

**TOWN OF HOPE MILLS
BOARD OF COMMISSIONERS/HISTORIC PRESERVATION COMMISSION
SPECIAL JOINT MEETING
WEDNESDAY, MARCH 8, 2017, 6:00 P.M.
PARKS & RECREATION CENTER**

Mayor Jackie Warner called the special meeting of the Hope Mills Board of Commissioners and Historic Preservation Commission to order on Wednesday, March 8, 2017 at 6:00 p.m.

GOVERNING BOARD MEMBERS PRESENT

Mayor Jackie Warner, Mayor Pro Tem Bob Gorman, Commissioners Pat Edwards, Jerry Legge, and Bryan Marley

GOVERNING BOARD MEMBERS ABSENT

Commissioner Frances V. Jackson.

STAFF PRESENT

Town Manager Melissa Adams, Interim Town Clerk Deborah Holland and Planning & Development Administrator Chancer McLaughlin. Others present were Pat Hall, James Reeves, Lisa Waring, Margaret Swanson, Patricia Grooms, and Rod MacLean from the Historic Preservation Commission.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Legge, followed by the Pledge of Allegiance led by Mayor Warner.

The purpose of the joint special meeting is for the Board to receive input from HOD owners.

Before the meeting began, Mayor Warner read a letter of resignation from Commissioner Frances Jackson, effective 3-8-2017. Mayor Warner requested the Boards acceptance of Commissioner Jackson's resignation.

Motion made by Mayor Pro Tem Gorman, seconded by Commissioner Legge and carried unanimously, to accept Commissioner Frances Jackson's resignation.

Motion made by Commissioner Legge, seconded by Mayor Pro Tem Gorman and carried unanimously, to leave the Commissioner seat vacant until the election.

Planning & Development Administrator McLaughlin presented an overview of the Historic Overlay District and the Historic Preservation Commission. Mr. McLaughlin presented a map with the current boundaries of the HOD (Historic Overlay District) and noted that it was established in the mid 90's. Mr. McLaughlin commented that the HOD is registered on the National Register of Historic Places. The National Register of Historic Places allows owners to receive tax credits for rehabilitation work. Mr. McLaughlin expanded on what has taken place

with the Historic Preservation Commission and the steps they should take to become an officially acting Commission.

Rod MacLean requested on behalf of the Committee, that they be allowed to directly contact North Carolina State Historical Commission. Mayor Warner commented that Mr. McLaughlin can make the contact with North Carolina State Historical Commission. Lisa Waring commented that Fayetteville offered to help the Historic Preservation Commission as well.

Pat Hall commented that many of the historic properties that were in Mill Village are no longer there since no ordinances were in place to prevent it and the HOD in Mill Village needs to be reviewed. Ms. Hall commented that to her understanding, under the State Historical Preservation Commission, an owner's permission is needed for a home to be placed on the HOD. Commissioner Legge commented that we should honor the HOD but follow the state guidelines as closely as possible. Mr. McLaughlin commented that when drafting guidelines, we may not want to make them so stringent that they negatively impact a homeowner's ability to make reasonable improvements. Mr. McLaughlin remarked that it's best to draft guidelines that preserve the historical character of the Town but also allow for an economical rehabilitation. Mr. McLaughlin commented that once a design guideline and report are created, both should be sent to the state at the same time, as they request both. Mayor Warner commented a meeting needs to be set up for the State Historic Preservation Commission to come here and meet with the Hope Mills Historic Preservation Commission. Mayor Warner requested Ms. Adams permission to allow Mr. McLaughlin to take her place as Staff Liaison to which Ms. Adams obliged.

Mayor Warner opened the floor to comments from HOD owners.

Helen McLain, owner of property on Main Street and has lived in Hope Mills for 63 years. Ms. McLain commented that her business, Hope Mills Saw/Tire Service, has been in business since 1955. Ms. McLain commented that she would like some guidance and direction regarding her building. Mayor Warner commented that property owners input would be taken into account before any types of guidelines were established. Mayor Warner posed the question, what if a property owner didn't want to be part of the historical district? Discussion pursued regarding the Mayor's question and one HOD owner commented that the historical property owners may not have an option to opt out. Pat Hall inquired if there were any guidelines regarding the age of the buildings desired for the historic district. Mr. McLaughlin responded that we have a blank slate and are in the position to create a historic district that we desire. Mr. McLaughlin commented that we'll need to find a balance that allows new construction to retain a historic look. Carla Welsh commented that her building was constructed in 1907 and she believes certain aspects of the buildings from that time period offer unique characteristics and historical value.

Mason Steele inquired if the Historic Preservation Commission is taking any action to locate and certify buildings that have historical significance outside of the Town. Rod MacLean commented that the Historic Preservation Commission will require property owners to apply for consideration as they will not be able to locate all properties on their own. Mr. MacLean commented that the Historic Preservation Commission will also request input from the State

Historic Preservation Office and citizens. Carla Welsh commented there is a basis for establishing the existence of certain historic buildings according to a map from 1913.

Grilley Mitchell commented that property owners on Ellison Street have homes that deserve to be in the HOD. Commissioner Legge commented that he recognizes homeowners are trying to preserve Hope Mills's character.

Mr. Legge remarked that he's learned the most about the Town from attending Ole Mills Day Reunion and hearing citizen's stories. Pat Hall commented that the first step is to meet with the state and the intent is to preserve and make the district more uniform. Mayor Warner commented that the public will be informed and invited to the meetings as the steps progress and a public hearing will be held before anything is finalized. Mayor Warner commented that the next meeting will be set up by Mr. McLaughlin. Pat Hall commented that the Historic Preservation Commission vision is not to be an encumbrance to citizens; they have visions of a walking trail, Heritage Park and a museum for the Town. Town Manager Adams responded that everything has been turned into the attorney and he has recommended that the church and its property be appraised. Pat Hall commented that she is particularly interested in the Parish House which she believed was intended to be used as a museum. Ms. Adams responded that it was recommended by the Town Attorney not to do anything until the issue with the church has been resolved. Ms. Hall remarked that another issue is the erosion on the bank from Hurricane Matthew and the Stormwater project. Mayor Warner responded that the Town has been in contact with FEMA regarding the issues with erosion.

Mason Steele commented with a suggestion that Mill Village homes be zoned as commercial to take advantage of the tax incentives. Pat Edwards commented that we would need conditional zoning to specify or make provisions as to what goes in Mill Village.

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

Mayor Warner adjourned the meeting at 7:12 p.m.

Jackie Warner, Mayor

ATTEST:

Deborah Holland
Interim Town Clerk

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