

**TOWN OF HOPE MILLS  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES  
MONDAY, MARCH 16, 2020 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, March 16, 2020 at 7:02 p.m.

**GOVERNING BOARD MEMBERS PRESENT**

Mayor Jackie Warner, Mayor Pro Tem Dr. Kenjuana McCray, Commissioners Jessie Bellflowers, Pat Edwards, and Jerry Legge.

**GOVERNING BOARD MEMBERS ABSENT**

Commissioner Bryan Marley.

**STAFF PRESENT**

Town Manager Melissa Adams, Town Clerk Jane Starling, Finance Director Drew Holland, Police Chief Joel Acciaro, Fire Chief Chuck Hodges, Deputy Fire Chief Steve Lopez, Deputy Public Works Director Bruce Clark, Stormwater Administrator Beth Brown and Planning & Economic Development Director Chancer McLaughlin. Also present was Town Attorney Dan Hartzog Jr.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The invocation was led by Pastor Michael Mathis of Mission Field Ministries, followed by the Pledge of Allegiance led by Mayor Jackie Warner.

Boy Scout Troop 771

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

*Motion made by Commissioner Legge, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to move New Business Item a. (Non-Public Hearing Items) Case No. 20-029. Consideration of the Hope Mills Museum; C3 Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C3; Acreage: 0.11 ac. +/-; Located at 5554 Trade Street; submitted by Town of Hope Mills (Owner) (Hope Mills) and New Business Item b. (Non-Public Hearing Items) Case No. 20-030 Consideration of the Public Safety Center; O&I(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: O&I(P); Acreage: 10.00 ac. +/-; Located at 5770, 5776 & 5788 Rockfish Road (SR 1112); submitted by Town of Hope Mills (Owner) (Hope Mills) to the consent agenda and to table the closed session until the next regular meeting.*

**2. PRESENTATIONS.**

~~a. Presentation of Certificates to Scout Troop 771.~~

Due to the risk of coronavirus, the boy scouts from Troop 771 were not in attendance.

### 3. PUBLIC HEARINGS.

- a. **Case P20-09:** Rezoning of 3.45+/- acres from C1(P) Planned Local Business District to C2(P) Planned Service and Retail/CZ Conditional Zoning for all allowed uses within the C2(P) district or to a more restrictive zoning district, located at 4107 S Main Street, submitted by Richard Allen Jr. & Joan Allen Johnson (owners) and Scott Brown on behalf of 4D Site Solutions, Inc. (agent). (Hope Mills).

Planning & Economic Development Director Chancer McLaughlin presented this item. Mr. McLaughlin commented the site has a large vacant commercial structure along with a large residential area to the immediate east directly behind the property. There is also a large established residential area to the northwest of the site with a large commercially zoned intersection to the north at Cameron Road and S. Main Street. The applicant is proposing to develop a 9,100 square foot Dollar General facility.

Commissioner Legge inquired if there will be a required turn lane. Mr. McLaughlin responded he is unaware as that is a question for the Department of Transportation.

Commissioner Bellflowers inquired if a traffic impact study was conducted. Mr. McLaughlin responded if there was a study, it would have been required why DOT as part of their approval process. Commissioner Bellflowers inquired by retail is not C1(P) in the Town's Zoning Ordinance. Mr. McLaughlin responded C1(P) is planned local business while in terms of retail, C2(P) anticipates much larger developments.

Discussion ensued regarding the possible uses of the vacant lot due to zoning.

Commissioner Edwards inquired if the requests were agreed upon by the developer. Mr. McLaughlin responded in the affirmative.

Commissioner Legge inquired if all of the Stormwater Department requirements are being met at the vacant lot. Stormwater Administrator Beth Brown responded she does not have any reason to believe it would be a problem as the developer has met all requirements.

Mayor Warner inquired if the building façade will be brick or steel. Mr. McLaughlin responded the building will feature brick along the front.

Mayor Warner opened the public hearing for Case P20-09 at 7:28 p.m.

Mayor Warner called for comments for or against Case P20-09.

Ms. Cindy Garrity, 4109 Freedom Lane, Fayetteville, NC. Ms. Garrity spoke in opposition of Case P20-09 due to the concern for traffic. It is difficult to make a left turn from Church Street and she would like to see a traffic light installed.

Ms. Beth Bardon, 4104 Millbridge Road, Fayetteville, NC. Ms. Bardon stated though she is not necessarily in favor of Case P20-09, the developer has made concessions based on their requests as the site is directly behind their property. Ms. Bardon and her husband submitted the following requests to which Dollar General: an all brick building to which Dollar General responded the facility will feature a brick front; 7-foot privacy fencing, to which they responded with 6-foot privacy fencing and drought hardy landscaping; trash to be collected between 10:00 a.m. – 2:00 p.m., to which Dollar General responded the trash would be collected at some point during their store hours of 8:00 a.m. - 10:00 p.m. Additionally, the Bardon's requested down lighting, which Dollar General was agreeable to, and installation of stormwater drainage.

Mr. Thomas Neville, Attorney in Fayetteville, spoke in favor of Case P20-09, commenting it is important that the Board vote to approve it as his client is willing to make concessions. Mr. Neville reviewed the scenario in the case that the Board does not approve Case P20-09 and the conditions his client will agree to. In regard to traffic issue concerns, Mr. Neville commented NCDOT will need to address the traffic concerns as the addition of a store will only add to the current issue area residents are already facing.

Mayor Warner inquired whether the privacy fencing will be extended to cover both properties as uniformity is her concern when the vacant property becomes occupied. Mr. Zach Ivey, Development Builder for the proposed Dollar General responded there are currently no plans to develop the remnant parcel but matching fencing and landscaping would be installed in the event of a future addition.

Commissioner Edwards inquired about the 10-foot easement. Engineer Scott Brown responded the site will in fact have a 20-foot easement.

*Motion made by Commissioner Edwards, seconded by Commissioner Legge and carried unanimously, to close the public hearing.*

Mayor Warner closed the public hearing for Case P20-09 at 7:57 p.m.

Mr. McLaughlin commented, for clarification purposes, the Department of Transportation has a completely separate process in which they request comments from the County when the driveway permit is issued with respect to stop lights, turn lanes, etc. Mr. McLaughlin commented stormwater regulations do not allow water to run off onto adjacent properties, and in order to meet stormwater requirements the developer would need to ensure the water produced on the site is contained.

Commissioner Bellflowers inquired if the Board has the ability to request a traffic impact study. Mr. McLaughlin responded we cannot through the zoning process. DOT has certain thresholds that trigger studies to be conducted but Dollar General may not be of that magnitude. DOT approval will be required prior to the Town issuing a Certificate of Occupancy.

*Motion made by Commissioner Edwards, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to approve Case P20-09 rezoning from C1(P) Planned Local Business District to C2(P) Planned Service and Retail/CZ Conditional Zoning for all allowed uses within the C2(P) district and find: a.) the approval is an amendment to the adopted current Southwest Cumberland Land Use Plan (2014) map; and that the Board of Commissioners should not require any additional request or application to said map for this request. b.) the following change in conditions was considered in amending the zoning ordinance (zoning map) to meet the development needs of the community: the parcel is currently served by public water and sewer and is adjacent to the “Mixed Use Development” designation which would allow for light commercial uses c.) and, this rezoning approval is reasonable and in the public interest because the subject property is along a heavily trafficked thoroughfare that would not be feasible for residential lots as desired by the “low density residential” designation and to include the conditions in the application as well as the following agreed upon conditions: the building will feature a 10-foot brick front; 6-foot privacy fencing will be installed along the rear of the property with drought hardy landscaping that will be replaced by Dollar General in the event they die; trash pickup will occur during store hours; dark sky, downward facing lights will be installed; and the property will be maintained in a clean manner.*

4. **PUBLIC COMMENTS.** None.

**5. CONSENT AGENDA:**

- a. Consideration of Approval of Regular Meeting Minutes from March 2, 2020.
- b. Consideration of Approval of Closed Session Meeting Minutes from February 17, 2020.
- c. Consideration of Approval to Purchase Eight (8) 7/800 MHz Kenwood Viking VP-6000 TDMA Compatible Portable Radios and Associated Equipment. The price is \$19,051.12 and is available in the current Fire Department budget.
- d. Consideration of Allowing the Town Manager to enter contracts related to the 2020 Household Hazardous Waste and Shred Event 4/18. Currently Budgeted.
- e. Consideration of Allowing the Town Manager to enter contracts related to the Strategic Plan to be Facilitated by Sanford Holshouser LLP.
- f. Consideration of Approval of the Capital Improvement Plan provided at the March 6, 2020 Budget Retreat.
- g. Acceptance of the Financial Report for February, 2020.
- h. (Non-Public Hearing Items) **Case No. 20-029.** Consideration of the Hope Mills Museum; C3 Site Plan Review; Hope Mills Zoning Ordinance; Zoned: C3;

Acreage: 0.11 ac. +/-; Located at 5554 Trade Street; submitted by Town of Hope Mills (Owner) (Hope Mills).

- i. (Non-Public Hearing Items) **Case No. 20-030.** Consideration of the Public Safety Center; O&I(P) Site Plan Review; Hope Mills Zoning Ordinance; Zoned: O&I(P); Acreage: 10.00 ac. +/-; Located at 5770, 5776 & 5788 Rockfish Road (SR 1112); submitted by Town of Hope Mills (Owner) (Hope Mills).

**“END OF CONSENT AGENDA”**

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

**6. NEW BUSINESS:**

- a. Moved to Consent Agenda Item h.
- b. Moved to Consent Agenda Item i.

**7. REPORTS AND INFORMATION ITEMS:**

- a. Manager’s Report.

Town Manager Adams provided the following report:

Rockfish Road Sidewalk Project: Still on target for the estimated start date of May 25<sup>th</sup>.

Johnson Street Sidewalk Project: Nothing new to report.

The Fountain Lane property: Survey has been completed, and mapping was received. However, the mapping was incomplete and has been sent back to be re-worked. To date, we have not received the corrected mapping back.

Former Episcopal Parish House vacant lot: A six-foot chain-link fence, to match the fencing already in place in the rear of the Memorial Chapel has been installed. Public Works is looking at some landscaping options.

Thomas Campbell Oakman Memorial Chapel: The timer on the lights will be readjusted for observance of daylight savings. Next steps; Public Works has identified the weatherization of the exterior woodwork, doors, and windows as a priority.

Trade Street Museum: The removal of several trees in order to facilitate ADA parking has been completed.

Public Works has completed the inspections for the Street (Streets, Sidewalks, & Stormwater) acceptance for Blackbridge Subdivision Phase I. A punch list has been sent to the developer. Nothing new to report.

Repairs to the Veterans Monument: Public Works has contacted a company in Goldsboro to provide a quote for repair to the monument. The quote is in the amount of \$13,600.00; we would like to allow another \$1,400.00 for contingency, for a total of \$15,000.00. We are working with the Finance Director to identify money in the current year's budget to begin the repair work.

We have contracted with Vaughn & Melton to conduct a structural inspection of the pedestrian bridge over the dam spillway, which has not been done in over six years. The company is still in the process of gathering data. A date has not been scheduled for the inspection.

The eel ladder is fully operational for the current eel season; March 15<sup>th</sup> to June 15<sup>th</sup>.

Pumphouse repairs in Heritage Park: The roof has been removed and the joist has been saved for reuse. The repairs to the fencing will take place within the next week or two. Next steps; contract to have power washing done and repair and repoint the masonry, then rebuild the roofing.

Public Works is currently gathering and evaluating bids for repairs to the sidewalks (in accordance with the ADA Transition Plan) on both sides of the road along S. Main Street between Lakeview and E. & W. Patterson Street. We will be awarding a bid within the next few weeks.

Our Stormwater contractor T2 Contracting, has cleaned the Cherry Street underground storage system and the Lexington/Yorktown area.

The Cumberland County Library System has installed two computers in the front lobby area of Town Hall. The purpose of the computers is to allow citizens without access to computers to be able to come in and complete the 2020 Census information online. Once the Census data collection has been completed, the computers are ours to keep.

Update on Temporary Police Station: The fiber line hookup to allow our server to connect with the County RMS has been installed. PWC arrived onsite to install the fiber line connection on March 5<sup>th</sup>, however they were unable to proceed as a previous PWC installation crew had improperly installed the original line. The line had to be removed from the building and reinstalled with the proper conduit to be code compliant. This was accomplished on March the 9<sup>th</sup>. This line is important as it is what our I.T. crew will connect our sever to, which will allow access to the County RMS servers. Spectrum was on site on March the 10<sup>th</sup> to install the internet hook up. The network infrastructure, security cameras and related hardware are in the process of being installed. The hardware fixtures have been installed in the public restroom for code compliance, as well as the ADA

compliant water coolers. The installation of the radio base station with related hardware is scheduled for March 23<sup>rd</sup>. This work will be accomplished by R.C.C communications, which currently services our radio equipment. We continue to have a target date of the end of March to vacate operations at the current facility.

Code Enforcement: During the last two weeks, 72 code violation notices for junk vehicles, public nuisance, weeded lot, zoning violations, and abandoned structure, were given out in the following neighborhoods; Steeplechase, Village Green, Fairway Forest, Eaglewood Forest, Hamilton Street Area, Pinewood Lakes, Brightmoor, Lowes Area, Timberlake, Fox Meadows, Kings Mill, Vineyards, Rockfish Woods, Crest Hill, Golf Acres, and State Street Area. Sign sweeps are being conducted weekly by Code Enforcement.

I have been invited to speak at the Hope Mills Community Roundtable on Thursday, March 19<sup>th</sup> at 6:30 p.m. to be held at Harmony at Hope Mills. I have been asked to provide an update on Town projects.

We have received notification of our Annual Dam Inspection by the North Carolina Department of Environmental Quality (DEQ), which was conducted the end of January 2020. They identified some seepage on the upstream side of the lower right and left sides of the concrete spillway. This seepage has already been identified and monitored by Public Works staff and Schnabel Engineering personnel. Schnabel Engineering has indicated that they have not expressed any concern regarding the seepage; as this is a common occurrence. Samples of the seepage have been taken and have been identified as iron oxide, which occurs naturally in the soils. In addition, DEQ identified an area that is influence by the underground springs. Public Works staff and Schnabel Engineering have been and are continuing to monitor that area.

The Parks and Recreation Director, Lamarco Morrison, attended a meeting on March 11, 2020 in Lillington to discuss the Southeast NC Regional Trails Plan. Staff representing 30 counties met with officials from North Carolina State Parks, and the consultant, McAdams, to discuss plans for a regional trail that includes the Cumberland County area. For more information, updates on the plans or to offer input or share future municipal trail plans, you may visit <http://www.southeastnctrails.com/>.

The Town is working with the UNC Pembroke Arts Department to obtain 6 new public art sculptures in public parks. Parks and Recreation has approved purchase orders for equipment and materials to fabricate the sculptures. The majority of the proposed sculptures will replace existing sculptures that have not been purchased at Municipal Parks. The Town's newest location will be at the memorial garden adjacent to the Chapel on Main Street. We have been in contact with UNCP Professor Adams Walls regarding our public art project and possible impacts by the Coronavirus; the UNC System is extending the spring break by one week; and he has been asked for a response to how he can switch to teaching his course online. Professor Walls has explained the public art program and is awaiting a response from UNCP on how to proceed.

Reminder: The Department of the Army, Special Warfare 1<sup>st</sup> Special Forces Command (Airborne), will be conducting a training exercise in our area from March 2 – March 27, 2020, June 1 – June 26, 2020, and August 10 – September 4, 2020. The Army personnel will wear civilian clothing and will display proper military ID. The training is meant to be nondescript so that they will not be noticed.

Reminder: for their annual *Sound the Alarm* event, the Sandhills Chapter of the American Red Cross will be installing 400 free smoke alarms in Hope Mills on April 21, 22, 23, and 25, 2020. A rally will be held on Saturday, April 25<sup>th</sup> at the Parks & Recreation Center. Red Cross staff will be providing information about the *Sound the Alarm* event and scheduling appointments to install the free smoke detectors at Hope Mills *Ag Day* on Saturday, April 4, 2020. Appointment options include: 8:00 a.m.- 12:00 p.m. or 1:00 p.m. – 5:00 p.m. For more information visit [soundTheAlarm.org/ENC](http://soundTheAlarm.org/ENC).

I have attached to my report, a notification letter from FEMA accepting the modifications to the floodplain map for our area. As a reminder, when the dam was rebuilt, the State requires communities to complete studies (Schnabel Engineering) and submit when certain activities occur within the floodplain. The rebuild required this submittal and the Town contracted Schnabel to complete the study (all done during the design phase of the Hope Mills dam). The study was completed and was submitted approximately 6 months after the completion of the dam. The Town sent letters to properties affected by the map change which was required by the State/FEMA. In October of 2019, the State NFIP modified the maps for our area based on the Engineered study and approved the changes. FEMA then reviewed those changes and approved them on the date the letter was mailed. This letter doesn't require any further submittals from the Town, it is simply a notification of FEMA's approval. Any questions in regards to this letter can be addressed to Elizabeth Brown, Stormwater /Floodplain Administrator.

I have attached a Memorandum addressing the Coronavirus (COVID-19) that has been sent to all Town personnel, BOC, Sunshine List and posted on our website and Administration Facebook page.

The Parks and Recreation Department has completed the 2020 General Application for a Community Built Grant with KaBoom! The Town is awaiting a response and schedule for the 2021 grant awards.

On Friday, March 13, 2020, Plan Review staff met with the developers of the vacant site beside Sonic on N Main Street. You may recall that for some time, the site has been cleared with fill dirt being transported from other sites developed by Joe Riddle. Plan review staff conducted a sketch plan review meeting where they were presented with a preliminary layout of the development of the entire site. There are potentially 5 buildings that will be constructed on site with 3 of them being a proposed Fit 4 Life, an Aldi's, and Popeye's. There is no current timetable for the development.



Planning and Economic Development staff conducted final site approvals on the Circle K located along Chicken Foot Road and Biscuitville located off of N. Main Street in anticipation of the issuance of their certificates of occupancy.

Planning and Economic Development staff attended a 2-day training in Chapel Hill with the UNC School of Government for its Community Development Academy. The training included topics from land banking, creative financing for community development projects, and low-income tax credit projects.

Town of Hope Mills Gateway Study: A subcommittee of the overall Gateway Study group that was formed to create a mission statement for the study met on Friday March 13<sup>th</sup> to brainstorm and develop the statement. The meeting was a success and the official mission statement for the Town of Hope Mills Gateway Study is as follows:

“To develop a gateway plan for future harmonious growth in the greater Hope Mills community promoting vibrant economic development to maximize opportunities that enrich arts, culture, diversity, and quality of life”.

b. Reminders.

- **Parks and Recreation Advisory Committee** Regular Meetings on March 23, 2020, 6:30 PM @ Hope Mills Parks and Recreation Building
- **Appearance Commission Meeting** Schedule on March 24, 2020, 6:30 PM @ Hope Mills Parks and Recreation Center
- **Veteran Affairs Committee** on March 26, 2020, 6:00 PM @ Hope Mills Parks and Recreation Center
- **Easter in Hope Mills** on Saturday April 4, 2020 Breakfast with the Easter Bunny (ticketed event) @ 8:30 – 11:00 AM at the Hope Mills Recreation Center followed by FREE Easter Hunt beginning at 11:15 AM
- **Ag Day** on Saturday April 4, 2020, 9:00 AM – 1:00 PM @ grounds behind Town Hall rear parking lot
- **Board of Commissioners** Meeting on April 6, 2020, 7:00 PM - 9:00 PM @ Luther Board Meeting Room
- **Historic Preservation Commission** - Regular Meeting on April 8, 2020, 5:00 PM @ Parks and Recreation Building
- **HOLIDAY - TOWN OFFICES CLOSED** on April 10, 2020, All Day
- **Chamber of Commerce Luncheon** on April 13, 2020, @ Hope Mills Parks and Recreation Center
- **LITTER SWEEP, HOUSEHOLD HAZARDOUS WASTE & SHRED DAY** on April 18, 2020, 9:00 AM-1:00 P.M. @ Municipal Parking Lot
- **Mayors Youth Leadership Committee** Meeting on April 20, 2020, 6:00 PM @ Front Conference Room
- **Board of Commissioners Meeting** on April 20, 2020, 7:00 PM - 9:00 PM @ Luther Board Meeting Room

Mayor Warner commented all abovementioned committee meetings have been cancelled as well as Easter in Hope Mills and Spring Sports Opening Day. The Household Hazardous Waste and Shred event are still set to take place.

c. Department Monthly Reports

- Fire Department, February, 2020
- Police Department, February, 2020
- Inspections Department, February, 2020
- Parks & Recreation, February, 2020
- Stormwater Department, February, 2020
- Public Works Department February, 2020
  - (1) Sanitation
  - (2) Service Garage
  - (3) Buildings & Grounds
  - (4) Street

**8. STAFF COMMENTS.**

**9. OFFICIAL COMMENTS.**

Commissioner Legge acknowledged Town Manager Adams and staff for moving forward in canceling upcoming events to ensure the safety of our residents, especially the youth, and he is fully in support of the decisions made.

Commissioner Bellflowers commented there have been between 24 – 28 cars in the golf course parking lot each weekend as a tremendous amount of people have begun making use of the trail each day. Commissioner Bellflowers inquired when the ribbon cuttings will occur for Chick Fil-A and Biscuitville as residents inquire on a near daily basis. Mayor Warner responded we have not been provided with a date for either ribbon cutting.

Mayor Pro Tem Dr. McCray advised residents to heed the advice of professionals in light of the events taking place with COVID-19.

Mayor Warner requested community support to collect food items for the ALMS House Kids Assistance Program (KAP) as they are constantly in need of donations but more urgently during such unprecedented events as those we are now facing.

**10. CLOSED SESSION:**

- ~~a. Closed Session called pursuant to NCGS 143-318.11 (a) (5) to discuss property acquisition.~~

Tabled until April 6, 2020 regular meeting.

**11. ADJOURNMENT.**

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

Mayor Warner adjourned the meeting at 8:20 p.m.

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Jackie Warner, Mayor

ATTEST:

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Jane G. Starling CMC, NCCMC  
Town Clerk