

**TOWN OF HOPE MILLS  
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES  
MONDAY, MAY 16, 2022 - 7:00 P.M.  
LUTHER BOARD MEETING ROOM**

Mayor Jackie Warner called the regular meeting of the Hope Mills Board of Commissioners to order on Monday, May 16, 2022 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, Police Chief Stephen Dollinger, Development Services Director Chancer McLaughlin, Fire Chief Chuck Hodges, Deputy Fire Chief Steve Lopez, Public Works Director Don Sisko and Stormwater Administrator Beth Brown. Also present was Town Attorney Dan Hartzog, Jr.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The invocation was led by Rev. Tim Gore, followed by the Pledge of Allegiance led by Mayor Jackie Warner.

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

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

**2. OFFICIAL COMMENTS.**

Commissioner Legge, Commissioner Mitchell, Mayor Pro Tem Dr. McCray and Commissioner Scarola thanked everyone for attending.

**3. PRESENTATIONS:**

- a. Sound the Alarm Event May 21<sup>st</sup> in Hope Mills – Presented by Phil Harris, Executive Director American Red Cross.

Mr. Phil Harris provided an overview of the upcoming Sound the Alarm event and remarked they are actively seeking volunteers to help educate the public and install smoke alarms.

- b. Presentation of Certificates to the Mayor’s Youth Leadership Coalition Members.

Mayor Warner remarked members of the Mayor's Youth Leadership Committee will be awarded certificates of appreciation for their participation this year and reviewed their numerous accomplishments.

- c. Proclamation of May 15-21 as National Public Works Week by Mayor Warner.

Mayor Warner read the proclamation for National Public Works Week.

- d. Proclamation of May 31, 2022 as Memorial Day by Mayor Warner.

Mayor Warner read the proclamation for Memorial Day 2022.

- e. Public Safety Building Project Update Presented by Scott Garner, Architect.

Mr. Scott Garner of Garner Brown Architects remarked the roof and horizontal facia are complete. The contractors have begun installing the red and blue metal panels. Inside gypsum board is complete, painting is approximately 50% complete and plumbing is complete. Lighting and tiles are being installed.

- Consideration of Change Order for Public Safety Center Project in the amount of \$10,879.

Mr. Garner remarked change order number 7, requested by the Police Department, involves cabinet work and some electrical work at a cost of \$10,879.

*Motion made by Commissioner Legge, seconded by Commissioner Marley to approve change order number 7 and the motion failed to pass, 2 to 3.*

Police Chief Dollinger clarified the requested change order for the cabinetry would be to provide privacy from the public when handling confidential material.

*Motion made by Commissioner Mitchell to reconsider change order number 7 in the amount of \$10,879 and the motion carried unanimously.*

#### **4. PUBLIC HEARINGS:**

- a. **Case ZNG-002-22:** Rezoning of 5.21+/- acres from C(P) Planned Commercial, C1(P) Planned Local Business, R6 Residential & PND Planned Neighborhood District to C(P) Planned Commercial District/CZ Conditional Zoning for a veterinarian office or to a more restrictive zoning district, located on the south side of SR 1112 (Rockfish Road), north and east of Moulder Street, submitted by Kent & Julia Dean on behalf of Kent & Julia Dean Properties, LLC (owner) and Michael Blakley on behalf of Drafting and Design Services, Inc. (agent).

Development Services Director Chancer McLaughlin commented this is a request for rezoning of eight parcels located on the south side of Rockfish Road.

Mayor Warner opened the public hearing for Case ZNG-002-22 at 7:35 p.m.

Mayor Warner called for comments for or against Case ZNG-002-22. There were none.

*Motion made by Commissioner Marley to close the public hearing for Case ZNG-002-22.*

Mayor Warner closed the public hearing at 7:35 p.m.

*Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Legge and carried unanimously, to approve Case ZNG-002-22 rezoning from C(P) Planned Commercial, C1(P) Planned Local Business, R6 Residential and PND Planned Neighborhood District to C(P) Planned Commercial/CZ Conditional Zoning for a veterinarian office and finds: a. The approval is an amendment to the adopted Southwest Cumberland Land Use Plan map; and that the Board of Commissioners should not require any additional request or application for amendment 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; a portion of the parcels that are part of the request currently operate as the requested use, a road widening project is requiring the use be redeveloped, and the parcels have access to public water and sewer; c. and this rezoning approval is reasonable and in the public interest because the site is being conditionally zoned to limit the impact to the surrounding properties to place it more in harmony with the surrounding zoning and uses while providing adequate buffering and space for vehicular/pedestrian movement.*

- b. **Case ZNG-003-22:** Rezoning of 1.22+/- acres from C1(P) Planned Local Business to C1(P) Planned Local Business District/CZ Conditional Zoning for all allowed C1(P) uses and requested reduced setbacks or to a more restrictive zoning district, located in the southeast quadrant of the intersection of SR 1131 (Cameron Road) & NC 59 (S Main Street), submitted by James A. Davis Jr on behalf of himself and Davis Family Trust & Sonja Taylor on behalf of Franklin D. Taylor heirs (owners) and Thomas Lloyd (agent).

Development Services Director McLaughlin remarked this is a request for rezoning of four parcels located at the southeastern quadrant of the intersection of Cameron Road and South Main Street from C1(P) Planned Local Business to C1(P) Planned Local Business District/CZ Conditional Zoning for all allowed C1(P) uses and requested reduced setbacks. This request would provide relief to a non-residential development, as the totality of the four parcels is surrounded by right-of-way and would be required to observe front setbacks on all four sides.

Mayor Warner opened the public hearing for Case ZNG-003-22 at 7:40 p.m.

Mayor Warner called for comments for or against Case ZNG-003-22.

Mr. James Davis spoke in favor of the requested rezoning.

*Motion made by Commissioner Marley to close the public hearing for Case ZNG-003-22.*

Mayor Warner closed the public hearing at 7:41 p.m.

*Motion made by Commissioner Marley, seconded by Commissioner Legge and carried unanimously, to approve Case ZN-003-22 rezoning from C1(P) Planned Local Business to C1(P) Planned Local Business/CZ Conditional zoning for all allowed C1(P) uses and requested reduced setbacks and find: a. the approval is an amendment to the adopted Southwest Cumberland Land Use Plan (2013) map; and that the Board of Commissioners should not require any additional request or application for amendment 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 recombination of these parcels will provide a more practical parcel for the development of a nonresidential use that will have sufficient space for vehicular/pedestrian movement and parking. C1(P) also allows for generally light commercial uses which is what the “Mixed Use Development” desires; and c. this rezoning approval is reasonable and in the public interest because the site is located at a heavily trafficked intersection and the district requested is in harmony with surrounding zoning and existing land uses along S. Main Street corridor.*

- c. **Case ZNG-004-22:** Rezoning of 0.69+/- acres from R10 Residential to C2(P) Planned Service and Retail or to a more restrictive zoning district, located at 4271 Legion Road, submitted by David L. Coffman (owner) & Will Swaringen, PE (agent).

Development Services Director McLaughlin commented the applicant is requesting to rezone 0.69 acres of land located at 4271 Legion Road from the R10/R7.5 Single Family Residential district to the C2(P) Planned Service and Retail district. The subject property fronts approximately 135 feet along the south side of Legion Road with roughly 184+/- feet of lot depth. The vacant site is adjacent to the existing Coffman Commons commercial development located to the immediate northeast and is also owned by the same owner of the commercial complex.

Mayor Warner opened the public hearing for Case ZNG-004-22 at 7:45 p.m.

Mayor Warner called for comments for or against Case ZNG-004-22. There were none.

*Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Legge and carried unanimously, to approve Case ZNG-004-22 rezoning request from R10 Residential to C2(P) Planned Service and Retail district and finds the request consistent with the Southwest Cumberland Land Use Plan (2013) designation of “Heavy Commercial” as*

*strip commercial areas are recommended along Legion Road and the site has access to public water and sewer. Approval of the request is reasonable and in the public interest as the district requested is in harmony with surrounding existing uses and zoning as this node is transitioning into a commercial hub as road improvements and surrounding commercial development is completed.*

- d. **Annexation A2022-03** Bunnells-Taylor property - Pin #'s 0403-47-7336, 0403-46-9721, 0403-46-9536; containing 33.918 acres, more or less, on a survey filed in plat book 00148 page 0055.
  - If annexation is accepted authorize staff to file an initial zoning request to the R7.5 district.

Mayor Warner opened the public hearing for Annexation A2022-03 at 7:53 p.m.

Mayor Warner called for comments for or against Annexation A2022-03. There were none.

*Motion made by Commissioner Marley to close the public hearing for Annexation A2022-03*

Mayor Warner closed the public hearing at 7:54 p.m.

*Motion made by Mayor Pro Tem Dr. McCray, seconded by Commissioner Legge and carried unanimously, to approve Annexation A2022-03 and authorize initial zoning request to the R7.5 district.*

**5. PUBLIC COMMENTS:** None.

**6. CONSENT AGENDA:**

- a. Consideration of Approval of Draft Minutes from the May 2, 2022 Regular Board of Commissioners Meeting.
- b. Non-Public Hearing **Case No. DEV-008-22**. Consideration of the Heritage Village Subdivision; R7.5 Zero Lot Line Subdivision Review; Hope Mills Subdivision Ordinance; Zoned: R7.5; Acreage: 1.93 ac. +/-; Located at McRae Street/Stone Street/East Patterson Street; submitted by Ben Stout Construction (Developer).
- c. Non-Public Hearing **Case No. DEV-009-22**. Consideration of the Town of Hope Mills Splash Pad; R7.5 Site Plan Review; Hope Mills Zoning Ordinance; Zoned: R7.5; Acreage: 28.87 ac. +/-; Located at 5770 Rockfish Road; submitted by the Town of Hope Mills. (Developer).
- d. Consideration of Approval of Budget Amendment #26 Accepting State SCIF Funding in the Amount of \$4,680,000.

- e. Consideration of Approval of R2022-17 A Resolution Ratifying All Prior Actions Taken by the Governing Boards of Cumberland County and the Town of Hope Mills to Remove the Town of Hope Mills from the Cumberland County Recreation Service District.
- f. Acceptance of the April, 2022 Financial Report

**“END OF CONSENT AGENDA”**

*Motion made by Commissioner Marley, seconded by Commissioner Mitchell and carried unanimously, to approve the consent agenda as read.*

**7. OLD BUSINESS:**

- a. Consideration of Acceptance of Bid for Trade Street Building.

Town Manager Meszaros remarked the highest bid the Town received for the Trade Street Building was \$35,000. Its current assessed value is \$32,500.

Discussion ensued regarding the amount of money the Town has put into the building and required process if the Town were to put the property up for re-bidding.

*Motion made by Commissioner Mitchell to accept the bid for the Trade Street Building and the motion carried 3 to 2, with Commissioners Legge and Scarola voting in opposition.*

**8. NEW BUSINESS:**

- a. Consideration of Approval of Resolution R2022-15 Setting a Public Hearing Date of June 6 for Annexation A2022-04.

*Motion made by Commissioner Marley, seconded by Mayor Pro Tem Dr. McCray and carried unanimously, to Resolution R2022-15 setting a public hearing date of June 6, 2022 for Annexation A2022-04.*

- b. Consideration of Acceptance of Annexation Petition A2022-05 and Approval of Resolution R2022-16 Instructing the Town Clerk to Investigate the Sufficiency of the Application.

*Motion made by Commissioner Marley, seconded by Commissioner Scarola and carried unanimously, to accept Annexation Petition A2022-05 and approve Resolution R2022-16 instructing the Town Clerk to investigate the sufficiency of the application.*

- c. Consideration of Approval of a Full Responder Contract with Pearce’s Mill Volunteer Fire Department and Cotton Volunteer Fire Department.

Commissioner Scarola recognized Fire Chief Hodges and inquired his recommendation. Fire Chief Hodges responded the Full Responder contract would be beneficial to the Town though he questioned specific coverage areas.

Discussion ensued.

*Motion made by Commissioner Legge, seconded by Commissioner Marley and carried 3 to 2, with Commissioner Scarola and Mayor Pro Tem Dr. McCray voting in opposition to approve the Full Responder Contract with Pearce's Mill and Cotton Volunteer Fire Department.*

## **9. REPORTS AND INFORMATION ITEMS:**

### a. Reminders.

- Monday, May 23, 2022 @6:30 p.m. **Parks and Recreation Committee** meeting in the recreation center.
- Tuesday, May 24, 2022 @ 6:30 p.m. **Appearance Commission** meeting in the recreation center.
- Thursday, May 26, 2022 @ 6:00 p.m. **Veterans Affairs Committee** meeting in the recreation center.
- **MONDAY, MAY 30, 2022 OBSERVANCE of MEMORIAL DAY HOLIDAY, TOWN OFFICES ARE CLOSED.**
- Thursday, June 2, 2022 @ 6:00 p.m. **Prime Movers** meeting in the Luther Board Room.
- Monday, June 6, 2022 @ 7:00 p.m. **Board of Commissioners** regular meeting, in the Luther board room in town hall.

### b. Department Monthly Reports.

- Fire Department, April, 2022
- Police Department, April, 2022
- Permitting, April, 2022
- Stormwater Department, March & April, 2022
- Public Works Department, April, 2022
  - (1) Sanitation
  - (2) Service Garage
  - (3) Buildings & Grounds
  - (4) Street

## **10. STAFF COMMENTS.**

## **11. CLOSED SESSION.**

- a. Called Pursuant to 143-318.11 (a) (7): to Hear Reports on Investigations of Alleged Criminal Conduct.
- b. 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.

*Motion made by Mayor Pro Tem Dr. McCray, seconded by and carried unanimously, to conduct a closed session pursuant to NCGS 143-318.11 (a)(7) to hear reports on investigations of alleged criminal conduct and pursuant to NCGS 143-318.11 (a)(6) to discuss a personnel matter and pursuant to NCGS 143-318.11 (a)(3) attorney-client privilege.*

Mayor Warner instructed the Board to assemble in the Luther Board room at 8:36 p.m. and dismissed members of the public.

At 9:51 p.m. Mayor Warner called the regular meeting back to order.

*Motion made by Commissioner Scarola, seconded by Commissioner Mitchell and carried unanimously, to seal the minutes of the closed session until such time as the release of the information would no longer frustrate the purpose of the closed session and further no action was taken.*

## **12. ADJOURNMENT.**

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

Mayor Warner adjourned the meeting at 9:52 p.m.

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Jackie Warner, Mayor

ATTEST:

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Jane G. Starling, CMC, NCCMC  
Town Clerk