

**TOWN OF HOPE MILLS  
BOARD OF COMMISSIONERS REGULAR MEETING  
MONDAY, JANUARY 3, 2022, 7:00 P.M.  
BILL LUTHER BOARD MEETING ROOM**

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**CALL TO ORDER** – Mayor Warner

**INVOCATION** – Pastor Ellen McCubbin, Hope Mills United Methodist Church

**PLEDGE OF ALLEGIANCE** – Mayor Warner

**1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.**

**2. OFFICIAL COMMENTS.**

**3. PRESENTATIONS:**

- a. Introduction and Ceremonial Swearing in of New Hope Mills Police Chief, Stephen F. Dollinger.

**4. PUBLIC HEARINGS: NONE**

**5. PUBLIC COMMENTS:**

*Each speaker is asked to limit comments to three (3) minutes, and the total comment period will be 30 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Please direct comments to the full board, not to an individual board member or staff member. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda.*

**6. CONSENT AGENDA:**

- a. Consideration of Approval of Draft Minutes from the December 20, 2021, Regular Board of Commissioners Meeting. **TAB 1**

*All items on the Consent Agenda are considered routine, to be enacted by one motion and without discussion. If a member of the governing body requests discussion of an item, the item will be removed from the Consent Agenda and considered separately under New Business.*

**“END OF CONSENT AGENDA”**

**7. OLD BUSINESS: NONE**

**8. NEW BUSINESS:**

- a. Consideration of Board, Committee, and Commission Nominations. **TAB 2**

**9. REPORTS AND INFORMATION ITEMS:**

- a. Manager's Report. **TAB 3**

- b. Reminders.

- Thursday, January 06, 2022 at 6:00 pm **Prime Movers** meeting via zoom.
- Wednesday, January 12, 2022 at 6:00 pm **Historic Preservation Committee** meeting in the recreation center.
- Thursday and Friday, January 13-14, 2022, **BOC Essentials of Municipal Government conference** in Wilmington, NC.
- Thursday, January 13, 2022, at 7:00 pm **Budget Goals Dinner** at the Embassy Suites, Wilmington Riverfront at 9 Estelle Lee Place.
- Monday, January 17, 2022, **MLK HOLIDAY** Town offices closed.
- Tuesday, January 18, 2022, at 7:00 pm **BOC Regular Meeting** in Town Hall, Luther Board Room.
- Monday, January 24, 2022 at 6:30 pm **Parks and Recreation** meeting in the recreation center.
- Tuesday, January 25, 2022 at 6:30 pm **Appearance Commission** meeting in the recreation center.
- Thursday, January 27, 2022 at 6:00 pm **Veterans Affairs Committee** meeting in the recreation center.

- c. Liaisons Update on Committee Activities.

- Commissioner Bryan Marley - Historic Preservation Committee
- Commissioner Grilley Mitchell - Appearance Commission, RLUAC (Regional Land Use Advisory Commission)
- Commissioner Joanne Scarola – Veterans Affairs Committee, Cumberland County Air Quality Stakeholders Committee
- Mayor Pro Tem Dr. McCray - Parks & Recreation Advisory Committee, Prime Movers
- Mayor Jackie Warner- Mayor's Youth Leadership Committee, Mid-Carolina Council of Governments, FAMPO TPB (Transportation Policy Board), FCEDC Municipal Advisory Meeting Liaison

**10. STAFF COMMENTS.**

**11. CLOSED SESSION.**

- a. Closed Session called pursuant to NCGS 143-318.11 (a) (6) to discuss a personnel matter and NCGS 143-318.11 (A) (3) Attorney Client Privilege.

**12. ADJOURNMENT.**

**TAB 1**

**TOWN OF HOPE MILLS  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES  
MONDAY, DECEMBER 20, 2021, 7:00 P.M.  
BILL LUTHER BOARD MEETING ROOM**

Mayor Jackie Warner called the regular meeting of the Hope Mills Board of Commissioners to order on Monday, December 20, 2021 at 7:00 p.m.

**GOVERNING BOARD MEMBERS PRESENT**

Mayor Jackie Warner, Mayor Pro Tem Dr. Kenjuana McCray, Commissioners Jerry Legge, Bryan Marley, Grilley Mitchell and Joanne Scarola.

**STAFF PRESENT**

Town Manager Scott Meszaros, Town Clerk Jane Starling, Finance Director Drew Holland, Planning & Economic Development Director Chancer McLaughlin, Deputy Police Chief Brad Dean and Deputy Public Works Director Bruce Clark. Also present was Attorney Katie Barber-Jones of Hartzog Law Group.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The invocation was led by Pastor Ellen McCubbin, Hope Mills United Methodist Church, followed by the Pledge of Allegiance led by Pastor Ellen McCubbin.

**1. APPROVAL OF AGENDA – ADDITIONS OR DELETIONS.**

*Motion made by Commissioner Marley, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to approve the agenda as presented.*

**2. OFFICIAL COMMENTS.**

Commissioner Marley wished everyone a Merry Christmas and a Happy New Year.

Commissioner Scarola expressed her gratitude for being elected and her eagerness to get to work.

Mayor Pro Tem Dr. McCray thanked the Appearance Commission and wished everyone a Merry Christmas and Happy New Year.

Commissioner Legge thanked the Town staff and wished everyone a Happy Holiday.

Commissioner Mitchell expressed his gratitude for being elected and wished everyone a Merry Christmas and a Happy New Year.

Mayor Warner thanked the Veterans Affairs Committee and residents for participating in shop with a Cop this past weekend.

### 3. PRESENTATIONS:

#### a. Public Safety Building Project Update Presented by Scott Garner, Architect.

Mr. Scott Garner of Garner Brown Architects remarked the contractors are 55-60% complete with the building as the most recent portion has been a bit sluggish compared to others due to the difficulty in receiving building materials. The contractors look forward to continuing work after the stop work order is lifted due to the temporary roofing causing water damage to the drywall.

#### b. Presentation from Rick Houp, CEO of the YMCA of the Sandhills.

Mr. Rick Houp reviewed the needs of the community and referenced a survey addressing those needs. Mr. Houp remarked the YMCA is requesting the Town partner with them to provide an 8-lane indoor pool for the community. Construction costs of the pool would be covered by the YMCA as they are non-profit and receive donations. The location would be attached to the new Fit4Life being constructed on Hope Mills Road. The YMCA partnership requests the Town commit to \$5500 a month for a period of 120 months. The same amount of funding is being requested from the Cumberland County School System and Cumberland County. The funds would not be needed by the YMCA until 2023, pending nonprofit funding. Mr. Houp reviewed the senior programs that would be provided with the proposed pool.

Commissioner Scarola inquired if the YMCA has approached Fit4Life to be a discount membership partner. Mr. Houp responded Fit4Life is working with the YMCA to provide a reduced cost.

Discussion ensued regarding the cost to members and tax payers and the benefit to the community.

- Discussion and Possible Action regarding YMCA Aquatic Center Partnership as requested by Mayor Pro Tem McCray.

Commissioner Legge inquired if any programs run by the YMCA would conflict with Hope Mills Parks & Recreation. Mr. Houp responded the YMCA is not building a gymnasium; they are building a pool and childcare center and neither would conflict with Parks & Recreations offerings.

*Motion made by Commissioner Marley to partner with the YMCA at a cost of \$5500 per month for 120 months beginning in the fall of 2023 pending funding by additional partners and the motion carried 3 to 2, with Commissioners Legge and Scarola voting against.*

#### 4. PUBLIC HEARINGS:

- a. **Case ZON-21-0015:** Rezoning R10 District to C(P) District on 0.52 +/- ac or more restrictive zoning district; located north of Elwood Dr and west of Hope Mills Rd; Joseph Riddle & Trina Riddle (owner). (Hope Mills) (12/20/2021).

Mayor Warner opened the public hearing for Case ZON-21-0015 at 7:39 p.m.

Mayor Warner called for comments for or against Case ZON-21-0015.

Ms. Lori Epler of Larry King and Associates spoke on behalf of the property owner. Ms. Epler remarked the property owner does not have any prospective tenants or buyers.

*Motion made by Commissioner Marley to close the public hearing.*

Mayor Warner closed the public hearing for Case ZON-21-0015 at 7:40 p.m.

*Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Marley and carried unanimously, in the Case ZON-21-0015 rezoning request from R10 Residential District to C(P) Planned Commercial District the Commissioners find the request is not consistent with the Southwest Cumberland Land Use Plan which calls for Low Density Residential and Open Space at this location. However, Commissioners further find: a.) approval is an amendment to the adopted, current Southwest Cumberland Land Use Plan; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request; b.) the request would provide a definitive demarcation of commercial development for the surrounding neighborhood to the nearby thoroughfare; c.) The request is reasonable and in the public interest because the C(P) Planned Commercial District would allow commercial uses at an intensity that would be compatible and in harmony with the surrounding land use activities and zoning.*

- b. **Case ZON-21-0022:** Rezoning RR District to R6 District on 30.55 +/- ac or more restrictive zoning district; located south of Corporation Dr and east of Chicken Foot Rd; Charles and Nancy Maxwell (owners). (Hope Mills) (12/20/2021).

Planning & Economic Development Direct McLaughlin remarked the vacant subject tract is 30.55 acres in size and comprised of three parcels of land with no current frontage but is south of Corporation Drive and west of Chicken Foot Road. This parcel is under the same ownership of the subject tract and is intended to be combined for development.

Discussion ensued regarding the requested zoning designation.

Mayor Warner opened the public hearing for Case ZON-21-0022 at 7:56 p.m.

Mayor Warner called for comments for or against Case ZON-21-0022.

Mr. Michael Blakley, Engineer for the project, spoke in favor. Mr. Blakley remarked the developer is not developing all of the property as there are over 9 acres of wetlands and they are clustering development in the usable areas.

Mr. Rob Patton, Vice President of FCEDC, spoke in opposition of Case ZON-21-0022. Mr. Patton remarked FCEDC is against the proposed development due to the increase in traffic and, FCEDC requested the Town protect the industrial/heavy commercial plan and allow FCEDC to be more involved and notified of possible developments.

Mr. Palmer Williams with CNS Commercial Properties, 216 Devane Street, Fayetteville, NC. Mr. Williams spoke in opposition of Case ZON-21-0022 due to the increase in residential traffic that could potentially hinder industrial development in the area.

*Motion made by Commissioner Marley to close the public hearing.*

Mayor Warner closed the public hearing for Case ZON-21-0022 at 8:12 p.m.

*Motion made by Commissioner Marley, seconded by Commissioner Legge and carried unanimously, to approve Case ZON-21-0022 rezoning request from RR Rural Residential district to R6 Residential district. The Hope Mills Board of Commissioners find the request is not consistent with the Southwest Cumberland Land Use Plan which calls for Heavy Commercial at this location. However, the Commissioners further find: a.) approval is an amendment to the adopted, current Southwest Cumberland Land Use Plan; and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request; b.) the RR Rural residential district is primarily intended for manufactured housing units and agricultural purposes on lots utilized primarily for septic service with no public access to water which is not suitable for quality residential development; and c.) the request is reasonable and in the public interest because the R6 district would allow development consistent with and in harmony with the surrounding land use activities and zoning as well as projected development trends.*

- c. **Case ZON-21-0023:** Rezoning R10 District to C(P)/CZ District for Motor Vehicle Repair on 0.57 +/- ac or more restrictive zoning district; 4176 Legion Rd; Roger and Pamela Bedsole (owners). (Hope Mills) (12/20/2021).

Planning & Economic Development Director McLaughlin remarked the property owner is requesting a conditional zoning to facilitate a motor vehicle repair facility in a proposed commercial structure 1,700 square feet in size. The applicants' proposed conditions are as follows: a.) Setbacks: Front Yard: Reduction from 50 feet to 20 feet, Side Yard: Reduction from 3- feet to 15 feet, Rear Yard: Reduction from 30 feet to 15 feet; b.) Signs: 1.) Two freestanding signs (code allows 1), 2.) Reduction of 10-foot setback to 5 feet, 3.) 100 square feet allowable for each proposed sign (code max is 100), 4.) wall signs; c.) Landscape buffers 8-foot-wide buffer (code requires 10).

Mayor Warner opened the public hearing for Case ZON-21-0023 at 8:28 p.m.



Mayor Warner called for comments for or against Case ZON-21-0023.

Ms. Sally Bailey, 5857 Hunting Ridge Road, Hope Mills, NC. Ms. Bailey was neither in favor or in opposition of Case ZON-21-0023. Ms. Bailey inquired why the Town does not require auto centers to have 6-foot privacy fences to mask vehicles and other materials. Planning & Economic Development Director McLaughlin clarified privacy fencing is required for this case.

*Motion made by Commissioner Marley to close the public hearing.*

Mayor Warner closed the public hearing for Case ZON-21-0023 at 8:35 p.m.

*Motion made by Commissioner Marley, seconded by and carried unanimously, to approve Case ZON-21-0023 of the rezoning request from R10 Residential District to the C(P) Planned Commercial District/CZ Conditional Zoning District. Commissioners find the request is consistent with the Southwest Cumberland Land Use Plan which calls for Heavy Commercial at this location. Commissioners further find that recommending approval of the request is reasonable and in the public interest because the C(P) Planned Commercial District/CZ Conditional Zoning District would allow commercial uses at an intensity that would be compatible and in harmony with the surrounding land use activities and zoning. With respect to the conditions, the Board of Commissioners propose the following conditions to be mutually agreed upon by the applicant: Setbacks – Front Yard: 20 feet, Side Yard: 15 feet, Rear Yard: 15 feet; Signs: 1. Two freestanding signs, 2. 10-foot setback, 3. 75 square feet max (each freestanding sign), 4. Two wall signs; Landscaping buffer: 8-foot-wide buffer.*

- d. **Case DEV-0050-21:** Subdivision Waiver from Section 86A-405 (a)(3) Sidewalk Requirements for a non-residential development is proposed along a minor thoroughfare or higher classification street for a parcel on 0.39 acres; located at 5617 Rockfish Road; submitted by Crawford Design Company (agent) on behalf of McCauley and McDonald Investments, Inc (owner).

Mayor Warner opened the public hearing for Case DEV-0050-21 at 8:41 p.m.

Mayor Warner called for comments for or against Case DEV-0050-21.

Mr. Dell Crawford of Crawford Design Company, 116 Cool Spring Street Fayetteville, NC. Mr. Crawford, Design Agent, spoke in favor of Case DEV-0050-21 noting his clients concern with the slope in the sidewalk, requiring the issue to be corrected.

*Motion made by Commissioner Marley to close the public hearing*

Mayor Warner closed the public hearing for Case DEV-0050-21 at 8:43 p.m.

*Motion made by Commissioner Legge, seconded by Commissioner Marley and carried unanimously, to approve Case DEV-0050-21 Subdivision Waiver from Section 86A-405 (a)(3) Sidewalk Requires for non-residential development is proposed along a minor thoroughfare or higher classification street for a 0.39 acres parcel located at 5617 Rockfish Road.*

**5. PUBLIC COMMENTS:**

Mr. Rod MacLean, 5435 Fountain Lane, Hope Mills, NC. Mr. MacLean spoke in regard to the Boards ethics training and approving projects that residents are not in favor of due to the cost to taxpayers.

**6. CONSENT AGENDA:**

- a. Consideration of Approval of Draft Minutes from the December 6, 2021 Regular Board of Commissioners Meeting.
- b. Consideration of Extension of Waste Management Contract for Three Years.
- c. Consideration of Resolution R2021-28 Adopting State Updates for the 2021 General Records Retention Schedule for Local Government Agencies.
- d. Consideration of Resolution R2021-29 Adopting State Updates for the 2021 Program Records Schedule: Local Government Agencies.
- e. Consideration of Resolution R2021-30 Donation of Surplus Vehicle #189 a Chevrolet Tahoe in Exchange of a 2020 Dodge Durango. This exchange is with St. Pauls, for a vehicle fully outfitted for use as a canine unit and will save Hope Mills \$5,500.
- f. Acceptance of November 2021 Financial Report.

**“END OF CONSENT AGENDA”**

*Motion made by Commissioner Marley, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to approve the consent agenda as read.*

**7. OLD BUSINESS: NONE**

**8. NEW BUSINESS: NONE**

## 9. REPORTS AND INFORMATION ITEMS:

### a. Reminders.

- **TOWN OFFICES CLOSED for HOLIDAYS** on December 23, 24, 27, and 31.
- ~~CANCELED Tuesday December 28, 2021 @ 6:30 pm Appearance Commission meeting in the Parks and Recreation Building.~~
- Monday, January 3, 2022 @ 6:00 pm, **Mayor's Youth Leadership** meeting in the Luther Board room at Town Hall.
- Monday, January 3, 2022 @ 7:00 pm, Regular **Board of Commissioners** meeting in the Luther Board room at Town Hall.

### b. Department Monthly Reports.

- Fire Department, November, 2021
- Police Department, November, 2021
- Permitting, November, 2021
- Stormwater Department, November, 2021
- Public Works Department, November, 2021
  - (1) Sanitation
  - (2) Service Garage
  - (3) Buildings & Grounds
  - (4) Street

## 10. STAFF COMMENTS.

Town Clerk Jane Starling wished the Board a Merry Christmas.

## 11. ADJOURNMENT.

*Motion made by Commissioner Legge, seconded by Commissioner Mitchell and carried unanimously, to adjourn the meeting.*

Mayor Warner adjourned the meeting at 8:51 p.m.

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Jackie Warner, Mayor

ATTEST:

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Jane G. Starling, CMC, NCCMC  
Town Clerk

Volume 33  
Regular Meeting  
December 20, 2021

**TAB 2**



**AGENDA FORM**

**TO:** Scott W. Meszaros, Town Manager  
**FROM:** Jane G. Starling, Town Clerk  
**SUBJECT:** Consideration of Board, Committee, and Commission Nominations

**BACKGROUND INFORMATION:**

After each election the new Board of Commissioners appoints new members to most of the Town’s Board, Committees, and Commissions. The Board of Adjustments is an exception as they are governed by state statute. The Board of Adjustments will need a new member as one of their former members is now a Board of Commissioners member. The nominating committee will meet at 6:00 pm on Monday, January 3rd prior to the regular board meeting. They will make recommendations to be considered by the full board. The attached list of applicants is accurate as of December 29, 2021. Any received after that time and prior to 5:00pm 1/3/22 will be added for consideration.

**STAFF RECOMMENDATION, IF APPLICABLE:**

N/A

**RECOMMENDED ACTION:**

Accept the recommendation of the nominating committee.

**FISCAL IMPACT:**

No fiscal impact.

**ATTACHMENTS:**

List of Applicants

This agenda form has been reviewed by:	Initial & Date
Town Manager	SWM 12/30/21
Finance Director	
Town Attorney	
Department Head (s)	
Town Clerk	JGS 12/29/2021

Last Name	First Name	Current	Town or MIA	Application Date	1st choice	2nd choice
Kaltved	Katherine	Appearance	Town	3/1/2021	Appearance	
Polk	Demetrius	Appearance	Town	10/27/2021	Appearance	
Callender	Marie R.	Appearance/Parks	Town	10/27/2021	Appearance	Parks and Rec.
Bailey	Sally	Appearance	Town	11/4/2021	Appearance	Parks and Rec.
Yossett	Tina	Appearance	Town	11/15/2021	Appearance	
Dodd	Alice	HPC	MIA	10/25/2021	HPC	
Davis	Teresa	HPC	Town	11/24/2021	HPC	Appearance
Reeves	Sharon	HPC	Town	11/24/2021	HPC	Appearance
Edwards	Pat		Town	12/13/2021	HPC	
Blevins	Mary Elizabeth		Town	12/13/2021	HPC	Appearance
Marley	Traci L.		Town	12/13/2021	HPC	
Hughes-Gaskins	Denise	HPC	Town	12/15/2021	HPC	
Craver	Elyse	BOA	Town	12/28/2021	HPC	
Garcia	Ruben	Parks and Rec.	MIA	2/8/2021	Parks and Rec	Appearance
McGill	Antoine	Parks and Rec.	Town	3/1/2021	Parks and Rec	
Rosario	Deanna	Parks and Rec.	Town	8/30/2021	Parks and Rec	
Hess	Mark	Parks and Rec.	Town	10/26/2021	Parks and Rec	
Daniels	Vanessa	Prime Movers	Town	10/18/2021	Prime Movers	
Schlautman	Justin	Prime Movers	MIA	10/18/2021	Prime Movers	
Rogers	Allison		MIA	11/5/2021	Prime Movers	Parks and Rec.
Cotter	Monika	Prime Movers	Town	11/29/2021	Prime Movers	
Kendall	Destiny	Prime Movers	Town	11/30/2021	Prime Movers	
Peterson	Mitch		MIA	11/30/2021	Prime Movers	
Long	Abigail		Town	11/30/2021	Prime Movers	Parks and Rec.
Frederick	Sean	Veterans	Town	8/30/2021	Veterans	
Maury	Ronald	Veterans	Town	11/4/2021	Veterans	
Morris	James	Veterans	Town	11/30/2021	Veterans	
Blair	Jennifer	Veterans	Town	11/30/2021	Veterans	
Dickerson	Gregory		Town	12/10/2021	Veterans	

**TAB 3**



## Town Manager's Report 1/03/2022

### **PUBLIC WORKS:**

*Johnson St Sidewalk:* Project has been approved through design and Public Works is currently working towards letting the project for construction. Currently working through some issues with CSX that are tied to the railroad crossing.

*Lake/Main Street Sidewalk:* Funds were recently reallocated by FAMPO to this project that were initially approved for the Rockfish Road sidewalk. At the present, I am not aware of any movement beyond that point as it relates to design work as Public Works current focus is tied to the Johnson Street sidewalk.

### **PLANNING & DEVELOPMENT:**

*Crosspoint Church Clearing:* Staff is aware of the clearing of the site adjacent to Cross Point Church. As the church and the adjacent properties owned by the church are located in the County (MIA) we have no current involvement with this clearing. As with all property located in our MIA, once a developer or entity moves forward with some type of development, if that requires water/sewer connections with PWC we will begin the engagement of annexation. Until that time, staff will monitor the activities and report as such.

*Medicine Shop Demolition:* The vacant commercial structure located at 3127 N. Main Street was recently demolished as approved by our Inspections Department. At the present time, staff has only been contacted to provide a zoning verification letter for 3127 and 3133 N. Main Street which was provided in October. Since that time, staff has not been contacted for the development of this site but will provide updates if there is progression towards the development through the zoning process.

### **PARKS & RECREATION:**

*Chapel Restroom Building:* The drawings, with the exception of the site plan, have been completed and it is currently out to bid. We have solicited informal bids from four contractors, and have not received a responsive bid to date.