

Town of Spring Lake
Regular Meeting of the Board of Aldermen
Municipal Building
300 Ruth Street
Spring Lake, NC 28390

August 14, 2023

MINUTES

6:00 pm

The Spring Lake Board of Aldermen held a regular meeting in the Grady Howard Conference Room of the Spring Lake Municipal Building with Mayor Kia Anthony presiding.

Board Members Present: Mayor Pro Tem Robyn Chadwick
Alderwoman Soña Cooper
Alderman Marvin Lackman
Alderman Raul Palacios
Alderwoman Adrian Thompson

Others Present:

Carly Autry, Town Clerk
Lieutenant Justin Bonsignore, Spring Lake Fire Department
Patricia Hickmon, Inspections Supervisor/Zoning Administrator Officer
Banard Lemon, Audio Visual Coordinator
Michael Porter, Town Attorney
Dysoaneik Spellman, Chief of Spring Lake Police
Lieutenant Danny Sutton, Spring Lake Police Department
Jason Williams, Spring Lake Fire Chief/Interim Town Manager

1. Call to Order

Mayor Anthony declared a quorum and called the meeting to order.

2. Invocation and Pledge of Allegiance

Pastor Rob Miller and family gave the Invocation and led the Pledge of Allegiance.

3. Additions or Deletions

Alderwoman Cooper requested to delete Agenda Item 5a. Draft Minutes of July 24, 2023, Work Session Meeting due to the minutes being out of order.

Action: Approval of amended deletion from Agenda Item 5a. Draft Minutes of July 24, 2023, Work Session Meeting.

Motion by: Alderman Lackman

Second by: Alderman Palacios

Vote: Unanimous

4. Approval of Agenda

Action: Approval of August 14, 2023 Board of Aldermen Regular Meeting agenda with amended deletion of Agenda Item 5a. Draft Minutes of July 24, 2023, Work Session Meeting.

Motion by: Alderwoman Cooper

Second by: Mayor Pro Tem Chadwick

Vote: Unanimous

5. Approval of Consent Items

Action: Approval of Consent Item 5b. North Carolina Statewide Emergency Management Mutual Aid and Assistance Agreement Renewal for 2023-2024.

Motion by: Alderwoman Cooper

Second by: Alderwoman Thompson

Vote: Unanimous

6. Public Comment

Shannon Fair, 3269 Gables Drive, Fayetteville, is the President of the local Elks Lodge in Fayetteville. Ms. Fair shared a little bit about the Elks and their commitment to building stronger communities with students, Military Members, and Veterans. Mr. Fair stated they are pleased to be partnered with Spring Lake Middle School this year for their 1st Annual School Drop to ensure the success of the youth.

Crystal Johnson, 654 Goodyear Drive, Spring Lake, stated she would like to know about the recreation tax because she received her property taxes and recreation tax is on there and she has never seen that on her property tax before.

Sue Pritchard, 129 Port Tack, Sanford, is a former educator and she stated she has always had a desire to improve race relations in our country. Ms. Pritchard stated she has already met with Mayor Anthony regarding this issue and Mayor Anthony suggested possibly starting a committee. Ms. Pritchard stated she also thinks it would be good to hold a meeting with all the Pastors in Spring Lake from all the different churches. Ms. Pritchard stated this will have to consist of conversations, listening, and educating to improve race relations.

Daniel Gerald, 180 Tram Road, Spring Lake, stated statute 160A-168(9)(10) refers to Public Records Requests to an employee and reads; (9) Date and type of each promotion, demotion, transfer, suspension, separation or other change in position classification with that municipality and (10) Date and general description of the reasons for each promotion with that municipality. Mr. Gerald stated he would like to get a Public Records Request for the Interim Town Manager personnel jacket, anything the LGC and the State Auditor said, and would like sooner it than 30 days. Mr. Gerald stated he had requested information on the fire ladder truck regarding why and how it was purchased, and what funds were used, and it is now close to 30 days on that. Mr. Gerald stated he also requested travel for a certain Board Member and would like to see that done because if the Town is in such economic straits, why are these purchasing travels being made? Mr. Gerald stated he would like a request for the financial audit the LGC and the State

Auditors have made. Last, Mr. Gerald stated it looks like the economic development program is being followed but not by the correct provocation for who started off the economic development program, which is not hidden, and thinks others are trying to take credit.

7. Presentations

- a. United Way of Cumberland County – Roshelle Colvin, Director of Development, and Amy Navejas, Executive Director – Ms. Colvin and Ms. Navejas presented a PowerPoint explaining their Mission, Vision, Key Facts and Misconceptions, Community Impact Programs, Leadership Development, Funding Decisions, and Promoting Volunteerism. Ms. Colvin and Ms. Navejas also explained some of their events such as Campaign Kickoff 2022, the Dolly Parton Imagination Library, and the Youth Grown Stock Trust.

Alderwoman Cooper asked Ms. Colvin and Ms. Navejas if the Community Standdown could be moved around to different locations since it is normally held in the Fayetteville area and Ms. Navejas stated it has never been suggested but thinks it is a great idea and will take that back to the committee. Alderwoman Cooper asked if there was a list of key volunteer opportunities in Spring Lake and Ms. Navejas stated they have reached out to various non-profits but do not know how many of them are Spring Lake specific. Alderwoman Thompson asked how to volunteer for the meal packaging. Ms. Navejas stated it is going to be at the Crown Coliseum this year, however, contact Ms. Colvin to get a volunteer application.

- b. Community Appearance and Sustainability Committee “Yard of the Month” August 2023 – Alderman Raul Palacios – Alderman Palacios stated Yard of the Month is the opportunity to recognize neighbors for maintaining and upkeeping their property that makes Spring Lake a more attractive place. Alderman Palacios presented a PowerPoint announcing the five (5) residents who were chosen as Yard of the Month for their neighborhood. The only one (1) who showed up for their certificate was Merima Pugh and Family. The other four (4) who were not present were Etta Boston, Yong Cha Brown, Reginald and Danita Burgess, and Chavis and Cassie Graham. The Pugh Family took a picture with Alderman Palacios and the Board of Aldermen.

8. Public Hearings

- a. ZON-23-0012: Rezoning from R6 Residential District to C(P) Planned Commercial District or to a more restrictive zoning district for 1.28 +/- acres; located at 206 Ziglar Circle, submitted by Raymond Sharp (applicant), on behalf of Shirley Parker Newsome Trustee (owners). – Christopher Portman, Cumberland County Senior Planner – Mr. Portman stated the Applicant met with the Director before this went to the Planning Board, requested a change from C(P) to C(1), and their intent is to do a daycare on the property, which is 1.28 acres. Mr. Portman briefly presented a PowerPoint explaining the specifications of ZON-23-0012.

Mayor Anthony opened the Public Hearing for ZON-23-0012. Mayor Anthony three (3) times called for any persons in favor or opposition regarding ZON-23-0012.

One (1) person spoke in favor of ZON-23-0012; Raymond Sharp (applicant) 88 Valley Brook Lane, Spring Lake, on behalf of Shirley Parker Newsome Trustee (owners). Mr. Sharp stated his client wants to bring daycares to the area, and thinks this would be a great location, and will benefit many of the people coming through Spring Lake. One (1) person spoke in opposition of ZON-23-0012; Crystal Johnson, 654 Goodyear Drive, Spring Lake. Ms. Johnson stated it is not necessarily opposition but eventually, it is a bad place for traffic to get in and out, as there is no stoplight there. Mr. Portman returned to the podium and commented regarding Ms. Johnson's statement of traffic. Mr. Portman stated that would be on the Department of Transportation (DOT) to determine if the entrance would be off Bragg Blvd. or Ziglar Circle.

Alderman Palacios asked Mr. Portman to clarify the difference between C(P) and C(1). Mr. Portman stated C(P) is a heavy commercial or a planned commercial and C(1) is a local business, but C(P) allows more kinds of intense uses where C(1) is a little more restrictive, so it is not as permissible. Mr. Portman stated local businesses are like daycares, smaller companies, rather than C(P) is a car wash, a restaurant, or a hotel.

The Public Hearing was closed by Mayor Anthony.

- b. **ZON-23-0018:** Text Amendment to the Town of Spring Lake Zoning Ordinance to update and reflect the name change of Fort Bragg military base to Fort Liberty; Town of Spring Lake (applicant). – Christopher Portman, Cumberland County Senior Planner – Mr. Portman stated it is a text amendment to change Fort Bragg to Fort Liberty.

Mayor Anthony opened the Public Hearing for ZON-23-0018. Mayor Anthony three (3) times called for any persons in favor or opposition regarding ZON-23-0018. No one spoke in favor or opposition regarding ZON-23-0018.

The Public Hearing was closed by Mayor Anthony.

9. New Business

- a. PFOA & PFOS Update Letter – Colonel John Wilcox, U.S. Army, Garrison Commander – Colonel Wilcox was unable to attend the meeting to give an update.
- b. **ZON-23-0012:** Rezoning from R6 Residential District to C(1) Local Business District or to a more restrictive zoning district for 1.28 +/- acres; located at 206 Ziglar Circle, submitted by Raymond Sharp (applicant), on behalf of Shirley Parker Newsome Trustee (owners). – Mayor Kia Anthony

Action: Approval of ZON-23-0012: Rezoning from R6 Residential District to C(1) Local Business District or to a more restrictive zoning district for 1.28 +/- acres; located at 206 Ziglar Circle, submitted by Raymond Sharp (applicant), on behalf of Shirley Parker Newsome Trustee (owners).

Motion by: Alderwoman Cooper

Second by: Alderman Palacios

Vote: Unanimous

- c. ZON-23-0018: Text Amendment to the Town of Spring Lake Zoning Ordinance to update and reflect the name change of Fort Bragg military base to Fort Liberty; Town of Spring Lake (applicant). – Mayor Kia Anthony

Action: Approval of ZON-23-0018: Text Amendment to the Town of Spring Lake Zoning Ordinance to update and reflect the name change of Fort Bragg military base to Fort Liberty; Town of Spring Lake (applicant).

Motion by: Alderwoman Cooper

Second by: Mayor Pro Tem Chadwick

Vote: Unanimous

- d. DEV-0045-23: Applicant is Requesting Approval of Preliminary Plat Containing Approximately 0.64 +/- Acres; Located at 146 Chapel Hill Road, Zoned R5 for Townhome Complex (6 Dwelling Units); Submitted by M.A.P.S. Surveying (Agent) on Behalf of Alternative Investment Holdings, LLC (Owner). – Christopher Portman, Cumberland County Planner – Mr. Portman stated they are proposing to do six (6) townhomes on this property. Mayor Anthony asked if this same applicant came before the Board and Mrs. Hickmon approached the podium and stated this applicant came before the Board regarding rezoning. Alderwoman Cooper asked if this was originally four (4) units and Mrs. Hickmon stated it is an allowed use so it is now six (6) units. John Ashcraft with Alternative Investment Holdings, LLC. approached the podium and stated they worked with numerous initial designs to try to see what could fit, as it is a small parcel, had the square footage to do ten (10), and tried to get that laid out, but it was going to impede into the setbacks. Mr. Ashcraft stated they were going to go before the Board of Adjustment, however, that meeting was canceled, so they went back to the original design of two (2) buildings, six (6) units total, within all boundaries and setbacks.

Action: Approval of DEV-0045-23: Applicant is Requesting Approval of Preliminary Plat Containing Approximately 0.64 +/- Acres; Located at 146 Chapel Hill Road, Zoned R5 for Townhome Complex (6 Dwelling Units); Submitted by M.A.P.S. Surveying (Agent) on Behalf of Alternative Investment Holdings, LLC (Owner).

Motion by: Alderwoman Cooper

Second by: Alderwoman Thompson

Vote: Unanimous

- e. DEV-0057-23: Applicant is Requesting Approval of Commercial Group Development Plan Containing Approximately 6.88 +/- Acres; Located at 317 NC HWY 210, Zoned C(P) for Starbucks; Submitted by George Rose (Agent) on Behalf of Spring Lake Shopping Center (Owner). – Christopher Portman, Cumberland County Senior Planner – George Rose, 1206 Longleaf Drive, Fayetteville, Site Engineer for Starbucks approached the podium and stated they have worked with all parties including Walgreens, Skyland Shopping Center owners, DOT, utility companies, and have everything pretty much figured out. Alderman Lackman asked Mr. Rose if this Starbucks would be a drive-thru, a sit-down, or a combination and Mr. Rose stated this would be a combination. Alderman Lackman stated this would be right behind Walgreens and asked Mr. Rose how many parking spaces would be taken away from Walgreens. Mr. Rose stated he did not have the exact figures but they did an extensive parking study where they counted all the parking spaces in Skyland Shopping Center, identified all the existing

tenants and their requirements, exceeded the requirement for parking as they took some from Starbucks, and still had more than enough parking per the code for the shopping center. Alderman Palacios stated he thinks there are two (2) big drawbacks, which are parking and location, and explained his reasonings. Mayor Anthony stated from the Board's standpoint, that we do not have control over which businesses come to the community as that was taken from the Board years ago, so we cannot tell businesses when they can come. Alderwoman Cooper stated it is up to the business to do their research, which they have done, to see if it is a feasible business, according to their research, and if they fall within the restrictions we have in place, we cannot tell them no. Mr. Portman provided large-scale site plan printouts for the Board for Starbucks. Mayor Anthony asked Mr. Rose when is the project starting and he stated he was unsure of the date. Mrs. Hickmon advised Mayor Anthony and the Board the ATM that is currently in place will be moved but will still be in the parcel.

Action: Approval of DEV-0057-23: Applicant is Requesting Approval of Commercial Group Development Plan Containing Approximately 6.88 +/- Acres; Located at 317 NC HWY 210, Zoned C(P) for Starbucks; Submitted by George Rose (Agent) on Behalf of Spring Lake Shopping Center (Owner).

Motion by: Mayor Pro Tem Chadwick

Second by: Alderman Palacios

Vote: Unanimous

- f. DEV-0102-23: Applicant is Requesting Approval of Preliminary Plat Containing Approximately 73.02 +/- Acres; Located at off Odell Road, Zoned R6A/CZ for a 120 Zero Lot Line Subdivision, Done in Three (3) Phases. This was Approved as Conditional Rezoning Case P21-38; Submitted by Michael Blakley (Agent) on Behalf of Caelin Farms LLC (Owner). – Christopher Portman, Cumberland County Senior Planner – Mr. Portman stated this will be the final process. They will be starting the first 12 homes within the next 30 days and the price range will be \$300K to \$350K and there will be approximately 121 Lots. Mr. Portman stated Phases 2 and 3 were switched. Alderman Palacios asked if the increase in price was due to inflation and if there were any other significant changes to what was proposed as far as the development. The agent stated that the products increased because the price had increased.

Action: Approval of DEV-0102-23: Applicant is Requesting Approval of Preliminary Plat Containing Approximately 73.02 +/- Acres; Located at off Odell Road, Zoned R6A/CZ for a 120 Zero Lot Line Subdivision, Done in Three (3) Phases. This was Approved as Conditional Rezoning Case P21-38; Submitted by Michael Blakley (Agent) on Behalf of Caelin Farms LLC (Owner).

Motion by: Alderman Palacios

Second by: Mayor Pro Tem Chadwick

Vote: Unanimous

- g. Military and Veterans Affairs Advisory Committee Charter Amendment – Alderman Marvin Lackman – Alderman Lackman stated one of the major changes was the term limit was lowered from three (3) years to two (2) years and there will still be seven (7) organizations and three (3) at large memberships.

Action: Approval of Military and Veterans Affairs Advisory Committee Charter Amendment.

Motion by: Alderman Lackman

Second by: Alderwoman Cooper

Vote: Unanimous

- h. Mayor's Report – Mayor Kia Anthony – First, Mayor Anthony stated the Town was featured in the North Carolina League of Municipalities (NCLM) legislative bulletin commending the work that has been done in Spring Lake over the years. Second, Mayor Anthony stated she and Alderwoman Cooper attended the North Carolina Black Elected Municipal Officials (NCBEMO) Summer Conference in Rocky Mount, NC. Third, Mayor Anthony stated National Night Out was a major success. Fourth, Mayor Anthony stated she sat with other Cumberland County Mayors at the Mayor's Coalition meeting and talked about the daycare crisis and the shortage of daycares. Fifth, Mayor Anthony stated she attended the FAMPO meeting where they did a Boundary Assessment Workshop as they are looking to expand boundaries to include other municipalities in Harnett, Moore, Hoke, and Lee Counties. Sixth, Mayor Anthony stated she attended a Mayor's Association meeting to discuss their Budget. Seventh, Mayor Anthony stated she and Mr. Williams met with the Sixth (6th) District Representatives of DOT to discuss prioritizing some upcoming projects, so DOT will be active. Eighth, Mayor Anthony stated there is an RLUAC meeting here in Spring Lake on Thursday, August 17, 2023, at 10:00 am and the Board is welcome to attend. Last, Mayor Anthony stated Lunch with the Mayor is Wednesday, August 23, 2023, at 12:00 pm at IHOP.
- i. Board of Aldermen Report – Spring Lake Board of Aldermen – Mayor Pro Tem Chadwick stated Saturday, September 30, 2023, is the 7th Annual Pink D.Y.M.O.N.S. 5K Cancer Walk and Community Festival and this money will back into the community to help people that have cancer. Mayor Pro Tem Chadwick stated if anyone is interested in becoming a vendor, please reach out to Ms. Bryant at 803-339-9328, and there will also be plenty of food and activities, free blood pressure screening, and a mammogram van. First, Alderman Palacios stated fall Town cleanup is scheduled for Saturday, September 16, 2023, at 9:00 am, at the Spring Lake Recreation Center. Second, Alderman Palacios stated funds have been set aside and contracts have been signed for the first mural on Main Street, which should be started around September 30th and will take about a week or two to complete depending on the weather. Alderman Palacios stated there will be a ceremony, possibly on Thursday, November 10th. Third, Alderman Palacios recognized Mayor Anthony and Alderwoman Cooper for their continued investment in learning and education. Last, Alderman Palacios recognized Alderman Lackman as he was honored with the Bronze Honor medal from the Fayetteville Rose Society for his work in the community. First, Alderwoman Thompson stated tomorrow, Tuesday, August 15, 2023, from 5:00 pm to 7:00 pm at Sonic Drive-in, the Police Department will be accepting donations for back-to-school supplies. Second, Alderwoman Thompson stated on Saturday, August 26, 2023, there will be a food giveaway at Bethel AME Zion Church from 9:00 am until all food is gone. Last, Alderwoman Thompson stated on Monday, August 28, 2023, kids go back to school and encourage everyone to come out and greet kids for an awesome school year. Mayor Anthony stated there are staggered times for each of the three (3) schools in Spring Lake in proximity to each other. First, Alderman Lackman presented a PowerPoint regarding the Town and Park cleanup that took place on Saturday, August 5, 2023. Alderman Lackman stated Spring Lake is supposed to have representation at the Parks and Recreation Committee and if there are no volunteers from the community, he will volunteer himself. Second, Alderman Lackman stated the Military and Veterans Affairs Advisory Committee meeting is Tuesday, August 22, 2023, at 6:30 pm and the general public is welcome. Alderman Lackman stated last year, the committee recognized Mr. Charles Miller, however, he has since passed away, and as

the Military Veterans Affairs, they are looking at honoring and recognizing another Veteran this year. Third, Alderman Lackman stated at the next meeting, that he and Mrs. Hickmon would come before the Board with a Military Banner Recognition. Last, Alderman Lackman recognized Pastor Rob Miller and his family for leading the Invocation and Pledge of Alliance, even though he was experiencing some issues at home. First, Alderwoman Cooper stated on Wednesday, August 2, 2023, she was on WFNC and had an interview with Goldy, spoke about Spring Lake Middle, and met with staff from the schools including Mr. Godbolt, Representative Marvin Lucas, Representative Francis Jackson, other Board Members, parents, and staff about doing more for the children in the community. Second, Alderwoman Cooper stated she just returned from the Women in Municipal Government (WIMG) National Conference in Charlotte and she is part of the Planning Committee where she spoke about HBCUs, and this conference was at no cost to the Town. Third, Alderwoman Cooper mentioned the food giveaway on Saturday, August 26, 2023, at 9:00 am at Bethel AME Zion Church at 255 Vass Road, Spring Lake. Last, Alderwoman Cooper stated Haunted Lakes for Halloween is still in process and will probably partner with the Town for the event.

- j. Manager's Report – Interim Town Manager Jason Williams – Mr. Williams stated no report at this time.
- k. Town Attorney Report – Town Attorney Michael Porter – Attorney Porter announced the Town of Spring Lake is being sued by a previous employee, Kelby Wortham. Attorney Porter stated this is a civil action, which is public record, and the number is 523-CB-386-D-RN. Attorney Porter stated the Defense Attorney has been assigned and has advised and instructed the Board or any Town employees to say “No comment” if asked any questions as the matter is still under investigation internally.

10. Closed Session

Action: The Board approved a motion to go into closed session pursuant to N.C.G.S. §143-318.11(a)(3) – Attorney–Client Privilege and Pursuant to N.C.G.S. § 143-318.11(a)(6) – Personnel

Motion: Alderwoman Cooper

Second by: Mayor Pro Tem Chadwick

Vote: Unanimous

Action: The Board approved a motion to reconvene in open session. No action was taken.

Motion: Alderwoman Cooper

Second by: Mayor Pro Tem Chadwick

Vote: Unanimous

11. Adjournment

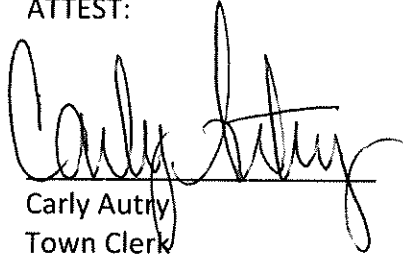
Action: There being no further business to come before the Board, the meeting was adjourned at 8:10 pm.

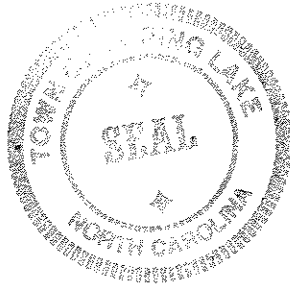
Motion: Mayor Pro Tem Chadwick

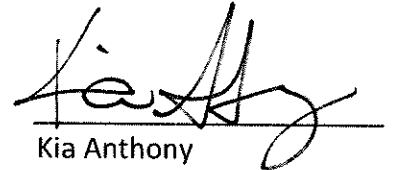
Second by: Alderman Lackman

Vote: Unanimous

ATTEST:


Carly Autry
Town Clerk




Kia Anthony
Mayor

