

105 S. Long St  
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28039



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**TOWN COUNCIL MEETING**  
**December 5 , 2025, 6:30 PM**  
**AGENDA**

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CALL TO ORDER	MAYOR BARBARA MALLETT
INVOCATION	ALDERMAN SHAWN RUSH
PLEDGE OF ALLEGIANCE	MAYOR BARBARA MALLETT
WELCOME	MAYOR BARBARA MALLETT

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

APPROVE MINUTES of regular meeting on November 5<sup>th</sup> , 2025

*A motion was made to approve the regular meeting on November 5th, 2025 at 6:30PM by Alderman Smith; seconded by Alderman Holmes. 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.*

Mr Archie Jarrell – Spoke to the Council about the plan to build a small to medium size commercial business park accommodating distribution, service centers, light manufacturing/assembly. No outside storage. Mr Jarrell Envisions six individual buildings within the property.

Seth Sorrell (Straight Path Real Estate Solutions – Mr. Sorrell address the plans to develop five-unit townhomes structure and he also addressed the concerns that the town council had about the parking spaces. As for Mr. Sorrell, each unit will have two assigned parking spaces.

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## NEW BUSINESS

### 1. **Public Hearing: Ordinance 25-03 Annexation Request PID 052 011**

A motion was made by Alderman Holmes and seconded by Alderman Smith to enter into the public hearing for Commercial Business Park.

- The owner of parcel 052 011 located along N. Long St. is requesting a voluntary annexation into the Town of East Spencer. The parcel is approximately 13.46 acres and is currently raw land. The owner would like to develop the land into a small to medium-sized industrial park.

A motion to close the public hearing was made by Alderman Smith and seconded by Alderman Holmes.

A motion to approve annexation was made by Alderman Holmes and seconded by Alderman Smith. The motion passed unanimously.

### 2. **Public Hearing: Special Use Permit (SUP) 319 Geroid St.**

A motion was made by Alderman Holmes and seconded by Alderman Smith to enter the public hearing for Special Use Permit (SUP) 319 Geroid St.

- This is a special use permit request for 319 Geroid St. This property consists of parcels 026 188, 026 400, 026 401, 026 402 and 026 403. The owners of the parcels are consolidating all five parcels to develop a five-unit townhome structure. Due to the current zoning being R6, single family residential, a special use permit must be obtained for this type of development.

A motion to close the public hearing was made by Alderman Homes and seconded by Alderman Smith.

A motion was made by Alderman Rush to approve the Special Use Permit (SUP) 319 Geroid St and was seconded by Alderman Smith. The motion passed unanimously.

### 3. **Resolution 25-08 OTP 0 Geroid St**

The purpose of this Resolution is to allow the sale of the property located at 0 Geroid St. East Spencer, NC 28039 Rowan County Tax Parcel #026 159.

Pursuant to NCGS 160A-269 the council may sell or dispose of real and personal property, without regard to the meth or purpose of its acquisition or to its intended or actual governmental or other prior use. Real property, of any value, and personal property valued at thirty thousand dollars(\$30,000) or more for any one item or group of similar items may be exchanged as permitted by G.S 160A-271 or may be sold by any method permitted in this article other than private negotiation and sale, except as permitted in G.S. 160A-277 and G.S 160A-279.

This property will be sold to CR Homes LCC for \$35,000. The initial deposit of \$300.00 has been paid and if approved, the initial upsetting bit will be \$36,800.

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4. **Ordinance 25-04 Abatement of 635 Andrews St. Unit 9**

The Town of East Spencer Code Enforcement Officer conducted a thorough inspection of the residential structure located on the property identified in the Rowan County Tax Record PID 029 108 having a street address of 365 Andrews Street unite 9, Salisbury, N 28144. The property is owned by Edmundo and wife Martha Sanchez, by that deed recorded in the Rowan County Registry at Deed Book/Page 1431/104. On February 5,2025, the Code Enforcement inspector conducted an inspection of the Property and dwelling. The office found violations of the Towns Nuisance (92) Minimum Housing (151, et seq) ordinances. Minimum Housing Violation: Residential structure, located on the property, with apparent roof and shingle rot and damage, missing and rotted siding, and severe rotting to fascia boards. Nuisance Violation: Trees and bushes appear to be severely overgrown and encompassing the structure.

There was a hearing and no property owner or heirs attended the meeting.

A motion was made by Alderman Rush to approve the Abatement of 635 Andrews St Unit 9 and was seconded by Alderman Smith. The motion passed unanimously.

5. **Ordinance 25-05 Abatement of 719 Andrews St.**

The Town of East Spencer Code Enforcement Officer conducted a thorough inspection of the residential structure located on the property identified in the Rowan Count Tax Record PID 024 039 having a street address of 719 Andrews street, Salisbury, NC 28144. The property is owned by HSBC Bank, by that deed recorded in the Rowan County Registry at Deed Book/Page 1294/566. On February 5,2025, the Code Enforcement inspector conducted an inspection of the property and dwelling. The officer found violations of the Towns Nuisance (92) and Minimum Housing (151, et seq.) ordinances. Minimum Housing Violation: Residential structure, located on the property, with apparent roof and shingle rot and damage, missing and rotted side, and severe rotting to fascia boards. Nuisance Violation: Trees and bushes appear to be severely overgrown and encompassing the structure.

There was a hearing and no property owner or heirs attended the meeting.

A motion was made by Alderman Rush to approve the Abatement of 719 Andrews St and was seconded by Alderman Smith. The motion passed unanimously.


6. **Manager Comments**


Mr. Douglas reminded the Council about the office being closed on December 24<sup>th</sup> – 26<sup>th</sup>. Calendar and Retreat Adjustments for 2026 were approved. Town Manager requested \$12,000 budget transfer from Fire to Administration for Southern Software to fix bank reconciliations for FY 2022-2023 and 2023-2024 (\$6,000 per year). This was also approved. The Manger also informed the council members that Health Insurance Cost will increase for starting January 2026. Annual Insurance cost will increase from \$80,000 to \$161,000 yearly.

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7. Council Comments

There were no Council comments

  
Barbara A. Mallett, Mayor

  
Michael Douglas, Town Manager