

NAVASSA REGULAR COUNCIL MEETING

September 21, 2023

7:30 P.M.

MEMBERS PRESENT

Eulis Willis, Mayor
William Ballard, Councilman
Thurman Everett, Councilman

Jerry Merrick, Councilman
Ida Dixon, Councilwoman
Ernest Mooring, Councilman

STAFF PRESENT

Norwood Blanchard, Attorney
Officer Solari
Nina Teasley, Admin. Assistant

Michelyn Alston, Clerk
Dale Holland, Planner
Brian Crawford, Attorney

CITIZENS & VISITORS PRESENT

Ron Pickett
Geneive Beatty
Ebony Neil
Jim Crello
Steven Smiley
Steven Hatcher
Scott James
Clifton Ballard
Tonya Lowe

Marie McMillan
Curtis Neil
Lorraine Willis
Brad Schuler
Tim Clinksay
Jon Roan
Thomas Merrick, Jr
Roger Shew
Minnie Brown

Council Member Ballard led the Invocation.

Mayor Willis called September 21, 2023, meeting to order at 7:30 pm.

ADJUSTMENT & APPROVAL OF AGENDA

Council Member Dixon asked to adjust agenda to include an Executive Session to discuss Police Department Personnel.

Council Member Merrick asked that the Advertisement for part time Administrator be added to the executive session.

Council Member Mooring asked that the hiring of an additional attorney for the town be added to the executive session.

COUNCILWOMAN DIXON MADE A MOTION SECONDED BY COUNCILMAN EVERETT TO ADD THE ITEMS REQUESTED BY BOARD TO THE AGENDA. ALL VOTED IN FAVOR.

APPROVAL OF MINUTES

COUNCILMAN BALLARD MADE A MOTION SECONDED BY COUNCILWOMAN DIXON TO APPROVE THE MINUTES WITH NECESSARY CORRECTION. ALL VOTED IN FAVOR.

VENDORS/VISITORS WITH TOWN BUSINESS

Roger Shew made a presentation to the board about Eagles Island Paddle Trail Proposal that is located on the Gullah Geechee Trail. He will need the Town to establish Paddle Trail Support, in a word not money. Mr. Shew group would be responsible for the signage and will give a draft letter for the board to accept.

Jim Crello from Paramount Engineer for Cedar Hill Bluff informed the council that their project appeared in front of the Planning Board last week and needs approval of the concept plan. He mentioned that in 2011 Riverbend was granted approval and a land dedication was made to the town granting approval without limitation.

BUSINESS

New Fee Schedule for Community Center

The rates for the Community Center rental will increase to the following:

\$900 total cost, \$200 nonrefundable deposit, \$100 refundable if cleaned after use.
Repass only \$400 no refundable fee.

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILMAN BALLARD TO INCREASE THE COMMUNITY CENTER RENTAL FEE EFFECTIVE JANUARY 1, 2024. ALL VOTED IN FAVOR.

NLC Summit

Council Member Mooring gave a brief about the upcoming summit in Atlanta, Georgia for the National League of Cities.

COUNCILWOMAN DIXON MADE A MOTION SECONDED BY COUNCILMAN MOORING TO APPROVE THE EXPENDITURE FOR THE NLC SUMMIT. ALL VOTED IN FAVOR.

PTO Equipment for Public Works

Council Member Mooring presented the board with four quotes ranging from \$639 to \$1977. His recommendation was towards Johnson Equipment but ask the board for action that would grant him a range point no more than \$1977 so he could get advice from board members before making decision.

COUNCILMAN MOORING MADE A MOTION SECONDED BY COUNCILWOMAN DIXON TO GRANT A PERMISSION TO PURCHASE PTO EQUIPMENT IN AMOUNT NOT TO EXCEED \$1977.62. ALL VOTED IN FAVOR.

Update on Projects

The following updates were given to the board:

1. Three Crossings (Transportation Infrastructure Resiliency Grant) the surveying crews have been on site as well as wetland delineation. Should have that data back in a couple of weeks and more design will begin. Still shooting for 30% complete with cost estimates by end of the year.
2. Multi Use Project, there are two options of easements shape on the church parcel. Option one is across the whole back of the parcel while Option 2 is squarer but does not take the entire back line.
3. CSX-Cedar Hill Rail Crossings closed Sept 25.
4. Kerr McGee Site bidding process for the sale of an 87-acre portion of the Kerr McGee stie and adjacent property. The bid materials include the notice of invitation to bid, and all exhibits are available on our website. Bids are due on November 9th.

PARKS AND RECREATION

The following updates were given:

1. The signage at Davis Creek Park will be repaired.
2. On going work is being done to Davis Creek Park for improvement.
3. No success yet in hiring a landscape architect for Magnolia Drive Park.
4. Replacement picnic tables cost was investigated but Brunswick County Parks/Rec may donate some tables.
5. Currently there are five baseball teams that are practicing at Navassa Township Park.

PLANNING DEPARTMENT

Mr. Brian Crawford gave the following brief to the board:

- 160D-301(b) (6) Planning Boards. To provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.
- 160D-601 (a) Procedure for adopting, amending, or repealing development regulations. “The governing board shall hold a legislative

hearing. Notice of the hearing shall be given once a week for two successive published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

- 160D-601 (c) Ordinance required-a development regulation adopted pursuant to this chapter shall be adopted by ordinance.

Zoning Ordinance Text Amendment-Section 8.8 (3)

Mr. Holland briefed the board about the text amendment section 8.8 (3). A private access easement recorded by the Brunswick County Register of Deeds serving no more than (2) lots, each at least two ~~(2)~~ acres one (1) in size, for the exclusive use of a single residential unit and accessory uses established on such lots, and provided that the access is maintained in a condition passable for emergency service vehicles, and further provided that no such access may be established closer than one-hundred fifty (150) feet to any other previously recorded access.

The planning board at their regularly scheduled August 9th meeting through unanimous voted recommended approval of the text amendment.

COUNCILMAN EVERETT MADE A MOTION SECONDED BY COUNCILMAN MOORING TO APPROVE THE ZONING ORDINANCE TEXT AMENDMENT SECTION 8.8 (3). ALL VOTED IN FAVOR.

Rezoning request-The Cedars-Pickett Investments

Pickett Investments, LLC applicant, on behalf of Sand Pit Partners II, LLC and Sand Pit Partners III, LLC owners is requesting approval for a planned unit development rezoning named “The Cedars at Riverbend.” The property is currently zoned RU and R-15, as per the official zoning map of the Town of Navassa.

The planning board through unanimous vote found the following: “After considering the policies, maps, and other materials included as a part of the comprehensive plan, the planning board determines that the proposed zoning amendment is consistent with the comprehensive plan and future land use map and the request should be approved.”

COUNCILWOMAN DIXON MADE A MOTION SECONDED BY COUNCILMAN MOORING TO APPROVE THE REZONING REQUEST FOR THE CEDARS PICKETT INVESTMENTS. ALL VOTED IN FAVOR.

Preliminary Plat Approval-The Cedars-Pickett Investments

Pickett Investments, LLC, an applicant, on behalf of Sand Pit Partners II, LLC & Sand Pit Partners III, LLC owners, is requesting approval of a preliminary plat for the Cedars development proposed to be located off Cedar Hill Road.

The Technical review committee includes the Town Staff, Town Engineer, Brunswick County Government, and all relevant state agencies. An approval letter from NCDOT relating to the transportation impact analysis has been given.

COUNCILMAN MOORING MADE A MOTION SECONDED BY COUNCILWOMAN DIXON TO APPROVE THE PRELIMINARY PLAT APPROVAL THE CEDARS PICKETT INVESTMENTS. ALL VOTED IN FAVOR.

POLICE DEPARTMENT

Officer Solari is awaiting paperwork from the state, he informed the board that the Chief could do administrative duties but not police duties.

COUNCILMEMBER REPORT

Council Member Ballard questioned the mayor about not attending events that are held in District 3.

Mayor Willis stated out of respect any questions regarding his attendance at events should be addressed to him privately and he will not entertain questions.

CITIZENS TO BE HEARD

Minnie Brown express concern about the charging to use the Navassa Township Park gazebo and why are the young men being told they cannot use the park.

Council Member Dixon informed the public and board that no individual was told they could use the park, but any illegal activity was not going to be tolerated. The Parks and Recreation Board developed and recommended the cost factor for the gazebo.

Craig Suggs asked what can be done about the standing water in front of his property that is causing mosquitoes and the drainage ditch that needs to be cleaned out.

Council Member Merrick stated that Brunswick County comes a spray as a courtesy and Councilman Mooring and himself will develop a plan about the drainage ditch.

EXECUTIVE SESSION

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILWOMAN DIXON TO GO INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL. ALL VOTED IN FAVOR.

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

COUNCILWOMAN DIXON MADE A MOTION SECONDED BY COUNCILMAN BALLARD FOR THE LISTED BELOW ITEMS. ALL VOTED IN FAVOR.

1. Negotiation with Michael Best for attorney services.
2. Advertisement for Part Time Town Administrator.
3. Advertise for Full Time Planner.
4. Police Chief work only doing administrative duties.

ADJOURNMENT

COUNCILMAN EVERETT MADE A MOTION SECONDED BY COUNCILWOMAN DIXON TO ADJOURN THE MEETING. ALL VOTED IN FAVOR.

ATTEST:

Town Clerk

Mayor Pro Tem