

**MINUTES
CITY OF DUNN
DUNN, NORTH CAROLINA**

The City Council of the City of Dunn held a Regular Meeting on Thursday, March 2, 2006, at 7:00 p.m. in the Dunn Municipal Building. Present was Mayor J. Dal Snipes, Council Members Buddy Maness, Bryan Galbreath, Billy Tart, Billy R. Godwin, Jr. and Joey Tart. Also present was Interim City Manager Ronnie Autry, Human Resources/Safety Officer Moses Gallion, Librarian Mike Williams, City Planner Steven Neuschafer, Recreation Director Perry Hudson, Police Chief Tim Benware, City Attorney P. Tilghman Pope, City Clerk Debra West, and Daily Record Reporter Lisa Farmer.

Mayor Pro Tem Donnie Olds was absent, excused.

INVOCATION

Mayor Snipes opened the meeting at 7:00 p.m. and asked Council Member Joey Tart to give the invocation. Afterwards the Pledge of Allegiance was repeated.

Mayor Snipes recognized and thanked Ronnie Autry in his role as Interim City Manager.

Mayor Snipes welcomed and recognized Triton High School student Colby Byrd, who was present in the audience. Colby has been accepted in the People-to-People Leadership Summit and he will be attending a scholarship program in California this summer. All students accepted in this program must meet rigorous academic and leadership requirements. One of the requirements is to attend a public meeting. Mayor Snipes congratulated Colby on this achievement.

PUBLIC COMMENT PERIOD

Mayor Snipes opened the floor for a (30) minute public comment period. Hearing no comments, the public comment period was closed.

Mayor Snipes closed the regular meeting and opened public hearings at 7:08 p.m.

PUBLIC HEARINGS

REZONING REQUEST

PZ 01-06

PIN #1516-38-8419

801 W. CUMBERLAND STREET

The public has been notified that oral and written comments will be heard and received concerning the request by Doug Turner (Representative) for John G. and Dorothy Rouse Ciccone (Owners) to rezone one parcel of property located at 801 W. Cumberland Street (14,000 square feet – street frontage 140 feet).

This property is currently zoned R-10 Single Family Dwelling District and is requested to be rezoned to C-O Office and Institutional District.

The public hearing was duly advertised on February 14, 2006 and February 21, 2006.

Mayor Snipes asked if there was anyone present to speak for or against this rezoning request.

Attorney Doug Turner, representative for the applicants stepped forward and stated that this property is located along the Highway 421 corridor at the corner of S. General Lee Avenue and Cumberland Street. He offered the following findings with reference to this rezoning request:

- His clients have spoken to neighboring property owners and received no opposition to this request
- The growing trend along this section of Highway 421 is commercial use
- 75% of the parcels of land between the Railroad and Erwin Road are now zoned for commercial use

- This change in zone is consistent with the land use plan – this is an older property that will be renovated to office and institutional use
- This will be consistent with developing more commercial areas in Dunn
- If entrepreneurs are allowed office space in the City of Dunn, additional job opportunities will be created

Mayor Snipes asked if there was anyone else present to speak for or against this rezoning request. Hearing none, motion by Council Member Godwin, seconded by Council Member Joey Tart to close the public hearing and reconvene the regular council meeting at 7:12 p.m. **Motion unanimously approved.**

CONSENT ITEMS

Mayor Snipes asked if there were any consent items that Council wished to pull for further discussion. Hearing none, the following items were considered by Council:

Minutes-Council considered approval of minutes of the February 2, 2006 Council meeting.

Tax Releases/Refunds-Council considered approval of Tax Releases/Refunds #97 - #104. *Tax Releases/Refunds are filed in the office of the Tax Collector.*

Resolution to Delegate Authority to the Finance Director for Tax Release or Refund -Council considered approval of a Resolution Delegating its Authority to Determine Requests for a Tax Release or Refund of Less than One-hundred Dollars (\$100.00) to the Finance Officer. *A copy of Resolution (R2006-05)Delegating Authority to the Finance Director to Refund Tax Release or Refund of less than \$100 is incorporated into these minutes as Attachment #1.*

Bank Resolution-Council considered approval of a Bank Resolution authorizing Ronald D. Autry, Interim City Manager, to execute evidence of debt, checks, drafts, and wire transfers for the City of Dunn. *A copy of Authorizing Bank Resolution (R2006-06) is incorporated into these minutes as Attachment #2.*

DOT Certificate-Council considered approval of DOT (Department of Transportation) Certificate Ordinance declaring modifications to the speed limit along US 421 south of NC 55. *A copy of the DOT Certificate Ordinance (02006-01) is incorporated into these minutes as Attachment #3.*

Motion by Council Member Joey Tart, seconded by Council Member Billy Tart to approve all consent items. **Motion unanimously approved.**

Adjustment of Agenda

Motion by Council Member Galbreath, seconded by Council Member Maness and unanimously approved to add the following item of business under decision:

Final Plat Approval – East Pointe Subdivision Tracts 1-6

ITEMS FOR DECISION

**REZONING REQUEST PZ 01-06
PIN #1516-38-8419
801 W. CUMBERLAND STREET**

A request was received from Doug Turner (Representative) for John G. and Dorothy Rouse Ciccone (Owners) to rezone one parcel of property located at 801 W. Cumberland Street (14,000 square feet – street frontage 140 feet).

This property is currently zoned R-10 Single Family Dwelling District and is requested to be rezoned to C-O Office and Institutional District.

As of January 1, 2006, NCGS 160A-383 requires a written statement on all rezoning amendment decisions (adoptions and rejections); that statement must address plan consistency, reasonableness and public interests furthered.

The Planning Board met on February 28, 2006 and unanimously recommended approval of this rezoning request.

Motion by Council Member Godwin, seconded by Council Member Billy Tart to approve the request by Doug Turner to rezone 801 West Cumberland Street (PIN #1516-38-8419) from R-10 Single Family Dwelling District to C-O Office and Institutional District based on the following findings:

- *This rezoning is consistent with the 2030 Land Use Plan*
- *This rezoning is not inconsistent with the evolving land use pattern for Cumberland Street*
- *The permitted uses accompanying a C-O zoning classification in this particular case would not be detrimental to the neighborhood*

Mayor Snipes asked if there was further discussion.

Council Member Godwin stated that he spoke with a surrounding property owner most immediately affected by this rezoning and this individual was not opposed to the C-O zoning.

Motion unanimously approved.

FINAL PLAT APPROVAL EAST POINTE SUBDIVISION TRACTS 1-6

Mayor Snipes stated that the Planning Board approved this final plat during their meeting of February 28, 2006.

City Planner Steven Neuschafer stated that the final plat approval is to allow for these six (6) tracts to be recorded. They meet the subdivision regulations.

Council Member Godwin asked if the Council is being asked to accept the roads for maintenance at this point. Interim Manager Autry stated no. That has not been finalized.

Mayor Snipes entertained a motion.

Motion by Council Member Godwin, seconded by Council Member Billy Tart to accept the Final Plat for East Pointe Subdivision Tracts 1-6 for recording purposes. **Motion unanimously approved.**

ADMINISTRATIVE REPORTS

Motion by Council Member Galbreath, seconded by Council Member Maness to approve the Administrative Reports. **Motion unanimously approved.**

EXECUTIVE REPORTS

Council Member Galbreath thanked former City Council member Carnell Robinson, Police Chief Tim Benware, Harnett County Sheriff Larry Rollins, and Harnett County Board of Education for sponsoring a forum on gang activity on February 16, 2006 in the Dunn Municipal Building. This was an informative session with a great turn-out. Mayor Snipes encouraged everyone to watch the video of this forum now playing on the City government channel.

Council Member Godwin reminded everyone to see the production *The Butler Did it* at the Harnett Regional Theater. Police Chief Tim Benware and Detective Scott Epperson have acting roles in this production.

Council Member Godwin thanked Chief Benware along with all the other officers that were instrumental in solving the rash of multi-state bank robberies.

City Attorney Pope announced that he has made contact with the North Carolina League of Municipalities concerning the City Manager search. He spoke with Hartwell Wright to provide guidance and assistance to

the Council in this process. Mr. Wright is prepared to make a presentation to the Council, which may last anywhere from forty-five minutes to two hours. He has asked Mr. Pope to secure two (2) to three (3) dates to propose to him in a workshop setting. Mr. Pope asked the Council for feed-back on proposed dates. City Clerk Debra West was asked to contact all Council members to secure a date. Council consensus was to meet at 5:00 p.m.

Mayor Snipes recapped on the recent Council retreat. Several topics were discussed. It will be a challenging year ahead. The City has a lot of needs with reference to the upcoming budget.

Mayor Snipes congratulated Council Member Godwin in the recent birth of his fourth daughter, Olivia Charlotte.

With no further business to discuss, the meeting was adjourned at 7:25 p.m.

J. Dal Snipes
Mayor

Attest:

Debra G. West
City Clerk