

**NAVASSA REGULAR COUNCIL MEETING**

October 15, 2009

7:30 P.M.

**MEMBERS PRESENT**

Eulis Willis, Mayor

Michael Ballard, Councilman

Milton Burns, Councilman

Melvin Walker, Councilman

Craig Suggs, Councilman

**MEMBERS ABSENT**

Jerry Merrick, Councilman

**STAFF PRESENT**

Claudia Bray, Town Administrator

Travis Barnes, Planner

Charlena Alston, Town Clerk

Alonza Davis

**CITIZENS & VISITORS PRESENT**

Jimbo Thomas

Deborah Adams

William White

Frank Willis

Nehemiah Holliday

Marie Davis

Nellie Andrews

Clifton Ballard

Bobby Brown

Jim Bradshaw

Antonio Hooper

Hazel Weston

Tiffany Montgomery

Mildred Beatty

Barbara Thomas

Ruby Brown

Geraldine Hall

Dorsey Jones, Jr

Elton Daniels

Roland Philipp

Mayor Willis called the meeting to order.

**APPROVAL OF MINUTES**

**UPON A MOTION BY COUNCILMAN BALLARD AND SECONDED BY COUNCILMAN WALKER THE MINUTES FROM THE PREVIOUS MEETING WAS ACCEPT AND ADOPTED WITH THE NECESSARY CORRECTIONS. ALL VOTED IN FAVOR.**

**GOVERNANCE**

Mayor gave the following updates:

- The town will receive 400k stimulus funding from Department of Commerce.
- Fire Department will receive 1.6 million dollar grant.

- The town has signed a lease agreement for the Dupont/Phoenix Park for 35 years.

### **FOLLOWUP ACTION FROM MINUTES**

Mayor informed the public that a formal complaint has been filed regarding the I-140 Bypass.

COUNCILMAN BALLARD MADE A MOTION SECONDED BY COUNCILMAN BURNS TO CLOSE THE TOWN MEETING AND OPEN THE PUBLIC HEARING FOR TEXT ADMENDMENTS. ALL VOTED IN FAVOR.

### **PUBLIC HEARING FOR REZONING**

The Planner gave a brief about the text amendments that had typographical errors and items that were left out of the original Zoning Ordinance. The following items are being addressed in the Zoning Ordinance:

1. Telecommunication Towers
2. Group Homes
3. Formatting mistakes
4. Type of graphical errors
5. Daycare Faculty
6. Amateur Radio Towers

In the Subdivision Ordinance:

1. All type of graphical errors
2. Provision dealing with storm water drainage  
(Slope requirements now 3:1, change to 2:1)

No Public comment was received.

COUNCILMAN SUGGS MADE A MOTION SECONDED BY COUNCILMAN BURNS TO CLOSE THE PUBLIC HEARING ON TEXT ADMENDMENTS. ALL VOTED IN FAVOR.

COUNCILMAN BURNS MADE A MOTION SECONDED BY COUNCILMAN BALLARD TO OPEN THE TOWN MEETING. ALL VOTED IN FAVOR.

### **PLANNING BOARD REPORT**

Councilman Walker gave the following report:

- Planning Board is working on additional text amendments to the Zoning Ordinance to address Solar Farm development regulations, minor administrative variances by the Zoning Administrator for setback encroachments of less than 5 feet, and editing Article 15-Non-Conformities.

- Planning Board has started to work on a noise and nuisance ordinance that will gradually work towards improving the beauty of the town by removing sources of blight and encouraging increased civic pride.
- Planning Board next schedule meeting will be Tuesday, November 10<sup>th</sup> at 7:30 pm. The date of the meeting was changed from Wednesday due to Veteran's Day.
- October 20<sup>th</sup> will meet with Mike Christenbury from the Division of Coastal Management to review the town's 2008 DRAFT CAMA Land Use Plan.
- Planning board request a Board of Adjustment hearing for Frank Roberts's variance application.
- Planning board request that board grant Administrator minor variance power.

The Board of Adjustment hearing on Frank Roberts Variance Application has been schedule for October 26<sup>th</sup> at 5:00 p.m.

COUNCILMAN WALKER MADE A MOTION SECONDED BY COUNCILMAN BALLARD THAT THE CLERK BE ALTERNATE FOR BOARD OF ADJUSTMENT HEARING. ALL VOTED IN FAVOR.

Councilman Walker requests a change regarding small group homes.

COUNCILMAN SUGGS MADE A MOTION SECONDED BY COUNCILMAN BALLARD TO MAKE THE SEPERATION REQUIREMENTS CHANGE TO 1500 SQUARE FEET FROM HALF MILE RADIUS. ALL VOTED IN FAVOR.

COUNCILMAN BALLARD MADE A MOTION SECONDED BY COUNCILMAN BURNS TO ACCEPT THE TEXT AMENDMENTS WITH THE NECESSARY CORRECTIONS THAT HAS BEEN CORRECTED WITHIN THE FORMAT FOR SUBDIVISON ORDINANCE AND ZONING ORDINANCE. ALL VOTED IN FAVOR. (SEE ATTACHMENT 1)

The Mayor allowed comment from Adjacent Land Owner and Developer.

Comment

- Frank Willis express concern about his home being surrounded by housing development and the effect it will have on his land value decreasing.
- Antonio Hooper distributed a photo as an example of his project and made the following two points:
  - ✓ Houses would be affordable
  - ✓ Houses will be going green

Councilman Burns ask has he investigated to find out what the average income is in order to make homes affordable.

Councilman Ballard asks will it be two building similar to the picture shown.

Antonio Hooper informed council that only one building will be built with 8 units.

The Planner stated with the zoning Mr. Hooper can only have four units per structure and if he is going with eight units will need two structures. But will be a smaller scale than what's on the picture.

COUNCILMAN BURNS MADE A MOTION SECONDED BY COUNCILMAN SUGGS TO REZONE PARCEL 030GB003. VOTED BY SHOW OF HANDS.

3 AYES  
COUNCILMAN WALKER  
COUNCILMAN SUGGS  
COUNCILMAN BURNS

1 NAYS  
COUNCILMAN BALLARD

### **OLD BUSINESS**

Mayor and board discuss the Community Center \$265,000 short funds, Mayor ask council to commit town funds if needed for project.

- Councilman Walker had concerns about the affordability to the community. Also, ask that a public hearing be held to ask the public their opinion.
- Councilman Suggs stated that if the town can not afford the building it may come to the raising of citizens taxes so the community will not be lost.

COUNCILMAN BALLARD MADE THE MOTION SECONDED BY COUNCILMAN BURNS TO COMMIT THE \$265,000 SO THAT WE COULD MOVE FORWARD INTO OBTAINING THE NECESSARY DOCUMENTS AND PAPERWORK THAT WE NEED TO MOVE FORWARD WITH THIS PROJECT. ALL VOTED IN FAVOR.

The public auction was held and a bid for \$50 was received for the Plymouth car.

COUNCILMAN SUGGS MADE A MOTION SECONDED BY COUNCILMAN BURNS TO ACCEPT AND AWARD THE BID ON THE PLYMOUTH CAR. ALL VOTED IN FAVOR.

COUNCILMAN BURNS MADE A MOTION SECONDED BY COUNCILMAN SUGGS TO REJECT THE BID THAT CAME IN FOR THE LAND. ALL VOTED IN FAVOR.

Council directive was to have the land appraised and re-bid with a minimum amount requirement.

Mayor gave the following update for the Phoenix Park Advisory Committee:

- Board requests a survey and plot plan for park.
- Board request that all large trees be identified.
- Board is asking for 3 more members; people from districts 1 & 2.

COUNCILMAN BALLARD MADE A MOTION SECONDED BY COUNCILMAN SUGGS TO ALLOW MCKIM & CREED TO DO THE PARK SURVEY. ALL VOTED IN FAVOR.

Town Administrator stated there was no update regarding the Solar Farms.

### **NEW BUSINESS**

COUNCILMAN SUGGS MADE A MOTION SECONDED BY COUNCILMAN BURNS TO APPROVE THE FALL FESTIVAL BUDGET. ALL VOTED IN FAVOR.

The Planner gave update about the intern from UNCW at no cost that will work 2 to 3 days a weeks.

COUNCILMAN WALKER MADE A MOTION SECONDED BY COUNCILMAN SUGGS TO PROCEED WITH GETTING AN INTERN FROM UNCW. ALL VOTED IN FAVOR.

### **COUNCIL MEMBER'S REPORTS**

Councilman Ballard reported about meeting he attended regarding the skyway bridge. His question was; will Section B be completed before they attempt to build the skyway bridge. He was informed that Section A and B must be built first. Ballard stated he had no problem with towing the skyway but was against the idea of towing Section B.

Councilman Suggs ask about the status of the speed bumps on Church Street.

Councilman Burns request some ditch work on Magnolia Drive.

Councilman Walker had a concern with the bottle neck drainage at the end of Main Street.

### **EMPLOYEES**

Elton Daniels introduces himself to the public as the Management Advisor for the Economical Development.

### **CITIZENS**

Marie Davis asks about the status of speed bumps for Plum Street.

Barbara Thomas asks is the clinic going into the community center.

A citizen asks about the status of the lights on Cedar Hill and Mt. Misery Road.

Frank Willis asks would the land owner next door to him be given the same opportunity as Mr. Hooper.

William White wanted to know the status of hiring a permanent Police Chief.

Mildred Beatty requests a bike path that the senior citizen could use for walking be included in the plans for the park.

Ruby Brown express joy to see that the community center is finally moving forward.

### **UPCOMING EVENTS**

Mike McIntyre will be doing a check presentation on October 19<sup>th</sup>. The clerk will provide refreshments.

The Mayor and Administrator will attend the NCLM Convention October 25<sup>th</sup> thru 27<sup>th</sup>.

Election Day for municipal will be November 3<sup>rd</sup>.

The Fall Festival will be October 31<sup>st</sup> on Ball Park.

### **EXECUTIVE SESSION**

COUNCILMAN SUGGS MADE A MOTION SECONDED BY COUNCILMAN BURNS TO GO INTO EXECUTIVE SESSION. ALL VOTED IN FAVOR.

COUNCILMAN BALLARD MADE A MOTION SECONDED BY COUNCILMAN SUGGS TO COME OUT OF EXECUTIVE SESSION. ALL VOTED IN FAVOR.

### **ADJOURN**

**COUNCILMAN BALLARD MADE A MOTION SECONDED BY COUNCILMAN WALKER TO ADJOURN THE MEETING. ALL VOTED IN FAVOR.**

Approval Date: November 19, 2009