unanimously.

Mayor Mallett read a proclamation for national minority mental health.

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.*

1. FRG Reality Group – A group from Charlotte that has come to East Spencer who believes in pushing empowerment and develop a community resources center. They understand the town owns a lot of property and wants to develop space for town homes, food and shelter. They would like to boost the economy of the town. Mayor Mallett asked all members of FRG Reality Group to stand. Generational Wealth is also a group that works with Frazier Reality Group and they help families as well as build resource buildings. Alderman Rush had questions about the Dunbar Center. Alderman Jackson asked about the history on Generational Wealth and capital investment. Town Manager Mr. Douglas highly encourages the board to work with these groups.

C. Dowdy – Has issues with Hillian Circle. Would like more police presence.

Q. Bannister – Has had a great experience since moving in besides his car being stolen.

Moorehead – Wants to help in the community. Wants to have speed bumps placed on Hillian Circle. Would like more police presence in the area. Would like to thank the town for placing new light poles on Hillian Circle.

NEW BUSINESS

1. Public Hearing – Rezoning:

a. 026 188

Open: A motion was made by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.

Mr. Douglas states this is a rezoning petition for parcel 026 188. The current zoning for this parcel is R1 which is good for a single-family home. The owner of the parcel, Straight Path Real Estate Solutions would like to rezone the parcel to R18 which would allow for Townhomes. The owner would like to build five affordable living townhomes, which would be a first for the Town. Questions were asked about parking spaces and the board was told that each unit will be assigned 2 spaces. Mayor Pro Tem Cowan asked if local residents were aware. Mayor Malett stated that the town should get signs out to help get the news out since a lot of people are not reading the newspaper.

Close: A motion was made to close by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.

Action Taken: A motion was made to approve rezoning-026-188 by Alderman Rush; seconded by Alderman Rush. Motion passes 4-1.

b. 024 159, 024 168, & 026 161

Open: A motion was made by Mayor Pro Tem Cowan; seconded by Alderman Rush. Motion passes unanimously.

Mr. Douglas explains this is a rezoning petition for parcels 024 159, 024 161, and 024 168. The current zoning for this parcel is R1 which is good for a single-family home. The owner of the parcel, Prime Assets LLC, would like to rezone the parcel to R18 which would allow for Townhomes. This would be a major development and the developer would have to create a road from Broad St. to Miller St. There is currently a planned road that runs between the three parcels, and this would be the primary road for the development. Alderman Jackson asked will the road be private. Mr. Douglas stated no the town will get Powell bill money for it 1 year after any repairs. Alderman Jackson if the town would be able to have an input and Mr. Douglas explains that yes, the board will review all development before it is started. Alderman Jackson would like to push for sidewalks as well.

Close: A motion was made by Alderman Rush; seconded by Mayor Pro Tem Cowan. Motion passes unanimously.

Action Taken: A motion was made to approve 024-159,124-168,026-161 by Alderman Smith; seconded by Mayor Pro Tem Cowan. Motion passes unanimously.

2. **Public Hearing – Annexation:**

a. **025 1170000002**

Open: A motion was made to open by Mayor Pro Tem Cowan; seconded by Alderman Smith. Motion passes unanimously.

Mr. Douglas explains that this is a public hearing for the voluntary annexation of parcels 025 170000002 and 025 118. The parcels are located at the corner of Trexler and Miller St. The property owner would like to annex the parcels into the Town of East Spencer and rezone the parcels from R1 to R18. The intent behind the rezoning is to allow the owner to build a single-story triplex multi-family structure. Brandon Emory, Zoning & Code Enforcement Director gave the board of alderman and mayor a summary. He also explained the area is not zoned for anything at this time. Mayor Mallett had a few questions.

Close: A motion was made to close by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.

b. **025 118**

Open: A motion was made to open by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.

Mr. Douglas explains that this is a public hearing for the voluntary annexation of parcels 025 170000002 and 025 118. The parcels are located at the corner of Trexler and Miller St. The property owner would like to annex the parcels into the Town of East Spencer and rezone the parcels from R1 to R18. The intent behind the rezoning is to allow the owner to build a single-story triplex multi-family structure.

Close: A motion was made to close by Alderman Rush; seconded by Alderman Smith. Motion passes unanimously.

Action Taken: A motion was made to approve 2A and 2B by Mayor Pro Tem Cowan; seconded by Alderman Rush. Motion passes unanimously.

3. **Town of East Spencer Revised UDO**

Mr. Douglas states that as the Town continues to grow and more development comes, it is imperative for the Town to lean forward with creating a comprehensive Uniform Development Ordinance (UDO). This UDO gives more detail to how development will take place within the Town. It outlines structures, streets, trees, play areas and more. This UDO is an improvement from the current UDO. Alderman Rush asked who is responsible for fire hydrants. Mr. Emory states the town can set up regulations. Mayor Mallett asked about manufactured homes and Brandon stated the only manufactured

homes are on Heiligtown road. Mr. Douglas explains that if the revised UDO is approved that he will get with the county to get a new map set up with Brandon. A motion was made to accept the information and for Michael Douglas and Brandon Emory to proceed with updates by Mayor Pro Tem Cowan; seconded by Alderman Smith. Motion passes unanimously.

4. Policy 24-01 Chronic Violator

Mr. Douglas states the Town continues to have issues with residents not maintaining their property in accordance with the adopted ordinances of the Town of East Spencer. There are a handful of property owners that have received multiple violation notices over the past year. This new policy will allow the Town to act upon the violation without going through the long process of sending a violation notice, allowing time for abatement, then fining the property owner for not complying. This policy is only for property owners that have been identified as chronic violators as outlined in NCGS 160A-200.1 A motion was made to approve policy 24-01 by Alderman Rush; seconded by Alderman Smith. Motion passes 4-1.

5. Planning Board Member Nomination

Mr. Douglas explains to the board and mayor that Ms. Brenda Ellis would like to be a member of the East Spencer Planning Board. Ms. Ellis live at 506 E. Geroid St in East Spencer. He stated that currently the town is short of three residents on the planning board that need to be filled. A motion was made to approve the nomination by Alderman Jackson; seconded by Alderman Smith. Motion passes unanimously.

6. Manager Comments


Mr. Douglas gave an update on upcoming projects and events.

7. Council Comments


Alderman Rush gave an update on some information with C.C.O.G. Alderman Smith gave an update on M.P.O. Mayor Mallett gave some updates on upcoming events and conferences.

8. ADJOURNMENT

A motion was made to adjourn by Alderman Smith; seconded by Alderman Jackson. Motion passes unanimously.



Mayor, Barbara A. Mallett



ShaTaira Bailey, Town Clerk