

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

MINUTES
A regular meeting of the China Grove Town Council

Thursday, November 13, 2012
7:00 p.m.

China Grove Fire Department
China Grove, North Carolina

CALL TO ORDER

Mayor Bringle called the meeting of November 13, 2012 to order and called roll. All council members were present, there was a quorum. The meeting started at 7:00 pm at the Fire Department.

Mayor Bringle led the audience in the Pledge of Allegiance to the United States.

Mr. Seaford made the motion to adopt the consent agenda as presented. Mr. Upright seconded the motion, which carried unanimously.

CITIZEN COMMENT/PRESENTATION

I) Mary Neely Grissom, President of the Historic Neely School Foundation, Inc.

Mrs. Grissom presented a slideshow presentation to the Council. She thanked the Mayor and Mr. Deal for allowing them to be present this evening. Mrs. Grissom stated that she was born in Neelytown and grew up in China Grove. She stated that the desire is to turn the school building into a museum and be registered as a historic place including a picnic area, community center and nature trail. Mr. Franceschina was also present to provide information about the site plan. She stated they are partnered with Rural Initiative Project, Inc. (RIPI) and are working together to preserve historic properties in North Carolina. She stated that the Historic Neely School Foundation (HNSF) has partnered with many organizations in NC including Livingstone College and China Grove Historical Society. She stated that the plan is to relocate the school building to Neelytown Road and continued to provide information as to the future location which is her grandfather's home site. She provided her contact information to the Council and invited them to the fundraiser at Livingstone College, which is a black-tie affair in December.

Mayor Bringle thanked Mrs. Grissom and told her that he appreciates her family's determinedness to restore the school building. She stated that they would take this into advisement for next year's budget year and would welcome a request at that time.

Mr. Franceschina stated that they would like for someone to be appointed to their board for meetings.

Mayor Bringle stated that Mr. Deal would be available.

Mrs. Grissom and Mr. Franceschina thanked the Council.

2) Mr. Mike Smith – 818 Mitchell Avenue

Mr. Smith stated that he is present to have some items reviewed by the Council. He stated that there are vehicles sitting in yards. He stated that he wants to build a building but the code only allows a certain percentage of the square footage of your home. He stated that he lives on .14 acres at his residence and wants to build a building of 28x32 but is over half the square footage of his home. He stated that he isn't able to store his vehicles at his property. He stated that he received a letter that he is not in compliance with the ordinance. He stated that there is a resident in the area that is doing the complaining and feels his property looks ten times worse than any other in his neighborhood. He stated that he feels the size restriction is too small for his home. He asked why he should have to pay China Grove taxes if he isn't able to keep the vehicles in China Grove. He is asking the Council to increase the house size.

Mayor Bringle stated that he feels there are multiple issues to be addressed upon his complaint including the size of the outbuilding, vehicles in other residents' yards, and having vehicles in his own yard. He stated that he is allowed to approach the ZBA for a hearing to file an appeal. He stated that wherever the vehicle is registered is where he pays taxes on that vehicle.

Mr. Withers recommended that Mr. Smith make the report of the vehicles to Mr. Deal to be addressed.

Mayor Bringle asked Mr. Smith to be in touch with Mr. Deal concerning scheduling a meeting with the ZBA.

PUBLIC HEARING

I) Drive-Through Uses in CB District 2012-UDO-02

Mr. Goodall stated that this came up primarily concerning the mill site. He reviewed the staff report to the Council. Mr. Goodall stated that this requires that they get permission for a drive-through business. He stated that the site plan has been turned in for the mill site, so he feels this is necessary.

Mayor Bringle opened the Public Hearing for Drive-Through Uses in CB District 2012-UDO-02

There were no comments.

Mayor Bringle closed the Public Hearing.

Mr. Upright made a motion that the request is consistent with adopted Town plans and policies. Mr. Linn seconded the motion, which carried unanimously.

Mr. Linn made a motion to approve the amendments to the Unified Development Ordinance (UDO). Mr. Withers seconded the motion, which carried unanimously.

Mayor Bringle stated that he has received complaints and questions concerning the mill site on Main Street. He stated that crews have been working and believes the clean-up should be completed in January.

NEW BUSINESS

I) Requests to NC Railroad and NC DOT

Mr. Deal stated that he wants the Council to consider changes that need to be made on N Harris Street due to changes that will be made due to the railroad construction. He stated that this item needs to be considered to redirect traffic and be done before youth baseball season at the fields.

Mayor Bringle stated that until the barricades are there, it will be a mess. He recommended that the Council waits to make changes until as late as possible to avoid traffic confusion.

Mr. Withers asked if the Council could go ahead and place the “No Parking” signs as requested on the West side of N. Bostian Street and E. Liberty from Harris St. to Bostian St. and also the new signage for speed limit on Bostian St. at 10 mph and N. Harris St. at 5 mph.

Mayor Bringle stated that monies are available for reimbursement from the NCDOT.

Mr. Withers made a motion to change the parking on West side of N. Bostian Street and E. Liberty from Harris St. to Bostian St. to not allow parking in those areas. Mr. Seaford seconded the motion, which carried unanimously.

II) Community Building Renovation Discussion

Mr. Deal stated that they have received quotes for roof repairs due to hail damage. He stated that the electrical and plumbing need work as well. He stated that he had Bill Burgin to come to give an idea on the building and he stated that the building was structurally sound but that the inside needs major repairs.

Mayor Bringle requested that these areas be identified at the next planning retreat to be considered for budgeting.

Mr. Deal stated that he also would like to request that the renters be required to have security for the building.

Mayor Bringle asked Mr. Deal to come back with a recommendation for how to handle the security and enforcement of the rules.

III) Ordinance Requests:

- a) Mowing grass into a public street and/or curb
- b) Set regulations for trimming (weed-eating) grass and/or weeds upon violation of ordinance

Mr. Deal stated that there have been complaints of people mowing their grass into the streets. He also stated that with the enforcement of the yard mowing, there are no specifications for trimming the weeds and grass as well. He stated that those who are in violation are just barely meeting the criteria for mowing their yard.

Mr. Upright stated that this becomes an issue of having to report it and enforce it.

Mayor Bringle requested that the ordinance be rewritten and brought before the Council for approval.

OLD BUSINESS

None.

OTHER BUSINESS

Mayor Bringle thanked the staff for the installation and purchase of the new snowflake Christmas lights. He stated that they look very nice and encouraged everyone to purchase a light.

I) Southern Rowan Christmas Parade

Mr. Deal stated that he has the availability to reserve golf carts for the Council to ride in the Christmas Parade but that he has a group that would like to use them if the Council doesn't.

Mayor Bringle stated that they will ride in the Fire Truck. He stated that the Council that would like to ride in the parade will need to meet at 2:00.

Mayor Bringle stated that the Merchant Trick-or-Treating event was a success this year.

Mr. Deal stated that the construction is moving quickly next door and believes the paint stripping should be completed this week. He stated that they should be complete by mid-December. He stated that the tile has begun being laid and they are beginning inspections for the sprinklers and will finish the ceiling tiles and a final coat of paint.

ADJOURN

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

Respectfully Submitted,

Amanda A. Eller, Town Clerk

Donald E. Bringle, Mayor