

NAVASSA REGULAR COUNCIL MEETING

May 21, 2009

7:30 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

Charlena Alston, Town Clerk

Travis Barnes, Town Planner

Al Beatty, Zoning Administrator

CITIZENS & VISITORS PRESENT

Artelston Bethel

Ella Beatty

Grey Bryant

David Sykes

Henry Robbins

Clifton Ballard

Nehemiah Holiday

Avery McAllister

Charles Mincey

Dorsey Jones, Jr

Donal Thomas

Ruby Brown

Janice Robbins

Councilman Suggs led the prayer.

Mayor Willis called the meeting to order.

APPROVAL OF MINUTES

UPON A MOTION BY COUNCILMAN BURNS AND SECONDED BY COUNCILMAN SUGGS THE MINUTES FROM THE PREVIOUS MEETING WAS RECEIVED AN ADOPTED WITH NECESSARY CORRECTIONS. ALL VOTED IN FAVOR.

GOVERNANCE

Mayor informed the public since Council has decided that the Administrator would be carrying out town policies, he would resume his right to vote in future matters.

VENDOR

David Sykes of CTC and Charles Mincey of Mactec the two groups that work with the town since 2007 on the EPA Brownfield Grant gave a brief on their findings. The grant target the Cape Fear Meat Plant to determine if contamination would hinder any redeveloping of property. Three components of the projects were (1) Community outreach, (2) Environmental assessment, (3) Clean up and redeveloping planning. The results from their finding are that everything is in great shape. The project is schedule to end September 30th.

Questions from the public:

- ✓ What's the website address?
www.brownfieldsctc.com/navassa
- ✓ How are you planning on getting citizens support or input?
Having an all day or multi day opportunity for the citizens to come in and speak with Representative.
- ✓ Are you talking about abatement or possible containment for particular project that you decide upon?
We are anticipating any abatement or clean up, will give several possible uses scenarios.
- ✓ How many acres are you talking about? Also, is it all contaminate or just the area around the building?
Two total acres that surround the meat packing plant.
- ✓ Will the input from public affect the whole area that will be developed?

Willie Byrd, Jr did a presentation about the coastline football camp that he is running. He asks council for financial support for the camp.

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILMAN BURNS TO DONATE \$1000 TO COASTLINE FOOTBALL CAMP. ALL VOTED IN FAVOR.

FOLLOWUPS ACTIONS

Mayor gave the following update:

- The Town purchases a service truck and pick up truck. Also, the City of Wilmington donated a pick up truck to the town.
- The antennary for the Board of Adjustments workshop was in their packets.

PLANNING BOARD REPORT

The Zoning Administrator gave the following report:

- Planning board gave conditional approval for a minor subdivision application for a piece of property off of Cedar Hill Road (SUB-2009-001), based on the condition that the applicant complete a wetlands survey approved by the U.S. Army Corps of Engineers, and that they submit verification that the railroad ROW is officially abandoned. The Board also is requesting that the road meets DOT Standards.

- Land owner request to withdraw CUP-2008-04. Mr. Brown submitted a land owner request to withdraw from the conditional use permit 2008-004 involved with the group home off of Wide way Road. This act to divest any vested rights the property owner has in regards to developing the group home and any future development on the property will have to start over with a new planning process.
- Planning board voted to recommend adoption of the draft Zoning Ordinance to Town Council. (SEE ATTACHMENT 1 FOR OFFICAL RECOMMENDATION).
- The Planning Board recommends the following timeline:
At this time the final draft of the Zoning Ordinance is posted on the town's website and a copy is available to the public at the town hall for public review for a period of 30 days. Rezoning notifications will be sent to all property owners for each parcel of land within the Town of Navassa and two small ads will also be published in the Star News. CTY phone messages will also be sent to notify citizens of the public hearing.

COUNCILMAN WALKER MADE A MOTION SECONDED BY COUNCILMAN MERRICK TO ACCEPT THE RECOMMENDATION OF THE PLANNING BOARD FOR THE DRAFT ZONING ORDINANCE. ALL VOTED IN FAVOR.

COUNCILMAN SUGGS MADE A MOTION SECONDED BY COUNCILMAN MERRICK TO HOLD A PUBLIC HEARING ON JUNE 18TH AT 6:00 P.M. FOR THE DRAFT ZONING ORDINANCE. ALL VOTED IN FAVOR.

COUNCILMAN WALKER MADE A MOTION SECONDED BY COUNCILMAN MERRICK TO ACCEPT THE LAND USE MAP AS RECOMMENDED BY PLANNING BOARD. ALL VOTED IN FAVOR.

COUNCILMAN WALKER MADE A MOTION SECONDED BY COUNCILMAN SUGGS TO HOLD A PUBLIC HEARING ON JUNE 18TH AT 6:00 P.M. FOR THE LAND USE MAP. ALL VOTED IN FAVOR.

- All future revisions or changes to the Draft Zoning Ordinance will be addressed through the text amendment process. Staff is working on changing some of the zoning colors on the associated Zoning Map and Future Land Use Map; however this does not need to go through the text amendment process.
- The next scheduled Zoning Subcommittee meeting is Tuesday, May 26th at 6:30 p.m. to discuss group homes, and the next scheduled planning board meeting is Wednesday, June 10th at 7:30.
- The Town Council is reminded to attend the Board of Adjustment training in Leland on May 28th beginning sharply at 6:00 p.m. The planning board has their training session on June 25th at 6:00 p.m. Staff has training materials to pass out tonight.
- Brunswick county Board of Commissioners will hold a public hearing on Monday, June 1st regarding a change of zoning from Rural Residential (RR) to Low Density Residential (R-7500) for tax parcel ID#01600024, located on Mt. Misery Road.

The Town Planner gave the following report:

- Cape Fear Commutes 2035 there was a public meeting this past Tuesday at North Brunswick High School. Staff helped facilitate the meeting. Town Council and Planning Board members are requested to complete the associated online survey.
- We need to form Environmental and Storm water Advisory Committee and there is a draft of the proposed committee bylaws for the Town Council's review.

OLD BUSINESS

Councilman Suggs reported that there will be a budget preparation meeting on the 28th at 4:00 p.m. Also, there is no financial report update.

NEW BUSINESS

Council tabled the CPA Contract issue and New Radios for Maintenance Department.

Mayor informed the public about the summer youth program for trouble youth that the applications were distributed in all districts and no decision has been made regarding approval of the program. Mayor, Town Administrator, and Councilman Burns will head up a committee for screening the applicants.

The Mayor updated the public about paying off the Town Hall.

COUNCILMAN SUGGS MADE A MOTION SECONDED BY COUNCILMAN WALKER TO PAYOFF THE TOWN HALL. ALL VOTED IN FAVOR.

Mayor updated the public about the I-140 (17 bypass) delay.

COUNCILMAN WALKER MADE A MOTION SECONDED BY COUNCILMAN BURNS TO DRAFT A RESOLUTION OPPOSING THE DOT PLANS TO DELAY I-140 PROJECT. ALL VOTED IN FAVOR.

Each council member was asked to submit at next town meeting a name for Storm Water Advisory Committee.

COUNCIL MEMBER'S REPORTS

COUNCILMAN WALKER MADE A MOTION SECONDED BY COUNCILMAN SUGGS TO CLARIFY THE TOWNS CHARTER. ALL VOTED IN FAVOR.

Councilman Burns ask the citizens to contact their Representative regarding any additional lights in total dark areas. He would forward the request to the Progress Energy Representative.

CITIZENS

Clifton Ballard expresses concern about district 1 having three representatives. He suggested since council is revisiting the town charter they should revamp the charter so that each district has one representative and two at large representatives. Also, made the suggestion that name plates be used so the public would know each councilman. Mayor replied that his suggestion would be given consideration.

Dorsey Jones asks if the public notice sign that was destroyed in District 3 can be replaced. Councilman Merrick reported that the bulletin board is in the process of being repaired and suggest that someone from that district advise them on a better location for bulletin board.

Ella Beatty asks if an explanation was given why I-140 bypass project for this end was delayed. Also, ask if the town is going to auction off old vehicles since purchasing new vehicles. The Town planner stated that it appears that funding was the issue and Mayor stated no decision has been made yet regarding an auction.

Antelston Bethel asks about the status of water and sewer in Phoenix area. Mayor replied still in paperwork stage.

A citizen wants to know about the status of the community center. Mayor answered that the drawings has been revised and paperwork has gone to USDA and drawing has to be inspected by Dept. of Insurance.

Dorsey Jones asks is anything being done regarding the operational cost to run the community center. Mayor stated not at this time.

Ella Beatty asks about developing a park in the area since Brunswick County has terminated it lease. Also, stated that she is glad that they do not have to deal with the group home on Wide Way. Mayor replied that the paperwork is in process of being submitted to Land and Trust regarding developing the park.

Antelston Bethel asks for a brief about the stimulus funding for the town. Mayor updated him about the meeting held in April where different municipalities met regarding stimulus funding. No report yet on the towns projects that were submitted.

The Mayor reminded board and public about the upcoming events the Board of Adjustment training on May 28th and Sandy Fields Water System dedication on May 29th.

ADJOURN

COUNCILMAN WALKER MADE A MOTION SECONDED BY COUNCILMAN SUGGS TO RECESS THE MEETING UNTIL JUNE 4TH AT 4:00. ALL VOTED IN FAVOR.

Approval Date: **May 21, 2009**