

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

July 26, 2021

MINUTES

6:00 p.m.

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

Board Members Present: Mayor Pro Tem Taimoor Aziz
Alderwoman Soña Cooper
Alderwoman Jackie Jackson
Alderman James O'Garra
Alderwoman Fredricka Sutherland (via Zoom)

Others Present:

Samantha Wullenwaber, Interim Town Manager
Jonathan Charleston, Town Attorney
Melissa Pereira, Interim Town Clerk
Banard Lemon, Audio Visual Coordinator
Jaimie Walters, Senior Planner, Cumberland County Planning Department
Sharon Edmundson, NC Department of State Treasurer
Susan McCullen, NC Department of State Treasurer
David Erwin, NC Department of State Treasurer
Mark Baker, NC Department of State Treasurer
Jason Williams, Fire Chief
Dysoaneik Spellman, Interim Police Chief
Tim Garner, Director of Water Treatment Plant
Tamra Morris, Interim Public Health Educator Supervisor
Bob Stafford, Developer
Michael Blakley, Engineer

1. Invocation and Pledge of Allegiance

Mayor Dobbins declared a quorum and called the meeting to order. Mayor Pro tem Aziz gave the invocation and led the meeting in the Pledge of Allegiance.

2. Additions or Deletions

None

3. Approval of Agenda

Action: Approval of the July 26, 2021 Board of Aldermen Regular Meeting agenda.

Motion by: Mayor Pro tem Aziz

Second by: Alderwoman Cooper

Vote: Unanimous

4. Approval of Consent Items

Action: Approval of consent items for June 21, 2021, Special Meeting minutes, June 28, 2021, Special Meeting minutes, and June 28, 2021, Regular Meeting minutes.

Motion by: Mayor Pro tem Aziz

Second by: Alderwoman Cooper

Vote: Unanimous

5. Public Comment

Mr. James Christian expressed concerns about the operations of the Town. Ms. Betty Sanford expressed concerns about the operations of the Town.

6. Presentation

Cumberland County Public Health Department

Ms. Tamra Morris presented the Department of Public Health's goals and services available to the Town residents. Alderwoman Cooper expressed her concerns about the location of the Public Health Department and asked if they could have an office in the building where WIC resides. Alderwoman Cooper stated that an office is needed in Spring Lake for Town residents. Alderman O'Garra expressed concerns about the location due to the Town's loss of transportation services for its citizens. Ms. Morris stated they do offer transportation for qualified individuals. Ms. Morris stated she would look into the concerns raised and respond to the Interim Town Manager.

7. Public Hearing

Case 21-38

Mayor Dobbins opened the public hearing. Mayor Dobbins asked if there were any comments or concerns for case P21-38. Mrs. Jaimie Walters presented Case 21-38 Rezoning 70.98 +/- acres from R6a, RR, and R10 rural residential and residential districts to R6a residential district/ conditional zoning district up to 120 lots zero lot line subdivision or a more restrictive zoning district, North of Odell Rd, submitted by Elma S. Smith and Poa Victoria M. Mcleod (owners). Ms. Eustachia Arnold expressed her concerns about more affordable housing being built. Mr. Korey White expressed his concerns for more affordable housing. Mr. Carl Manning stated he is building affordable housing soon across from the Town's Splash Pad. Ms. Crystal Johnson expressed concerns about traffic. Mr. Bob Stafford stated the wetlands were not to be disturbed, and they are protected. Mr. Stafford stated Fort Bragg and Pope Air Force Base planes are not going to stop. Mr. Michael Blakley stated the traffic is not an issue with only 62 trips daily, and well below the 10% margin. Alderwoman Sutherland expressed her concerns for future residents living in the subdivision. Mayor Dobbins asked if there were anymore questions or comments. Mayor Dobbins asked three more times if there were any questions or comments. The public hearing was closed by Mayor Dobbins.

8. New Business

a. Case P21-38

Ms. Jaimie Walters presented Case 21-38 rezoning 70.98 +/- acres from R6A, RR, AND R10 rural residential and residential districts to R6A residential district/conditional zoning district up to 120 lots, zero lot line subdivision or a more restrictive zoning district, North of Odell Rd. Alderman O'Garra expressed concerns with Cumberland County Joint Planning Board and the Regional Land Use Advisory Committee ("RULAC") recommendations on this case. Ms. Walters stated both Cumberland County Joint Planning Board and RULAC recommended to approved the case as a conditional zoning. Alderwoman Sutherland expressed concerns about the noise due to the location of the subdivision near the air base. Mr. Michael Blakley stated one of RULAC's conditions was for the homes to be located in the 60-65d noise zone. Alderwoman Cooper expressed concerns with the zero-lot-line requirement and homes located close together. Mr. Blakley stated the homes will be 15 feet apart. Mr. Blakley presented the subdivision plans showing 120 lots and the building phases. Mr. Blakley stated the subdivision would be built in phases, with phase 1 and 2 being built first. Mr. Blakely stated existing manufactured homes would remain until the construction of phase 3 began. Alderwoman Sutherland expressed concerns about the removal of the manufactured homes. Mr. Blakley stated 49 manufactured homes would be removed from the property. Alderwoman Sutherland expressed concerns about the woodpeckers in the area. Mr. Bob Stafford stated they are monitoring the woodpeckers before the removal of any mature pine trees. Alderman O'Garra expressed his appreciation for bringing new housing development to Spring Lake. Alderwoman Cooper expressed her thanks for all the work they have done for the conditional rezoning. Alderwoman Jackson also expressed her appreciation.

Ms. Jaimie Walters asked the Board to approve Case P21-38.

Action: Approval of Case P21-38.

Motion by: Mayor Pro tem Aziz

Second by: Alderwoman Cooper

Vote: 4-1

Yes	No
Mayor Pro tem Aziz	Alderwoman Sutherland
Alderwoman Cooper	
Alderwoman Jackson	
Alderman O'Garra	

Mrs. Samantha Wullenwaber stated for the record she is not the owner of the property as stated in the documents, only the agent for the Town of Spring Lake.

b. Discussion of Grants for Police Department

Alderwoman Jackie Jackson discussed researching grants for the Police Department. Alderwoman Jackson informed the Board that she would email the Interim Police Chief regarding the available grants that she researched.

c. Discussion of Hillside Cemetery

Mayor Larry G. Dobbins led a discussion regarding ownership of the Hillside Cemetery and whether the Town had an ownership interest. Mrs. Wullenwaber presented the deeds and informed the Board that the Town does not own Hillside Cemetery. Mayor Dobbins asked if the Town has jurisdiction over the cemetery. Mrs. Wullenwaber stated that she will do further research, but at this time, the Town does not have the financial resources to assist with the cemetery. Alderwoman Jackson expressed concerns with the graves sinking and stated the Town needs to research who is responsible for the upkeep. Alderwoman Cooper and Alderman O'Garra expressed concerns about ownership of the cemetery and related responsibilities if any. Mayor Pro tem Aziz stated he opposes using any Town funds to gain the title of Hillside Cemetery. Alderwoman Sutherland stated the previous owners were the McKivers, and she has a family member buried there. Mayor Dobbins stated the Town of Spring Lake has no jurisdiction over who can be buried in the cemetery. Mayor Dobbins asked for a consensus. Alderwoman Jackson had concerns with who is responsible for maintaining the gravesites. The Town Attorney, Mr. Jonathan Charleston, informed the Board that the property owner is responsible for maintaining the cemetery under applicable law. Mr. Charleston stated the previous manager provided assistance due to environmental issues. Mr. Charleston recommended that a title search be done to determine ownership of the cemetery.

9. Closed Session

a. N.C.G.S. §143-318.11(a)(3) – Attorney-Client Privilege

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.

Motion by: Alderwoman Cooper

Second by: Mayor Pro tem Aziz

Vote: Unanimous

Alderwoman Cooper made a motion, seconded by Mayor Pro tem Aziz, to reconvene in open session.

Action: Approval authorizing Mrs. Wullenwaber to sell property on Odell Road for the tax value and any associated cost.

Motion by: Alderwoman Cooper

Second by: Alderwoman Jackson

Vote: Unanimous


10. Adjournment.

Action: There being no further business to come before the Board, the meeting was adjourned at 9:11 p.m.

Motion: Alderwoman Cooper

Second by: Mayor Pro tem Aziz

Vote: Unanimous


Melissa Pereira
Interim Town Clerk

ATTEST:


Larry G. Dobbins

Mayor