

**TOWN MANAGER**  
Ken Deal

**TOWN CLERK**  
Pamela Mills

**TOWN ATTORNEY**  
Tom Brooke



**MAYOR**  
Lee Withers

**TOWN COUNCIL**  
Brandon Linn  
Rodney Phillips  
Charles Seaford  
Steve Stroud  
Mike Upright

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

**Tuesday, January 5<sup>th</sup> 2016**  
**7:00 p.m.**

**China Grove Town Hall**  
**China Grove, North Carolina**

**CALL TO ORDER**

Mayor Withers called the regular meeting of January 5, 2016 to order and called roll. All council members were present with the exception of Mr. Upright. There was a quorum.

The Mayor led the audience in the Pledge of Allegiance.

The meeting started at 7:00 pm at the Town Hall.

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

Mr. Linn made a motion to approve the consent agenda. Mr. Seaford seconded the motion, which carried unanimously.

**CITIZEN COMMENT**

**Jason Higgins** stated he has lived in the Town all his life and he was disappointed by how Mr. Stroud portrayed the Town on Channel 9 news. He stated that he has no issue with a decal placed on any Town vehicle as long as tax payer's money is not used.

**Allen Corriher** stated he is concerned with the large amount of fire ants that have been popping up all over town near the sidewalks and would like the town to address this issue. He stated also there are several granite walls around the town that are in need of repair on the parts of the property owner. He stated he is concerned that someone could get injured walking down the sidewalk.

**PUBLIC HEARING**

Franklin Gover gave a presentation to the Board on a request to approve a Major Subdivision (Peyton Crossing) preliminary plat. He stated a preliminary plat for this parcel was approved in 2008, the final subdivision plat was never approved and has expired. He stated the TRC reviewed the request on October 29<sup>th</sup>, 2015 and approved the plat. He stated the Planning Board voted unanimously to recommend approval on December 10<sup>th</sup>, 2015. He stated the Subdivision consists of eight lots, each meet the minimum lot requirements. He stated the lots will be served by SRU water and private septic systems.

Mayor Withers asked if the driveways would be individual or shared. Mr. Gover stated the driveways will be shared and shared mailboxes.

Mayor Withers asked if there are stipulations in the structure to be built or minimum standards. Mr. Gover state the lots will be sold as individual lots. He stated the zoning is RS so the houses will be stick built or modular homes.

Mayor Withers opened the public hearing.

**Ann Bullard** of 1735 N HWY 152 W stated her property is adjacent to the back side of all the lots. She stated she is not for the development due to not knowing what type of houses that will be built the lots.

Mayor Withers closed the public hearing.

Mr. Stroud made the motion to approve the requested Major Subdivision (Peyton Crossing) preliminary plat, Rowan County Tax Parcel 119 114. Mr. Linn seconded the motion, which was carried with a vote of 4-0.

## **NEW BUSINESS**

Mayor Withers stated he would like to form an Economic Development Committee that can develop some policies that the Town can use as guidelines. He stated the Town Manager suggested a non-quorum committee consisting of Ken Deal, Rodney Phillips, Charles Seaford and himself as the Chairman. He stated Robert Van Geons will serve on the committee as well and meet informally to develop some policies that we can bring back to the Board to discuss further.

## **OTHER BUSINESS**

Mr. Linn stated he would like to thank the China Grove Fire Department for their service. He stated they responded to his residence in November and the guys were tremendous and he is greatly appreciative.

Mayor Withers stated he would like to discuss serving on one of the Towns Boards. He stated the Town is in need of volunteers to serve on these Boards. He stated he would like to see the vacant seats filled before the Town will need to reduce member numbers in order to meet.

Ken stated he asked staff to look into the Towns travel and meal reimbursement numbers for the council and in the past 12 years no council member has asked for reimbursement on travel except for around \$130.00. He stated the Board does not ask for reimbursement after schooling. He stated the Town does have a policy on travel and meal reimbursement and it is being followed.

Mayor Withers stated the decals of In God We Trust were privately funded and no tax payer dollars paid for the decals. He stated this Town is a very patriotic town, we start every meeting with the Pledge of Allegiance, and we wanted the display the United States Moto on our buildings and vehicles.

Mayor Withers state in 2012 the Town passed a proclamation to honor Dr. Martin Luther King, Jr. Day on every January 3<sup>rd</sup>. Mayor Withers read the proclamation to the audience.

### **ADJOURNMENT**

Mr. Seaford made a motion to adjourn. Mr. Stroud seconded the motion, which carried unanimously.

**Respectfully Submitted,**

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**Pamela L. Mills**  
**Town Clerk**

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**Lee Withers**  
**Mayor**