

TOWN OF ELIZABETHTOWN

Special Called Meeting

June 23, 2023

The Elizabethtown Town Council met for a Special Called Meeting on Friday, June 23, 2023 at 12:00 p.m. in the Council Chambers. Those present were Mayor Sylvia Campbell, Mayor Pro Tem Rufus Lloyd, Council Members Herman Lewis, Ricky Leinwand, Howell Clark Jr., Town Manager Dane Rideout and Town Attorney Goldston Womble. Absent were Council Members Paula Greene and Rich Glenn. Department Heads in attendance included Police Chief Tony Parrish, Finance Director Sharon Penny, Town Clerk Juanita Hester, Town Planner Rusty Worley, Assistant Town Manager Pat DeVane and Public Service/Engineering Director Stephen Duffy. Absent were Director of Communications & Marketing Terri Dennison and Fire Chief Hollis Freeman.

Mayor Sylvia Campbell opened the meeting and thanked everyone for being there then called upon Mayor Pro Tem Rufus Lloyd to give the invocation.

Item 2.1: Approval of Agenda

Council Member Howell Clark Jr., seconded by Council Member Herman Lewis, moved to approve the agenda as presented (Unanimous).

Item #3.1: Public Hearing – Rezoning Request – J’Mela Newkirk – Case Number: RZ-03-2023-03, PIN #131100311650 – Rezone a Parcel of Land from R20 to R12 to Add a Manufactured Home to the Property – 103 McDowell Road

Mayor Sylvia Campbell opened the Public Hearing then called upon Planner Rusty Worley to present. Planner Rusty Worley noted that the Planning Board made a recommendation to approve the Rezoning Request from R20 to R12. There was a manufactured home there before.

Mrs. J’Mela Newkirk noted that she was born and raised here then moved to Virginia. She has relocated back to North Carolina and bought the property from her father so her family could put a manufactured home there.

Ms. Fitzgerald McDowell noted that the property is adjacent to her property at 155 McDowell Road. Ms. Fitzgerald noted that she has no problem with her family putting a home there.

Since there were no more public comments, the Mayor closed the Public Hearing.

Item #3.2: Public Hearing – Rezoning Request – Town of Elizabethtown – Case Number: RZ-04-2023-04 – PIN #131217210623 – Rezone a Parcel of Land from R12 to R20 to conform with Surrounding Properties – 1805 W. Broad Street

Mayor Sylvia opened the Public Hearing and called upon Planner Rusty Worley to present. Planner Rusty Worley noted that the Town Planning Board is looking at the inconsistency with zoning. Town staff requested to change the property from R12 to R20 to conform with the surrounding properties. The Planning Board made a recommendation to approve.

Mr. Lamorris Cromartie noted that he bought the property to build a house but was told that it is zoned for a manufactured home. Mr. Cromartie noted that he knows nothing about zoning but wants to build a house.

Mayor Campbell closed the Public Hearing.

Item #3.3: Public Hearing: Rezoning Request – Bladen’s Bloomin’ Agri-Industrial – Case Number: RZ-04-2023-05 – PIN #132103308176 – Rezone a Parcel of Land from HI to OI to comply with Zoning District Table of Uses and Activities for Medical Center – 365 Aviation Parkway

Mayor Sylvia Campbell opened the Public Hearing and called upon Planner Rusty Worley to present. Mr. Worley noted that parcel was transferred to Bladen’s Bloomin’ and the medical center will be part of the Live Work Play Project. The Planning Board made a recommendation to approve. Since no one signed up to speak, Mayor Campbell closed the public hearing.

Item #4.1: Approval for Zoning Map Amendment – J’Mela Newkirk – Case Number: RZ-03-2023-03 – Rezone from R20 to R12 to add a manufactured home at 103 McDowell Street

Council Member Howell Clark Jr., seconded by Council Member Herman Lewis, moved to approve Zoning Map Amendment – J’Mela Newkirk – Case Number: RZ-03-2023-03 – Rezone from R20 to R12 to add a manufactured home at 103 McDowell Street that it is consistent with the adopted comprehensive plan and promotes health, safety and welfare, it is reasonable and in the public interest (Unanimous). Copy attached and incorporated herein by reference.

Item #4.2: Approval for Zoning Map Amendment – Town of Elizabethtown – Case #RZ-04-2023-04 – Rezone from R12 to R20 to Conform with Surrounding Properties – 1805 W. Broad Street

Council Member Howell Clark Jr., seconded Council Member Herman Lewis, moved to approve Case #RZ-04-2023-04 – Rezone from R12 to R20 to conform with surrounding properties – 1805 W. Broad Street that is consistent with the adopted comprehensive plan and promotes health, safety and welfare, reasonable and in the public interest (Unanimous). Copy attached and incorporated herein by reference.

Item #4.3: Approval for Zoning Map Amendment – Bladen’s Bloomin’ Agri-Industrial - Case #RZ-04-2023-05 – Rezone from HI to OI to Comply with Zoning District table of uses and activities for Medical Center -365 Aviation Parkway

Council Member Howell Clark Jr., seconded by Council Member Herman Lewis, moved to approve Bladen’s Bloomin’ Agri-Industrial – Case #RZ-04-2023-05 – Rezone from HI to OI to comply with zoning district table of uses and activities for Medical Center – 365 Aviation Parkway that is consistent with the adopted comprehensive plan and that it is reasonable and in the public interest, promotes health, safety and welfare (Unanimous). Copy attached and incorporated herein by reference.

Item #4.4: Resolution #R-2023-14 – Viable Utility Reserve Program Grant Application

Town Manager Dane Rideout noted that the Town was contacted by the State in reference to a state grant for a study and/or construction project, training and education. Council Member Herman Lewis, seconded by Council Member Ricky Leinwand, moved to approve Resolution #R-2013-14 – Viable Utility Reserve Program Grant Application (Unanimous). Copy attached and incorporated herein by reference.

Item #5.1: FY 2022-2023 Final Budget Amendment - #2023-04

Finance Director Sharon Penny noted that the Amendment is to budget for additional ARPA funds of \$2000.00 from the County, \$50,000.00 for Local Option Sales Tax and \$1,500.00 for a desktop for the Council Chambers. Council Member Howell Clark Jr., seconded by Council Member Herman Lewis, moved to approve FY 2022-2023 Final Budget Amendment (Unanimous). Copy attached and incorporated herein by reference.

Item: 5.2: Runway & Apron Paving Rehabilitation Project – Update on the Re-Bid

Town Manager Dane Rideout noted that the second bid opening was June 21, 2023. The first 2 bids did not meet State guidelines. Barnhill Construction bid is \$4,000,000.00 and there is a 10% match.

With no further business to discuss, Council Member Howell Clark Jr., seconded by Council Member Herman Lewis, moved to adjourn (Unanimous).

Sylvia Campbell, Mayor