TOWN MANAGER
Ken Deal

TOWN CLERK
Amanda Eller

TOWN ATTORNEY
Tom Brooke

MAYOR
Don Bringle

TOWN COUNCIL
Brandon Linn
Charles Seaford
Steve Stroud
Mike Upright
Lee Withers

TOWN OF CHINA GROVE
A regular meeting of the China Grove Town Council

Tuesday, January 6, 2015 **China Grove Town Hall**
6:30 p.m. **China Grove, North Carolina**

CALL TO ORDER

Mayor Bringle called the regular meeting of January 6th, 2015 to order and called roll. All council members were present with the exception of Mr. Stroud and Mr. Seaford. There was a quorum.

The meeting started at 6:30 pm at the Town Hall.

Mayor Bringle led the audience in the Pledge of Allegiance.

Mr. Withers made a motion to adopt the agenda. Mr. Linn seconded the motion, which carried unanimously.

Mr. Linn made the motion to approve the Consent Agenda as presented. Mr. Upright seconded the motion, which carried unanimously.

CITIZEN COMMENT

Mr. Pete Kluttz – Railroad Avenue

Mr. Kluttz stated that there is a home on Railroad Avenue that is vacant that has a large pine tree that makes it unable to see at the intersection until you pull out into the road. He stated that sometimes the Police Department sits at Liberty and would like to have the tree removed so that he can see so that he doesn't receive a moving violation ticket.

Mayor Bringle requested Mr. Deal to look into this request.

PUBLIC HEARING

I) Presentation – Rezoning Request 2014-Z-02 316 S. Main Street

Mr. Franklin Gover stated that there has been a request made to rezone the property at 316 S. Main Street from Residential to Central Business to allow for office use on the property. Mr. Gover reviewed the Staff Report and map. He stated that the Planning Board unanimously voted to recommend denial of the request to rezone. He stated that his professional opinion is that rezoning would be appropriate for the location.

Mr. Withers stated that he attended the meeting. He stated that their concern was future requests and where would the rezoning stop. He stated that the backside properties moved into the area knowing that it was residential and it would affect those property owners.

Mr. Upright stated that Main Street is typically for business, which you'll see in other towns.

Mr. Gover stated that the homeowners were notified. He stated there were five letters sent and no comments were made at the Planning Board meeting. He reviewed the recent rezoning requests that were "spot zoning" that set a precedent including the laundry mat on Liberty and Main Street and Victory Wealth Management on Church and Main Street.

Mr. Withers stated that the property was previously a laundry mat and was already a business.

Mr. Gover stated that the Planning Board wants to keep the CB district concise and not sprawled out. He provided a list of business types that would be allowed; however, at this time the property owner is interested in having offices. He stated that there would be a site plan required. The property has been a residence since 1948.

Mr. Withers asked if the property has enough room to meet the requirements necessary. He also asked about on-street parking requirements.

Mr. Gover stated that there would be parking space requirements and buffer requirements. Mr. Gover stated that there are no requirements for on-street parking. He stated that the applicants believe the home is set up for offices as it is.

Mr. Upright reviewed the options that would be allowed under a Conditional Use permit for residential use, if it is not rezoned. Mr. Upright stated that he believes they could be hindering growth if they do not allow this rezoning. He stated that with the Land Use Plan proceeding, maybe it would be wise to table the item but he believes it would be best to expand.

Mayor Bringle asked the Council if they had any further questions.

Mayor Bringle opened the Public Hearing for the Rezoning Request 2014-Z-02 316 S. Main Street.

Mr. Alan Corriher – 503 Stevens Street. Mr. Corriher stated that homes along that area were businesses in the past. He stated that the location is a block from the businesses. He stated that the Town is less than two years from the high-speed trains coming through Town. He believes that most of the people living on Main Street during that time will probably rather not live there any longer. He believes this is a great opportunity to move toward a more train-friendly district. He stated that in the past fifty years there were more businesses along that area and doesn't see how this is considered more residential than business.

Mr. James Starnes –316 S. Main Street. He stated that he is the owner of the property in question. That Mr. Rick Register and a partner are interested in the space for developing. He stated that the parking would be located in the rear and the aesthetics of the property would remain looking like a home. He stated that many properties on Franklin are backed up to commercial properties. He stated that there is already a handicap ramp and many parking spaces could be put in the back of the property. He described the layout of the home that would provide office space. He stated that he hopes the Council will consider the rezoning.

Mayor Bringle closed the Public Hearing.

Mr. Linn made a motion to adopt the Statement of Consistency. Mr. Upright seconded the motion, which carried unanimously.

Mr. Withers made a motion to adopt the statement of Reasonableness. Mr. Linn seconded the motion, which carried unanimously.

Mr. Linn made a motion to approve the request to rezone Rowan County Tax Parcel 102 143 from Town Residential (R-T) to Central Business (CB) District. Mr. Withers seconded the motion, which carried unanimously.

NEW BUSINESS

I) Fee Schedule Amendments – Planning Board Requests

Mr. Gover reviewed the staff report provided to the Council with the actions requested by the Planning Board. He stated that this is an effort to avoid passing the fees onto the citizens, requiring the developers to assess the fees. He stated that this is tailored to fit the Town's needs for Stormwater application and review. He stated that the fees would protect the Town from losing money on this program.

Mr. Withers made a motion to adopt the Stormwater Application/Review Fee of $400.00 base fee plus $50.00 per acre disturbed. Mr. Upright seconded the motion, which carried unanimously.

Mr. Withers made a motion to adopt an Annual Stormwater Inspection and Reporting Fee of $100.00 per device. Mr. Linn seconded the motion, which carried unanimously.

Mr. Withers made a motion to amend the Fee Schedule; Changing the Conditional Use Permit Fee to $500.00 from $700.00, and moving the Conditional Use Permit from the Major Subdivision Section to the General Fee Schedule. Mr. Upright seconded the motion, which carried unanimously.

Mr. Withers made a motion to amend the Fee Schedule; adding Appeal to variance section with a fee of $150.00. Mr. Linn seconded the motion, which carried unanimously.

OLD BUSINESS

Mayor Bringle stated that the Christmas Downtown was a great success and thanked the Board of Trade and merchants that participated in this event.

Mr. Deal stated that the PA system equipment has been delivered and hope to have it installed

OTHER BUSINESS

Mr. Withers made a motion to move the regular meeting to the first Monday of the month at 6:30pm. Mr. Linn seconded the motion, which carried unanimously.

ADJOURNMENT

Mr. Withers made a motion to adjourn. Mr. Linn seconded the motion, which carried unanimously.

Respectfully Submitted,

Amanda A. Eller **Town Clerk**	**Don Bringle** **Mayor**