

Barry Hayes
Mayor

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Mayor Pro Tem

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Council Members

Larry Knight
Jim Mackie
Mike Mackie
Martin D. Townsend
Tracy Townsend

TOWN OF GRANITE FALLS
AGENDA

SPECIAL TOWN COUNCIL MEETING

MONDAY, MARCH 25, 2019

4 SOUTH MAIN STREET

5:30 PM

- I. WELCOME - CALL TO ORDER** **MAYOR BARRY HAYES**
- II. INVOCATION** **PASTOR JERRY STINES**
SOLID ROCK BAPTIST CHURCH
- III. PLEDGE OF ALLEGIANCE** **MAYOR BARRY HAYES**
- IV. RECOGNITION OF VISITORS**
- V. APPROVAL OF AGENDA**
- VI. APPROVAL OF MINUTES FROM THE REGULAR TOWN COUNCIL MEETING HELD**
MONDAY, MARCH 4, 2019.
- VII. SPECIAL INTRODUCTIONS/PRESENTATIONS/RECOGNITIONS**
Fire Chief Brian Bennett will recognize Chad Price for his upcoming promotion from
Fire Engineer to Fire Captain effective March 27, 2019.
- VIII. TOWN ATTORNEY REPORT** **MR. BRUCE CANNON**
- IX. PUBLIC COMMENT PERIOD**
- X. PUBLIC HEARINGS**

ZONING TEXT AMENDMENT #1-2019

The Council shall continue a public hearing on Zoning Text Amendment #1-2019. At the February 4, 2019 Council meeting, the Council called for the public hearing to be held at the March 4, 2019 Council meeting. At the March 4, 2019 Council meeting, the public hearing was opened and continued to the March 25, 2019 Council meeting. At the public hearing, all Town residents and other interested parties must be allowed to speak.

Zoning Text Amendment #1-2019, submitted by Lorie Khatod, would remove the requirement that new residential units in the Central Business District can only be occupied by the building owner or business owner. Upstairs residential units would still be processed as a conditional use. Residential units would still not be allowed on the main level (street level). The Planning Board voted unanimously to recommend that the Town Council approve Zoning Text Amendment #1-2019. (See attachment #1.)

Notice of the public hearing was duly provided in the *News Topic* as required by law.

XI. NEW BUSINESS/ACTION ITEMS

1. ZONING TEXT AMENDMENT #1-2019

Council shall consider Zoning Text Amendment #1-2019. The Planning Board voted unanimously to recommend that the Town Council approve Zoning Text Amendment #1-2019 as submitted. (See attachment #1.)

Motion to Approve (required per NC G.S. 160A-383)

Motion to approve Zoning Text Amendment #1-2019, which the Granite Falls Town Council does hereby find and determine that the adoption thereof is consistent with the adopted Granite Falls Horizons: Land Development Plan which encourages infill development and a mix of housing options that reflect the needs of Town residents and preserves the reputation of Granite Falls as an attractive place to live and work.

Due to its consistency with the Land Development Plan, it is determined that Zoning Text Amendment #1-2019 is both reasonable and in the public interest.

Motion to Deny (required per NC G.S. 160A-383)

Motion to deny Zoning Text Amendment #1-2019, which the Granite Falls Town Council does hereby find and determine that the adoption thereof would be inconsistent with the Granite Falls Horizons: Land Development Plan which encourages a variety of commercial options within the Central Business District. It is further acknowledged that significant changes in the Town's corporate limits and growth patterns have affected the original scope of the Land Development Plan.

It is determined that this request is not reasonable and in the public interest due to its inconsistency with the Land Development Plan.

2. ORDINANCE #346

Council shall consider Ordinance #346 amending the Town of Granite Falls Zoning Ordinance, contingent upon the approval of Zoning Text Amendment #1-2019 at tonight's Council meeting. Zoning Text Amendment #1-2019 would remove the requirement that new residential units in the Central Business District only be occupied by the building owner or business owner. A new residential unit would still not be allowable on the main level (street level) and would still be processed as a Conditional Use.

Ordinances for Zoning Text Amendments are not required under NC General Statutes; however, the passing of the formal ordinance gives the Town an additional mechanism to track zoning activity and serves as the formal document that repeals former zoning ordinances or resolves conflict when there are zoning disputes. (See attachment #2 for Ordinance #346.)

Action Requested: If Zoning Text Amendment #1-2019 is approved as presented, approve Ordinance #346 as presented.

3. FINANCIAL REPORT

The financial dashboard for the eight months ended February 28, 2019 is enclosed for the Council's review. This report represents 67% of the current 2018-2019 fiscal year budget. Also enclosed for Council review is an analysis of current year sales tax and property tax revenue versus prior year and budgeted revenues. (See attachment #3.)

4. APPROVE 2019 LOCAL GOVERNMENT AGENCIES GENERAL RECORDS RETENTION AND DISPOSITION SCHEDULE

Council is requested to approve the Local Government Agencies General Records Retention and Disposition Schedule, as updated by the North Carolina Department of Natural and Cultural Resources, that became effective March 1, 2019. The Records Retention and Disposition Schedule is 105 pages long and may be found by going to the following link which I emailed to each of you this past Thursday night:

https://files.nc.gov/dncr-archives/documents/files/2019_local_standards.pdf

Town Clerk Paula M. Kirby will print out a hard copy of the General Records Retention and Disposition Schedule that will become a part of the permanent minutes of this Council meeting and that all Council members may come by the Town Office to review at their convenience.

Action Requested: Approve the 2019 General Records and Retention Schedule (See attachment #4.)

5. CONSIDER CHANGES TO THE COUNCIL MEETING SCHEDULE

Council is requested to cancel the regular Council meeting scheduled for Monday, April 1, 2019.

6. TOWN HOLIDAY SCHEDULE

The Town of Granite Falls Administrative Office, the Recreation Center, and the Public Works and Electric Departments will be closed on Friday, April 19, 2019 in observance of the Good Friday Holiday. The Police and Fire Departments and the Water and Wastewater Facilities will be on duty as scheduled and those employees scheduled to work the holiday receive alternate time off with pay. Republic Services will pick up garbage and recycling on their regular schedule.

OTHER BUSINESS NOT LISTED

XII. MANAGER UPDATE

Town Manager Jerry Church shall update the Council on the following:

1. Enclosed with your Agenda package is a calendar of events through the end of April 2020. Revisions since the last calendar are highlighted in gray. Upcoming events include the Recreation Department public meeting on PART-F projects Thursday, March 28th at 5:30 p.m. immediately followed by a meeting on the Recreation Comprehensive System Wide Master Plan at 6:00 p.m. Both meetings will be in the Civic Building. Also, the Western Piedmont Council of Governments will hold its Annual Meeting/50th Anniversary Celebration on Thursday, April 25th at 6:00 p.m. at the Hickory Metro Center (reservations required) and the North Carolina League of Municipalities Annual Conference May 14th -16th in Hickory, NC (reservations required.)

Members of the Town Council may attend events that are not sponsored by the Town but there will be no Council business conducted at any of these events in instances where a quorum of the Council may be present.

XIII. COUNCIL COMMITTEE REPORTS

1. WPCOG Policy Board
2. Caldwell County Railroad Policy Board
3. Sales Tax Reinvestment Committee
4. Catawba River Study Committee
5. Metropolitan Planning Organization (MPO) and Technical Coordinating
6. Caldwell County Economic Development Commission (EDC)
7. Corporate Circle – sponsored by Caldwell Chamber of Commerce
8. NC Municipal Power Agency # 1 Board of Commissioners
9. Caldwell County Manager’s bi-monthly meeting
10. ElectriCities Grassroots Committee
11. Caldwell County’s Green Commission

INFORMATION ITEMS:

1. The Granite Falls Board of Adjustment will meet Wednesday, April 10th at 5:00 p.m. in the Council Room.
2. The Granite Falls Planning Board will meet Tuesday, March 26th at 5:00 p.m. in the Council Room.
3. The Granite Falls Recreation Department will have a public meeting on PART-F projects Thursday, March 28th at 5:30 p.m. immediately followed by a meeting on the Recreation Comprehensive System Wide Master Plan at 6:00 p.m. Both meetings will be in the Civic Building.
4. The Granite Falls History Committee will meet Tuesday, April 16th at noon at the Baird House.
5. The Granite Falls Merchant’s Association will meet Monday, April 15th at 12:30 p.m. in the Conference Room.
6. The WPCOG MPO/RPO meeting will be at 2:00 p.m. Wednesday, March 28th at the WPCOG.
7. The Granite Falls ABC Board will meet Monday, April 15th at 5:30 p.m. at the ABC store.

In accordance with Title II of the Americans with Disabilities Act, neither the Town of Granite Falls, nor the Granite Falls ABC Board, discriminates on the basis of disability in conducting its meetings. Individuals with disabilities who require auxiliary aids or services or other accommodations for effective communication and participating in a meeting may contact the Town Clerk at (828) 396-3131. Requests should be made at least 72 hours prior to the meeting.

Reminder: The next Town Council Meeting is a regular meeting on Monday, April 15, 2019, at 6:00 p.m. in the Council Chambers.