

**Town of Pilot Mountain  
Board of Commissioners Meeting  
Monday, February 19, 2024  
7:00 PM**

**Members Present:** Mayor Evan Cockerham, Mayor Pro-Tem Donna Kiger, Commissioner Rachel Collins and Commissioner Dwight Atkins

**Staff Present:** Town Manager, Michael Boaz, Town Clerk, Holly Utt and Town Planner, Andy Goodall

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**Call to order 7:00 PM**

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

**Adoption of Agenda**

Mayor Cockerham added a presentation from the Mount Airy Chamber of Commerce to the agenda. Commissioner Atkins made a motion to adopt the amended agenda and it was unanimous.

**Public Hearing – 2024-UDO-01 Text Amendment**

Mayor Cockerham the public hearing. There was no one present to speak. Mayor Cockerham closed the public hearing.

**Public Comment**

Vincent Hancock, 727 West Ridge Drive, was present to address the Board. He stated that he had put in two complaints on the website and came to a meeting a few months ago about the over-growth at the corner of Westridge Ext and Dodson Mill Road. He stated that this was a nuisance according to town ordinance Section 26-1 sub paragraph B. This property is located across the street from three property lines, possibly four. He asked that the town clear at least 4' of the over-growth away from the streets.

**Consent Agenda**

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

- December 11, 2023 minutes
- Black History Month Resolution R2024-01
- Main Street Coordinating Committee Bylaws Approval

**Presentations**

**Mount Airy Chamber of Commerce**

Tanya Taylor, Chamber Membership Director, presented the latest public policy legislative agenda. They have been working on the document since March 2023. This document gives a good base to advocate and support chamber membership. They have eight events scheduled for 2024. She stated that the Chamber would like to support their partners in the Pilot Mountain community.

### **Unfinished Business**

#### **2024-UDO-01 Text Amendment**

Mr. Boaz stated that the Planning Board had made the recommendation to make changes to the permitted use table, specifically with regards to multi-family dwellings. Multi-family units from 1 -12 will remain the same. Anything larger than 12 units will have to be issued a special use permit, and anything with 20 or more units will require a traffic impact analysis. Andy Goodall explained that the way the current ordinance is written, builders could submit the plans and get approval leaving the infrastructure over-loaded. With approval of the proposed text amendment, the developer would know what to work with before going into the construction phase. Commissioner Atkins made a motion to adopt a statement approving the proposed ordinance amendment and stated that it was consistent with the plan, and it was unanimous.

### **Administrative Reports**

- The next community meal will be held on February 24<sup>th</sup>.
- There will be a bid opening on February 23<sup>rd</sup> for the two-water line projects
- Retreat to set off budget season– scheduled for February 29<sup>th</sup> at 5:30 PM

### **Mayor and Commissioner Comments**

**Commissioner Atkins** – Asked about the sidewalk at the corner of Swanson and School Street. Mr. Boaz stated that it was on the assessment list to be repaired. He noted that he was at the grand opening of Emma’s Western Wear, and it was a really nice business and he hopes they thrive in Downtown Pilot Mountain.

**Commissioner Kiger** – She thanked Tonya for the presentation on behalf of the Mount Airy Chamber of Commerce.

**Commissioner Collins** – She reminded everyone of the fundraiser for the Tea at the Library. The event will be held in May the weekend of Mother’s Day. Anyone interested could contact her or the library.

**Mayor Cockerham** – He stated he would be stepping back from discussion on Downtown events. He will let the staff take care of that and they do a good job of working with downtown business owners and make sure there is good synergy amongst the group. It is important to have events at the Armfield Center and make good use of the amphitheater. The town has received a grant from the arts council and they will be doing updates to sound and lighting at the amphitheater. He has received some feedback from the annual update letter that went out regarding fees and rates. He asked that Mr. Boaz send out a summary in a future billing detailing some of the infrastructure improvements that have been made to pump stations, rebuilding the sewer plant and replacing lines. There is so much that people don’t see but it is critical infrastructure.

### **Closed Session – Personnel**

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.

**Other Business** – No other business

**Adjourn**

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

Respectfully Submitted:

Attest:

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Holly Utt  
Town Clerk

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Evan Cockerham  
Mayor