

MINUTES

July 2, 2021

SPECIAL CALL MEETING OF THE CITY COUNCIL CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 9:00 a.m.

Present: Mayor Barbara G. Volk, Mayor Pro Tem Jerry Smith and Council Members: Jeff Miller, Dr. Jennifer Hensley and Lyndsey Simpson

Staff Present: City Manager John F. Connet, Assistant City Manager Brian Pahle, City Attorney Angela Beeker, City Clerk Angela Reece, Communications Manager Allison Justus, and others

1. CALL TO ORDER

Mayor Volk called the virtual meeting to order at 9:00 a.m. and welcomed those in attendance. A quorum was established with all members in attendance.

2. PUBLIC HEARINGS

- A. Land Development Regulations Text Amendments Proposed for Conformance with Chapter 160D of NC General Statutes (P21-35-ZTA) – *Scott Adams, Regional Planner, Land of Sky Regional Council, Angela S. Beeker, City Attorney*

Scott Adams, Regional Planner of Land of Sky Regional Council addressed City Council discussing key points of the consolidation of Chapters 153A and 160A into a unified Chapter 160D of the North Carolina General Statutes as mandated by the North Carolina General Assembly by July 1, 2021. Mr. Adams stated the city is required by state law to update all of its land development codes and ordinances affected by the consolidation of Chapters 153A and 160A into a single, unified Chapter 160D by July 1, 2021. He stated the purpose for the proposed amendments is to readopt and update these ordinances for conformance to Chapter 160D of the North Carolina Statutes, including but not limited to clarifications and changes to land development law adopted by N.C. Sess. Laws 2019-111, 2020-3, and 2020-25. City Attorney changes include, but are not limited to, procedures, notices, conflict of interest, terminology, definitions, statutory references, clarifications, period of validity for development approvals, vested rights, permit choice and other conforming changes. These chapters deal with enabling statutes for development regulations (including planning and zoning, stormwater, floodplain, and minimum building standards for residential and nonresidential buildings).

Council Member Jerry Smith clarified requirements or conditions of approval of a design element would go against the statutes in some instances. City Council Members discussed abstention of voting to adopt, appeal, or revoke with the City Attorney for clarification. City Manager John Connet stated these changes clarify procedural matters and language which will make it easier to implement the zoning ordinance and other ordinances.

The City Clerk confirmed this hearing has been advertised in accordance with NC General Statutes. The Public hearing opened at 9:17 a.m.

There were no public comments.

The public hearing was closed at 9:20 a.m.

City Council Member Jerry Smith moved that City Council adopt An Ordinance of the City Of Hendersonville City Council To Readopt And Amend The Zoning Ordinance of the City of Hendersonville, North Carolina For Conformance With Chapter 160D of the North Carolina General Statutes as presented, finding that the readoption of the Zoning Ordinance and amendments is consistent with the Comprehensive Land Use Plan, and that it is reasonable and in the public interest for the Zoning Ordinance, including the land development planning boundary for the City, to be in compliance with Chapter 160D of the North Carolina General Statutes. A unanimous vote of the Council Members followed. Motion carried.

City Council Member Lyndsey Simpson moved that City Council adopt An Ordinance of the City of Hendersonville City Council To Readopt And Amend The Subdivision Ordinance of the City Of

Hendersonville, North Carolina, For Conformance With Chapter 160D of the North Carolina General Statutes as presented, finding that the readoption of the Subdivision Ordinance and amendments is consistent with the Comprehensive Land Use Plan, and that it is reasonable and in the public interest for the Subdivision Ordinance to be in compliance with Chapter 160D of the North Carolina General Statutes. A unanimous vote of the Council Members followed. Motion carried.

City Council Member Jeff Miller moved that City Council adopt An Ordinance of the City of Hendersonville City Council To Readopt And Amend Chapter 12, Chapter 24 Article II, Chapter 24 Article III, Chapter 28, And Chapter 40, of the Code of Ordinances For Hendersonville, Nc, For Conformance With Chapter 160D of the North Carolina General Statutes as presented, finding that the readoption of these Chapters and Articles of the Code, including the amendments, is consistent with the Comprehensive Land Use Plan, and that it is reasonable and in the public interest for these Chapters and Articles to be in compliance with Chapter 160D of the North Carolina General Statutes. A unanimous vote of the Council Members followed. Motion carried.

Below are the adopting ordinances. Ordinance O-21-34, O-21-35, and O-21-36 are filed in the book of ordinances and resolutions in the City Clerks office in their entirety.

Ordinance #O-21-34

ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO READOPT AND AMEND THE ZONING ORDINANCE OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA, FOR CONFORMANCE WITH CHAPTER 160D OF THE NORTH CAROLINA GENERAL STATUTES

WHEREAS, the Session Laws 2019-111, 2020-3 and 2020-25 were signed into law in order to adopt a new Chapter 160D of the North Carolina General Statutes entitled “LOCAL PLANNING AND DEVELOPMENT REGULATION,” hereinafter “Chapter 160D”; and

WHEREAS, Chapter 160D consolidates and updates the statutory authority and requirements for land development regulation within the City and its extraterritorial jurisdiction; and

WHEREAS, City Council desires to amend the Zoning Ordinance of the City of Hendersonville, North Carolina, sometimes hereinafter referred to as the “Zoning Ordinance,” for conformance with Chapter 160D, including both prior law brought forward as part of Chapter 160D and the changes or clarifications made with the adoption of Chapter 160D.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina as follows:

SUBPART A: The readoption and amendment of the Zoning Ordinance of the City of Hendersonville, North Carolina:

The Zoning Ordinance of the City of Hendersonville, North Carolina, is hereby readopted and amended to read as shown on Attachment A to this Ordinance, Attachment A being incorporated herein by reference as if fully set forth in this Subpart A.

SUBPART B: General Provisions:

1. The provisions of the Zoning Ordinance, readopted and amended in Subpart A of this Ordinance, are hereby declared to be severable. If the provisions of the Zoning Ordinance as readopted and amended by this Ordinance, or the application thereof, to any person or circumstances, is held invalid, such invalidity shall not affect any other provisions or applications of the readopted and amended provisions of the Zoning Ordinance which can be given effect without the invalid provisions or application.
2. All actions taken by or on behalf of the City of Hendersonville, prior to the effective date of this Ordinance, in the administration and enforcement of the Zoning Ordinance are hereby ratified.

3. The adoption of this Ordinance shall not invalidate any pending enforcement actions, nor shall this Ordinance prohibit the enforcement of the Zoning Ordinance, as amended by this Ordinance, with respect any existing Zoning Ordinance violations.
4. This Ordinance shall be effective upon its adoption. All prior provisions of the Zoning Ordinance which are in conflict with this Ordinance, are hereby repealed.
5. City staff and the codifier shall have the authority to make technical corrections to the Zoning Ordinance to correct typographical errors, insert omitted words where insertion of such words will not change the substance of the Zoning Ordinance, and correct statutory references.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July 2021.

/s/Barbara G. Volk, Mayor

Attest: /s/Angela L. Reece, City Clerk

Approved as to form: /s/Angela S. Becker, City Attorney

Ordinance #O-21-35

ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO READOPT AND AMEND THE SUBDIVISION ORDINANCE OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA, FOR CONFORMANCE WITH CHAPTER 160D OF THE NORTH CAROLINA GENERAL STATUTES

WHEREAS, the Session Laws 2019-111, 2020-3 and 2020-25 were signed into law in order to adopt a new Chapter 160D of the North Carolina General Statutes entitled “LOCAL PLANNING AND DEVELOPMENT REGULATION,” hereinafter “Chapter 160D”; and

WHEREAS, Chapter 160D consolidates and updates the statutory authority and requirements for land development regulation within the City and its extraterritorial jurisdiction; and

WHEREAS, City Council desires to amend the Subdivision Ordinance of the City of Hendersonville, North Carolina, sometimes hereinafter referred to as the “Subdivision Ordinance,” for conformance with Chapter 160D, including both prior law brought forward as part of Chapter 160D and the changes or clarifications made with the adoption of Chapter 160D.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina as follows:

SUBPART A: The readoption and amendment of the Subdivision Ordinance of the City of Hendersonville, North Carolina:

The Subdivision Ordinance of the City of Hendersonville, North Carolina, is hereby readopted and amended to read as shown on Attachment A to this Ordinance, Attachment A being incorporated herein by reference as if fully set forth in this Subpart A.

SUBPART B: General Provisions:

1. The provisions of the Subdivision Ordinance, readopted and amended in Subpart A of this Ordinance, are hereby declared to be severable. If the provisions of the Subdivision Ordinance as readopted and amended by this Ordinance, or the application thereof, to any person or circumstances, is held invalid, such invalidity shall not affect any other provisions or applications of the readopted and amended provisions of the Subdivision Ordinance which can be given effect without the invalid provisions or application.
2. All actions taken by or on behalf of the City of Hendersonville, prior to the effective date of this Ordinance, in the administration and enforcement of the Subdivision Ordinance are hereby ratified.
3. The adoption of this Ordinance shall not invalidate any pending enforcement actions, nor shall this Ordinance prohibit the enforcement of the Subdivision Ordinance, as amended by this Ordinance, with respect any existing Subdivision Ordinance violations.
4. This Ordinance shall be effective upon its adoption. All prior provisions of the Subdivision Ordinance which are in conflict with this Ordinance, are hereby repealed.
5. City staff and the codifier shall have the authority to make technical corrections to the Subdivision Ordinance to correct typographical errors, insert omitted words where insertion of such words will not change the substance of the Subdivision Ordinance, and correct statutory references.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July 2021.

/s/Barbara G. Volk, Mayor

Attest: /s/Angela L. Recce, City Clerk

Approved as to form: /s/Angela S. Becker, City Attorney

Ordinance #O-21-36

ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO READOPT AND AMEND CHAPTER 12, CHAPTER 24 ARTICLE II, CHAPTER 24 ARTICLE III, CHAPTER 28, AND CHAPTER 40, OF THE CODE OF ORDINANCES FOR HENDERSONVILLE, NC, FOR CONFORMANCE WITH CHAPTER 160D OF THE NORTH CAROLINA GENERAL STATUTES

WHEREAS, the Session Laws 2019-111, 2020-3 and 2020-25 were signed into law in order to adopt a new Chapter 160D of the North Carolina General Statutes entitled “LOCAL PLANNING AND DEVELOPMENT REGULATION,” hereinafter “Chapter 160D”; and

WHEREAS, Chapter 160D consolidates and updates the statutory authority and requirements for land development regulation within the City and its extraterritorial jurisdiction; and

WHEREAS, City Council desires to amend certain chapters of the Code of Ordinances for the City of Hendersonville, North Carolina, sometimes hereinafter referred to as the “Code,” for conformance with Chapter 160D, including both prior law brought forward as part of Chapter 160D and the changes or clarifications made with the adoption of Chapter 160D.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina as follows:

SUBPART A: The readoption and amendment of Chapter 12 of the Code of Ordinances for the City of Hendersonville, North Carolina, “BUILDINGS AND BUILDING REGULATIONS:

Chapter 12 of the Code of Ordinances for the City of Hendersonville entitled “BUILDINGS AND BUILDING REGULATIONS” is hereby readopted and amended to read as shown on Attachment A to this Ordinance, Attachment A being incorporated herein by reference as if fully set forth in this Subpart A.

SUBPART B: The readoption and amendment of Chapter 24, Article II of the Code of Ordinances for the City of Hendersonville, North Carolina “FLOOD DAMAGE PREVENTION ORDINANCE”:

Chapter 24, Article II of the Code of Ordinances for the City of Hendersonville, North Carolina, entitled “FLOOD DAMAGE PREVENTION ORDINANCE” is hereby readopted and amended to read as shown on Attachment B to this Ordinance, Attachment B being incorporated herein by reference as if fully set forth in this Subpart B.

SUBPART C: The readoption and amendment of Chapter 24, Article III of the Code of Ordinances for the City of Hendersonville, North Carolina “STORMWATER ORDINANCE”:

Chapter 24, Article III of the Code of Ordinances for the City of Hendersonville, North Carolina entitled “STORMWATER ORDINANCE” is hereby readopted and amended to read as shown on Attachment C to this Ordinance, Attachment C being incorporated herein by reference as if fully set forth in this Subpart C.

SUBPART D: The readoption and amendment of Chapter 28 of the Code of Ordinances for the City of Hendersonville, North Carolina “HISTORIC PRESERVATION”:

1. Chapter 28 of the Code of Ordinances for the City of Hendersonville, North Carolina entitled “HISTORIC PRESERVATION” is hereby readopted and amended to read as shown on Attachment D to this Ordinance, Attachment D being incorporated herein by reference as if fully set forth in this Subpart D.
2. The Hendersonville Historic Preservation Commission Main Street Local Historic District Design Standards, as amended and attached to this Ordinance as Attachment D1, said Attachment D1 being incorporated herein by reference as if fully set forth in this Subpart D, shall be presented to the Historic Preservation Commission for adoption and approval, and to the extent that approval by the City Council is required, the Hendersonville Historic Preservation Commission Main Street Local Historic District Design Standards, as amended and attached to this Ordinance as Attachment D1, are hereby approved.

3. The Hendersonville Historic Preservation Commission Design Standards, as amended and attached to this Ordinance as Attachment D2, said Attachment D2 being incorporated herein by reference as if fully set forth in this Subpart D, shall be presented to the Historic Preservation Commission for adoption and approval, and to the extent that approval by the City Council is required, the Hendersonville Historic Preservation Design Standards, as amended and attached to this Ordinance as Attachment D2, are hereby approved.

SUBPART E: The readoption and amendment of Chapter 40 of the Code of Ordinances for the City of Hendersonville, North Carolina “PLANNING AND DEVELOPMENT”:

Chapter 40 of the Code of Ordinances for the City of Hendersonville, North Carolina entitled “PLANNING AND DEVELOPMENT” is hereby readopted and amended to read as shown on Attachment E to this Ordinance, Attachment E being incorporated herein by reference as if fully set forth in this Subpart E.

SUBPART F: General Provisions:

6. The Chapters and Articles of the Code of Ordinances for the City of Hendersonville, North Carolina readopted and amended in Subpart A, Subpart B, Subpart C, Subpart D and Subpart E of this Ordinance are hereby declared to be severable. If any provision of any of the foregoing readopted and amended Chapters or Articles of the Code of Ordinances, or the application thereof, to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of such readopted and amended Chapters and Articles which can be given effect without the invalid Chapters, Articles, or application.
7. All actions taken by or on behalf of the City of Hendersonville, prior to the effective date of this Ordinance, in the administration and enforcement of the Chapters and Articles of the Code of Ordinances for the City of Hendersonville, North Carolina, which are being readopted and amended by this Ordinance, are hereby ratified.
8. The adoption of this Ordinance shall not invalidate any pending enforcement actions, nor shall this Ordinance prohibit the enforcement of the Code of Ordinances for the City of Hendersonville, NC, as amended by this Ordinance, with respect any existing Code violations.
9. This Ordinance shall be effective upon its adoption. All prior provisions of Chapter 12, Chapter 24 Article II, Chapter 24 Article III, Chapter 28 and Chapter 40 the Code which are in conflict with this Ordinance, are hereby repealed.
10. As used in this Subpart F, Paragraph 1, the terms “Chapters” and “Articles” shall be deemed to include Chapters and Articles in whole or in part.
11. City staff and the codifier shall have the authority to make technical corrections to the Chapters and Articles of the Code of Ordinances for the City of Hendersonville, North Carolina readopted and amended in Subpart A, Subpart B, Subpart C, Subpart D and Subpart E of this Ordinance, to correct typographical errors, insert omitted words where insertion of such words will not change the substance of the Code, and correct statutory references.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July 2021.

/s/Barbara G. Volk, Mayor

Attest: /s/Angela L. Reece, City Clerk

Approved as to form: /s/Angela S. Becker, City Attorney

B. Standard Rezoning: 305 S Whitted St. (P21-18-RZO) – Matt Manley, Planning Manager, AICP.

Planning Manager Matt Manley stated the city is in receipt of a zoning map amendment application from William Schaffer to rezone properties along S Whitted St (PINs: 9568-46-9083, 9568-45-9994 and 9568-55-0841) from I-1 Industrial / R-15 Medium Density Residential to R-6 High Density Residential. Mr. Manley stated the proposed street is 20 feet wide. Mr. Manley stated the total acreage is .92 and said the proposed use was for single family residential. There were no other questions by City Council.

The City Clerk confirmed this hearing has been advertised in accordance with NC General Statutes. The Public hearing opened at 9:30 a.m.

Barbara Cromar of 2030 South Story View addressed City Council expressing concerns for additional traffic exiting onto Dale or Whitted Streets.

Mr. Manley stated a rezoning of this scale would not warrant a traffic impact analysis and said there would be one or two additional units which could be placed on this parcel.

Barbara Decker of 853 Dale Street addressed City Council asking for clarification regarding apartment units.

Mr. Manley clarified this area is designated for that potential future land use and said the most development that could occur on this property is either a duplex or two single family homes.

The public hearing was closed at 9:34 a.m.

City Council Member Dr. Jennifer Hensley moved that City Council adopt ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject properties (PINs: 9568-46-9083, 9568-45-9994 and 9568-55-0841) from I-1/R-15 Zoning to R-6 (High Density Residential) Zoning District based on the application submitted by the applicant finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map and that the rezoning is reasonable and in the public interest for the following reasons: The proposed zoning is compatible with the area. A unanimous vote of the Council Members followed. Motion carried.

Ordinance #O-21-36

ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR THE PARCELS OF WILLIAM SHAFFER & ANN TWIGS (PINS# 9568-46-9083, 9568-45-9994 AND 9568-55-0841) BY CHANGING THE ZONING DESIGNATION FROM I-1 (LIGHT INDUSTRIAL) DISTRICT & R-15 (MEDIUM DENSITY RESIDENTIAL) DISTRICT TO R-6 (HIGH DENSITY RESIDENTIAL) DISTRICT

IN RE: 305 S Whitted St (PINS - 9568-46-9083, 9568-45-9994 and 9568-55-0841)
(File # P21-18-RZO)

WHEREAS, the City is in receipt of a Rezoning application from William Shaffer and Ann Twigs; and

WHEREAS, the Planning Board took up this application at its regular meeting on June 14, 2021; voting to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on July 1, 2021, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

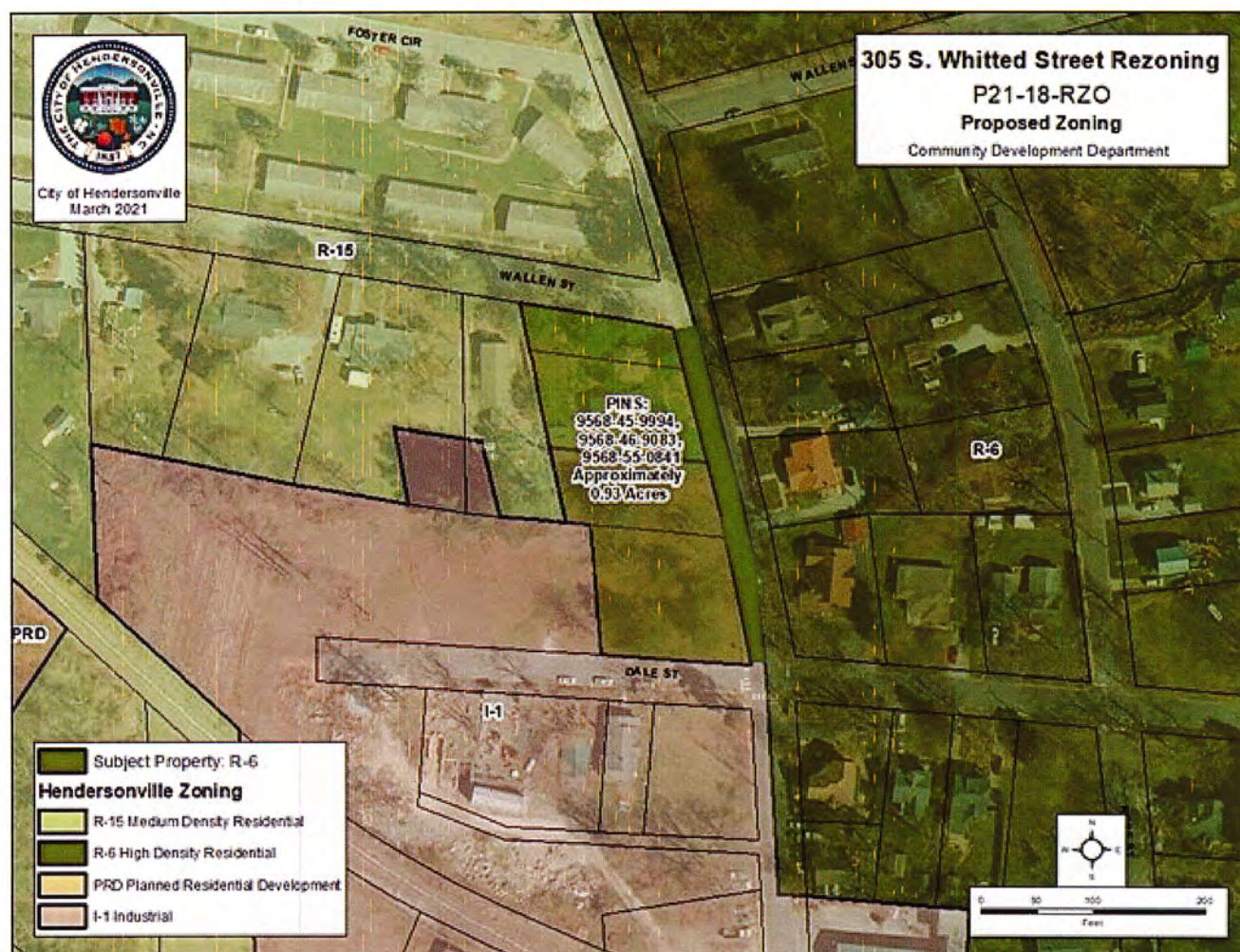
1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following:
Parcel 9568-46-9083 (R-15), 9568-45-9994 (R-15/I-1) and 9568-55-0841 (I-1) from R-15 (Medium Density Residential) & I-1 (Light Industrial) District to R-6 (High Density Residential) District
2. Any development of the parcels shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July 2021.

/s/Barbara G. Volk, Mayor

Attest: /s/Angela L. Reece, City Clerk

Approved as to form: /s/Angela S. Becker, City Attorney



This image is only an illustrative reference.

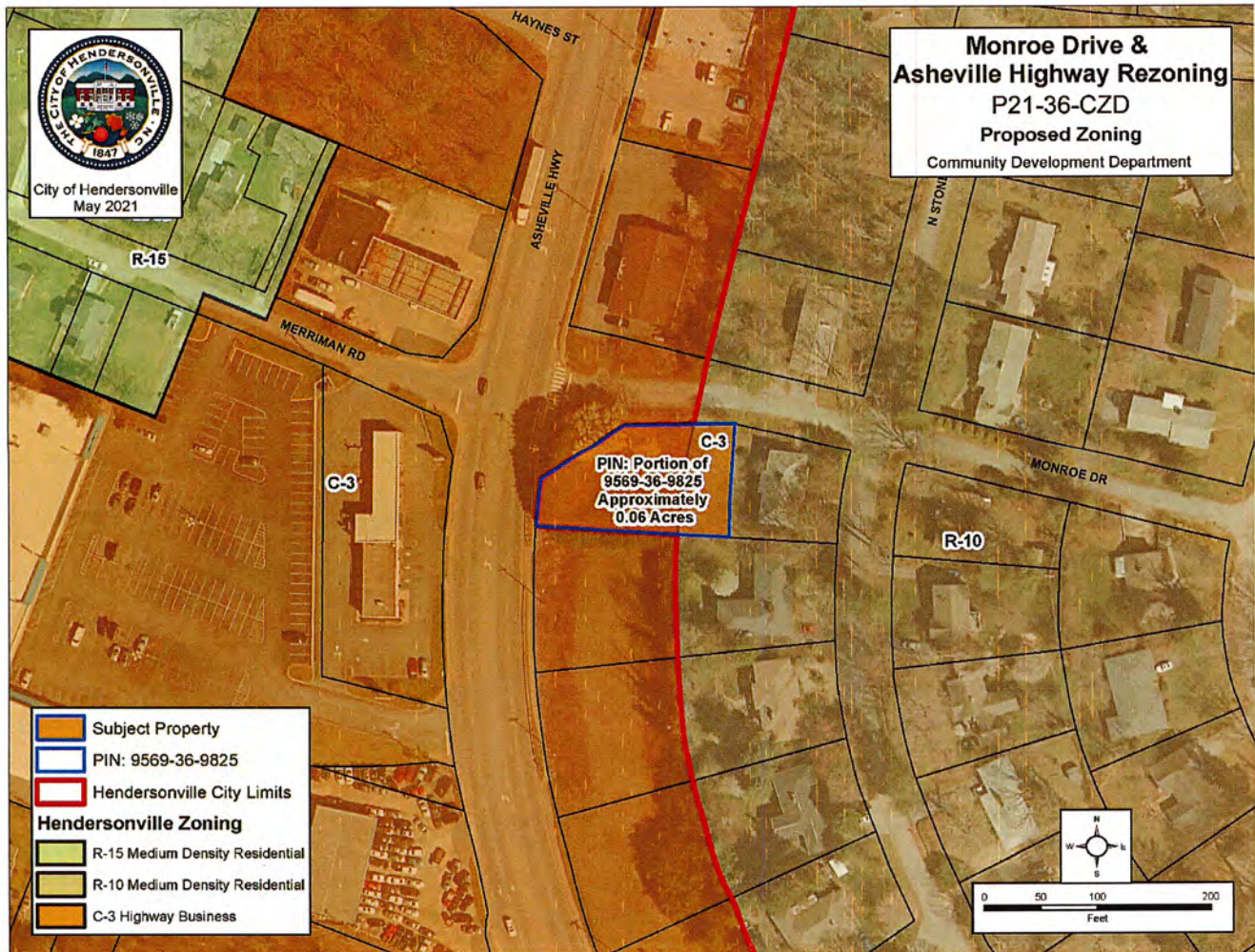
C. Standard Rezoning: Monroe Drive and Asheville Highway (P21-36-RZO) –Matthew Manley
AICP, Planning Division Manager

Planner Tyler Morrow stated the City is in receipt of a zoning map amendment application from Larry and Mary Maitland to rezone a portion of the subject property (PIN # 9569-36-9825) from R-10 Medium Density Residential to C-3 Highway Business. He stated the area to be rezoned is approximately 0.06 acres and is currently vacant. Mr. Morrow stated the proposes use is commercial and if approved, would remove the split zoning from the property and give the applicants more acreage on the commercial property making it uniform.

Council Member Jerry Smith clarified the designation on the map of the Comprehensive Use Plan to Neighborhood Activity Center only applies to this portion of the lot alone and does not apply to the rest of the medium intensity neighborhood behind. Mayor Volk inquired regarding a corner of the property in the front and Mr. Morrow clarified this corner is NCDOT right-of-way and cannot be developed.

Mary Ann Maitland addressed City Council stating the purpose of the request is for a business use for a workshop and office space and clarified the use will not draw additional traffic and said it would actually be less to the residential area. Mrs. Maitland clarified they own the residential lot adjoining the proposed area and said she will be planting over 100 plants to buffer between the residential and business. Mrs. Maitland stated she wants to use the additional property for parking. Larry Maitland clarified the residence adjoining the property had been abandoned for the last 15 years and said they are trying to improve the property and neighborhood.

The City Attorney clarified that City Council should not consider what the proposed use is but rather all the permissible uses allowed in the zoning designation are. Council Member Jeff Miller clarified the zoning is applicable to the property even if it is sold in the future.



This image is only an illustrative reference.

The City Clerk confirmed this hearing has been advertised in accordance with NC General Statutes. The Public hearing opened at 9:53 a.m.

James Nunziato of 214 N. Stoney View Ct. addressed City Council expressing concerns of property access to Highway 25 as well as the type of business being proposed.

Eloise Lindsay of 201 Dixon Drive addressed City Council expressing concerns of her neighborhood character and losing the buffer between the neighborhood and industrial use.

David Lyda of 201 Dixon Drive addressed City Council expressing concerns of additional traffic coming from the commercial property and neighborhood inclusiveness.

Robyn Crawford of 107 Huston St. addressed City Council expressing concerns of heavy equipment coming through the neighborhood and safety issues without access directly onto Highway 25.

Jack Augustin of 2112 N. Stoney View Ct. addressed City Council expressing concerns of having a business located on the property and traffic coming through the neighborhood. Mr. Augustin expressed concerns over safety and access to Highway 25. Mia Augustin submitted photos for consideration and expressed concerns of large construction vehicles entering and exiting a blind corner at this property as it is currently zoned. Mrs. Augustin stated she did not receive notice of the proposed rezoning and further expressed concerns regarding the type of business proposed stating there are signs located on the property advertising an excavating and construction business.

Derek Bishop of 104 Lyndon Lane addressed City Council expressing concerns regarding heavy traffic coming through their neighborhood.

Greg Warren of 2109 N. Stoney View Ct. addressed City Council expressing concerns regarding heavy traffic on the residential roadway.

Barbara Cromar of 2030 S. Stoney View Ct. addressed City Council inquiring if the proposed rezoning property is located in the city or the county. Ms. Cromar expressed concerns of the type of business to be located on the property and traffic concerns.

Matt Manley addressed City Council clarifying zoning noticing requirements stating all abutting property owners were mailed notice of the hearing and a sign was posted on the property and published in the Times-News.

Ron Britt of 2201 N. Stoney View Ct. addressed City Council expressing concerns of traffic, noise, and diminished property values.

Brad Newman of 2215 Evergreen Drive addressed City Council thanking the Maitland's for cleaning up the abandoned home in the neighborhood. Mr. Newman expressed concerns of exiting onto the highway and of safety and said he supports his neighbors.

Pamela Padron of 2113 N. Stoney View Ct. addressed City Council expressing concerns of a business being located adjacent to her property and of additional traffic coming into the neighborhood. Ms. Padron submitted photos for Council consideration.

David Winters of 107 Huston St. addressed City Council expressing concerns of additional traffic in the neighborhood and of safety concerns at the intersection.

The public hearing was closed at 10:59 a.m.

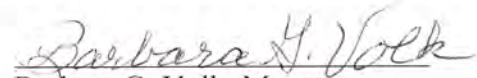
City Council Member Dr. Jennifer Hensley advised residents to contact her regarding the corner of the property in the NCDOT right-of-way stating she will be happy to reach out on behalf of the residents to request NCDOT increase visibility at that intersection for safety.

City Council Members acknowledged concerns of the residents and application process timelines for the application and after much discussion the City Council conceded to defer voting on this matter until their August 5th meeting to allow staff to communicate with the applicant and ascertain if they wish to proceed with withdrawing their application and resubmitting the application under a new zoning designation. Mayor Volk clarified this public hearing will not be reopened unless there is some substantial change.

Council Member Jerry Smith moved that City Council postpone the discussion and vote on this matter to the August 5, 2021, regular City Council meeting. A unanimous vote of the Council Members followed. Motion carried.

3. ADJOURN

There being no further business, the meeting was adjourned at 11:16 a.m. upon unanimous assent of the Council.


Barbara G. Volk, Mayor

ATTEST:


Angela L. Reece, City Clerk