

## MINUTES

Regular Meeting  
City Hall Council Chamber

May 1, 2017  
Monday, 6:00 p.m.

**Present:** Mayor O. Stanhope Anthony III, presiding; Council Members Eric B. Hendrick, David W. White, David Causby, Dennis C. Bailey, Ben Kittrell, Dicky Amaya; City Manager Rick Howell, City Attorney Robert W. (Bob) Yelton, City Clerk Bernadette A. Parduski, Director of Finance Justin S. Merritt, MPA, Director of Human Resources Deborah C. (Deb) Jolly, Director of Energy Services Julie R. McMurry, Police Chief Jeffrey H. (Jeff) Ledford, Assistant Fire Chief – Logistics and Enforcement Services Todd McMurry, Director of Public Works Daniel C. (Danny) Darst, Jr., and Director of Planning and Development Services Walter (Walt) Scharer, AICP

Mayor Anthony called the meeting to order at 6:00 p.m. and welcomed all who were in attendance. The Mayor gave the invocation and Mrs. Parduski led the *Pledge of Allegiance*.

**A. Approval of agenda:**

- 1) Motion to adopt the proposed agenda

**ACTION TAKEN:** Upon a motion made by Mr. Amaya, City Council voted unanimously to approve the agenda as presented.

**B. Public Hearing:**

- 1) Consideration of a resolution granting a Special Use Permit to Guilford Financial Services, LLC for South Washington Street between Textile Street and East Shannonhouse Street: Resolution No. 34-2017

Mayor Anthony opened the public hearing at 6:02 p.m. and sworn testimony was given as follows:

Mr. Scharer introduced Resolution No. 34-2017 and the proposed Special Use Permit request by the applicant, Maida Renson, and as the developer, Guilford Financial Services, LLC. He stated Mrs. Renson is not in attendance due to the hospitalization of a family member.

Utilizing both location and zoning maps of the area, Mr. Scharer pointed to the 1000 block of South Washington Street. The site on South Washington Street is approximately 2.2 acres in size and includes all the parcels on the

eastern side of South Washington Street between Textile Street and East Shannonhouse Street. The applicant is proposing a 36-unit multi-family development. Mr. Scharer reminded Council the site was rezoned in March 2017 to Residential 6 (R6) District. However, at that time the developer intended to place less than 25 dwelling units on the site and has since decided to pursue a project consisting of up to 36 dwelling units. He further stated the City of Shelby allows multi-family developments with more than 25 dwelling units only with a Special Use Permit issued by City Council.

Utilizing the preliminary site plan, which depicts Phases I and II of the proposed project, Mr. Scharer emphasized Phase II is under consideration for the Special Use Permit. He added staff recommended approval of this Special Use Permit with the following conditions:

- The applicant commit to a maximum front setback of twenty (20) feet.
- The applicant commit to locating all off-street parking to the rear of the principal structure or structures.

Mayor Anthony closed the public hearing at 6:13 p.m.

Having heard all of the evidence and arguments presented at the hearing, Council finds and determines the application is complete. Council was presented with no evidence as to the following findings as read by Mr. Bailey:

- The development will not materially endanger the public health or safety
- The development will not substantially injure the value of adjoining or abutting property
- Will be in harmony with the area in which it is to be located
- Will be in general conformity with the Comprehensive Land Use Plan or other plans officially adopted by Council

**ACTION TAKEN:** Upon a motion made by Mr. Bailey , City Council voted unanimously to approve and adopt Resolution No. 34-2017 entitled, “A RESOLUTION GRANTING A SPECIAL USE PERMIT TO GUILFORD FINANCIAL SERVICES, LLC FOR SOUTH WASHINGTON STREET BETWEEN TEXTILE STREET AND EAST SHANNONHOUSE STREET”, with the conditions as set out in the Special Use Zoning Permit.

#### C. Consent Agenda:

**ACTION TAKEN:** Mayor Anthony presented the consent agenda. Mr. White made a motion to approve the consent agenda. The consent agenda and following items were unanimously approved:

- 1) Approval of the Minutes of the Regular Meeting of April 17, 2017
- 2) Approval of a resolution directing the City Clerk to determine sufficiency of a voluntary annexation petition from Clearwater Paper Corporation: Resolution No. 35-2017
- 3) Approval of a resolution directing the City Clerk to determine sufficiency of a voluntary annexation petition from Mafic USA, LLC: Resolution No. 36-2017
- 4) Adoption of an ordinance authorizing demolition of a dwelling: Ordinance No. 33-2017
- 5) Adoption of an ordinance establishing a capital project ordinance and budgets for the City of Shelby's Rail Trail Corridor Project: Ordinance No. 34-2017
- 6) Adoption of Fiscal Year (FY) 2016-2017 Budget Ordinance Amendment No. 18: Ordinance No. 35-2017

#### **END CONSENT AGENDA**

**D. Unfinished Business: None**

**E. New Business: None**

**F. City Manager's Report:**

- 1) At Mr. Howell's request, Council discussed the scheduling of budget workshops and by consensus, Council set May 11 and May 18, 2017 at 4:00 p.m. at City Hall Council Chamber to hold special meetings related to the proposed budget for Fiscal Year 2017-2018.
- 2) Mr. Howell informed Council the contract documents for the East Gateway Improvements Project have been signed. He anticipates receiving a cost estimate for the construction of the East Gateway sign at East Marion Street and East Dixon Boulevard, which is a separate project from the gateway improvements, in the very near future.
- 3) Mr. Howell reported bids for the Shelby Police Department Public Safety Answering Point (PSAP) Communication Addition Project were opened on April 27, 2017. The apparent low bidder is within budget and staff is awaiting the architect's recommendation.

- 4) Mr. Howell reported bids for the Hanna Park Project were opened on March 28, 2017 and the apparent low bidder is within budget. The City is also seeking Local Government Commission (LGC) financing approval on May 2, 2017. Assuming approval from the LGC, the City will move forward with the closing of the loan and awarding of the construction contracts so that the project may move forward.
- 5) With regard to the Royster Memorial Golf Course Alternative Use Study, Mr. Howell stated he will be sharing a timetable for the project kickoff in the very near future.
- 6) Mr. Howell updated Council regarding the City's infrastructure projects relating to Clearwater Paper Corporation's expansion. A meeting was held on April 25, 2017 with Company representatives, City and Cleveland County staff, engineers, and consultants in an effort to coordinate the significant amount of work involved in providing water, sewer, and natural gas infrastructure totaling \$30 million over the next 24 months. Mr. Howell intends to provide periodic updates and report milestones as the work progresses.
- 7) Mr. Howell reported the Grover Morgan Waterline Project is ongoing and approximately 50 percent complete with construction anticipated to be completed by the end of 2017.

#### **G. Council Announcements and Remarks:**

- 1) Mayor Anthony mentioned the Foothills Merry Go Round Festival held on April 29 and April 30, 2017 was very impressive this year. Mr. White added it reminded him of a "mini Cleveland County Fair" with so many rides, concessions, and people. Mr. Amaya said the festival also featured a good fireworks show. Mr. Kittrell enjoyed the car show, displaying almost 100 cars.
- 2) The Mayor reminded Council members to attend the Cleveland County 2017 Prayer Breakfast on May 3, 2017 at 6:45 a.m., The LeGrand Center.
- 3) Mr. Amaya complimented the removal of a weather-related damaged tree on the south side of the Court Square in Uptown Shelby. Mr. Howell noted the weight of the tree was estimated at 60 tons.
- 4) Mr. Kittrell requested an update as to the scheduling of an additional trip to meet with Cleveland County local legislators in Raleigh, North Carolina. Mr. Howell will contact the legislators' respective offices for tentative meeting dates and report back to Council.

**H. Adjournment:**

**1) Motion to adjourn**

**ACTION TAKEN:** Upon a motion made by Mr. White, City Council voted unanimously to adjourn the meeting at 6:30 p.m.

**Respectfully submitted,**

**Bernadette A. Parduski, NCCMC, MMC  
City Clerk**

**O. Stanhope Anthony III  
Mayor**

**Minutes of May 1, 2017**