

NAVASSA COUNCIL RECESSED MEETING

June 24, 2009

4:00 P.M.

MEMBERS PRESENT

Eulis Willis, Mayor
Melvin Walker, Councilman

Craig Suggs, Councilman
Jerry Merrick, Councilman
Milton Burns, Councilman

MEMBERS ABSENT

Michael Ballard, Councilman

STAFF PRESENT

Michelyn Alston, Administrative Assistant Travis Barnes, Town Planner
Claudia Bray, Town Administrator

CITIZENS & VISITORS PRESENT

Charlene Brown
Debra Rice
Joel Wilson
Glendora Slappy
Louise Willis
Michael Otelsberg

Martha Ewings
Mark Zeigler
Matt Nichols
Harry Dorsey
Abdul Ali

Councilman Suggs led the prayer.
Mayor Willis called the meeting to order.

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILMAN BURNS TO RESUME THE JUNE 18TH MEETING. ALL VOTED IN FAVOR.

Mayor gave brief and open for discussion among council.

Mayor state that he recommended changing the zoning of a portion of Parcel Number #02300017, owned by Lincoln Development Company, and currently zoned Light Industrial (LI) on the Zoning Map to Heavy Industrial (HI).

COUNCILMAN BURNS MADE A MOTION SECONDED BY COUNCILMAN MERRICK TO CHANGE LI TO HI ON PARCEL # 02300017 IN THE ZONING ORDINANCE. ALL VOTED IN FAVOR.

Councilman Walker asks for the following changes in the zoning ordinance:

- On page 1-3 under Article 1.8 Interpretation of Regulations there is a typo in Item 3. The word “which” should be replaced by the word “with” to read; “Unless restrictions established by covenants with the land are prohibited by or contrary to the provisions of this Ordinance, nothing herein contained shall be construed to render such covenants inoperative.”
- On page 5-1 under Article 5.2 Uses Permitted the phrase “conditional with additional development standards” needs to be added to read; “Within a Special Use District, only those uses authorized by this Ordinance as “permitted”, “permitted with additional development standards”, “conditional”, or “conditional with additional development standards”, within the corresponding general use district shall be permitted, pursuant to Appendix 1, Table of Permitted Uses”. This needs to be changed so that it is consistent with our existing Appendix 1, Table of Permitted Uses.
- On page 6-2 Article 6.2, Item 2 Qualifying Standards, Part C, the language needs to be changed to remove “and Rural (RU) zoning districts.” To read; “A PUD may be established in any zoning district (Article 4) except for the Conservation and Recreation (CR) district.” The justification for this change is that the original language would require a land owner with property zoned rural to apply for a rezoning to some other district and then reapply for an additional rezoning to a PUD, which is redundant and counterproductive to what the ordinance is intending. There are several large tracts of land that are currently zoned rural within the Town’s limits and not allowing a PUD to take place in these areas could prohibit the Town from receiving a higher quality of development in these areas due to the additional flexibility that the PUD provides the developer and the town. Earlier drafts of the ordinance had an R-20 district so it made sense to prevent PUD in RU, but not now.
- On Page 16-14 under Article 16.6, Item 3, Part E Majority Voting, the language needs to be changed to clarify the message to read; “Although a four-fifths (4/5) majority is necessary for the Board of Adjustment to grant a variance or overturn a decision of the Zoning Administrator, the Town Council does not have to meet this requirement in issuing conditional use permits. A simple majority vote by the Town Council is all that is required to issue a conditional use permit. The Clerk of the Board shall keep minutes.....”
- On page 1 of Appendix 1- Table of Permitted Uses, it will be up to the Town Council to make a policy decision as to whether to allow “duplexes” as a permitted use in the R-15 and R-10 districts as opposed to a conditional use. The original justification for having duplexes as a conditional use in the R-15 and R-10 districts was to try to keep more intensive land uses, such as the duplex, in the higher density zones such as R-6.
- On page 1 of the Adopted Policies for : Town of Navassa Future Land Use Map 2009 to 2030, recommend changing the sentence next to Table 1 to read; “Table 1. The following are desired future land use type recommended policies by total acreage in percentages and accompany the Future Land Use Map. The policies percentages will be calculated by dividing the total acreage of the proposed development site, categorized by each specific land use, by the total acreage of the given Area 1 or Area 2 were the development will take place”.

The following resolution was read; The Town Council of Navassa, NC adopting the Zoning Ordinance, The Zoning Map, and Future Land Use Map 2009-2030 with associated policies.

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILMAN SUGGS TO ACCEPT AND ADOPT NAVASSA ZONING ORDINANCE, ZONING MAPS, AND FUTURE LAND USE MAP 2009-2030 PER RESOLUTION. UNANIMOUSLY PASSED BY A SHOW OF HANDS. (Attachment 1)

COUNCILMAN WALKER MADE A MOTION SECONDED BY COUNCILMAN BURNS TO LIFT THE MORATORIUM. ALL VOTED IN FAVOR.

Councilman Walker thanked Mark Zeigler for all his help with the UDO.

Mayor briefed the public about the help they received from the State regarding the rewriting of the Zoning Ordinance.

The budget workshop will be held on July 1st at 4:00 p.m. and the CDC workshop will be held at 5:30 p.m.

The board discussed financial support for the parade committee and agrees to lend them up to \$4000 until the MLK Grant was received.

ADJOURN

COUNCILMAN SUGGS MADE A MOTION SECONDED BY COUNCILMAN MERRICK TO ADJOURN THE MEETING. ALL VOTED IN FAVOR.

Approval Date: **August 20, 2009**