

**Town of Pilot Mountain
Board of Commissioners Meeting
Monday, May 10, 2021
7:00 PM**

Members Present: Mayor Evan Cockerham, Commissioner Rachel Collins, Commissioner Donna Kiger, Commissioner Scott Needham via Zoom and Commissioner Dwight Atkins

Staff Present: Town Manager, Michael Boaz, Town Clerk, Holly Utt, Police Chief Robbie Jackson and Town Attorney, Ed Woltz

Call to order 7:00 PM

Mayor Cockerham called the meeting to order at 7:00 PM. After a moment of silence, Commissioner Kiger led the Pledge of Allegiance.

Adoption of Agenda

Commissioner Atkins made a motion to adopt the agenda as presented and it was unanimous.

Public Hearing – Re-zoning 2021-REZ-01

Mr. Boaz reminded the Board that they could not have a vote on this issue until 24 hours after the hearing.

Daniel Lynch with Jimmy R. Lynch & Sons, Inc. was present to address the Board. He stated that they own property on Nelson Street that is currently zoned RL and they would like to have it re-zoned to GM. The intended use is to store company equipment and materials related to the business.

Mayor Cockerham opened the public hearing for 2021-REZ-01

Frank Nichols, 110 Nelson Street, was present to address the Board. He stated that the property on Pine Street owned by the Lynch company was washing into the residential property beside it and they would not repair it. He then called the EPA before anything was done to prevent the washing out. Mr. Nichols noted the material already stored on the property creates a problem with rodents. He asked that the Board request the EPA records with violations from Jimmy R. Lynch & Sons, Inc. present their EPA record with violations before consideration of this re-zoning.

Denny Tucker, 863 Golf Course Rd, was present to address the Board. Mr. Tucker stated that his property runs along the proposed property. He is concerned that the property values will drop, unsightly views, excessive noise and dust and an increase in commercial traffic. He stated that there should be an extensive buffer between the two properties. He asked that the Board to be a good neighbor and do the right thing.

Daniel Lynch stated that he had met with the property owners and they plan to plant a row of leland cypress or green giant trees as a buffer.

Ruby Cox, 803 Golf Course Rd, was present to address the Board. She asked if the road was maintained by the town or the state. Mr. Boaz stated that it was maintained by the NC DOT. She asked if the town could influence the DOT to have the road repaired as to maintain the flow of traffic.

Mayor Cockerham asked what the long term plans were for the property. Mr. Lynch stated that it will be for storage use only.

Mayor Cockerham closed the public hearing.

Andy Goodall explained the re-zoning would be consistent with the current land use map. In looking at the land use maps it shows more residential. He stated that the Planning Board had reviewed the proposed re-zoning and it was their recommendation to approve it with conditions and amend the future land use plan.

Commissioner Needham stated that he would like to recuse from voting because he is an adjoining property owner.

Public Comment

No comments

Consent Agenda

- March 18, 2021 Work Session
- April 12, 2021 Regular Meeting
- April 22, 2021 Work Session

Commissioner Kiger made a motion to approve the consent agenda and it was unanimous.

Board & Committee Reports

March 2021 sales were \$178,069, an increase of 16.43% over March 2020 sales of \$151,708. On behalf of Billy Pell, Mr. Boaz commended the employees of the ABC Store for their hard work and especially store manager, Paula Jones.

New Business

Surry Communications Presentation

Richie Parker, CEO for Surry Communications, presented Broadband options available to residents.

FY 2020-2021 Budget Amendment 3

Mr. Boaz explained that this amendment would reflect the transfer from the Capital Reserve Fund to the Interconnect Project to pay the loan/grant closing fee. Commissioner Collins made a motion to approve FY 2020-2021 Budget Amendment 3 and it was unanimous.

Administrative Reports

Town Manager's Report

- Mr. Bob Jones has been hired as the new Public Works Director and will start on May, 17th.
- Budget workshop for Enterprise fund will be held on May 20th at 6:00 PM
- The vote for Rezoning 2021-REZ-01 will be held at the regular meeting on June 14 at 7:00 PM

Commissioner Kiger asked if there had been a date set for the streambank restorations. Mr. Boaz stated that he would try to get Mr. Charles Anderson to attend the June meeting to answer questions from the Board.

Commissioner Kiger asked about the street paving project. Mr. Boaz stated that he is waiting to hear back from the LGC on the interim financing to schedule a meeting with them to discuss options available.

Mayor and Commissioners Comments

Commissioner Atkins: He mentioned that two citizens have expressed concern over the parking situation on School Street near the soccer field. There are cars parking on both sides and it could be a dangerous situation. Mr. Boaz stated that he would get with Chief Jackson and they will look at that.

Commissioner Kiger: Thanked the Police Department for doing a stellar job on the recent drug arrests. She also said that she was sorry about the investigation that they had to do last week and everyone that was involved. She is looking forward to events that might happen this summer. Mr. Boaz stated that a food truck rodeo and concert has been planned for June 26th and they still waiting on the Governor's order for mass gatherings. If the restrictions are lifted, there could possibly be a Cruise-In held on July 3rd.

Commissioner Needham: No comment

Commissioner Collins: Thanked the Police Department for the recent arrests and their due diligence. She also congratulate the ESHS Football team for their representation this year and the fantastic job that they did.

Mayor Cockerham: Mayor Cockerham reiterated comments about the Police Department. That was a tough investigation and they are in his thoughts and prayers. He recognized Commissioner Kiger and Jenny Kindy for their work on the Hometown Heroes project. This is a great way to honor and recognize the service members and veterans locally. A recognition ceremony will be held on May 22nd at 10:00 am at Town Hall.

Closed Session - § 143-318.11(a)(6)

Commissioner Atkins made a motion to go into closed session and it was unanimous.

Commissioner Kiger made a motion to come out of closed session and it was unanimous.

Other Business

No other business to discuss.

Adjourn or Recess

Commissioner Collins made a motion to adjourn and it was unanimous.

Respectfully Submitted:

Attest:

Holly Utt
Town Clerk

Evan Cockerham
Mayor