

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

September 27, 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

**Others Present:**

Samantha Wullenwaber, Interim Town Manager  
Jonathan Charleston, Town Attorney (via Zoom)  
Jaimie Walters, Senior Planner, Cumberland County Planning Department  
Aaron Calloway, Planner, Cumberland County Planning Department  
Annette Massari, Planner, Cumberland County Comprehensive Planning  
Melissa Pereira, Interim Town Clerk  
Banard Lemon, Audio Visual Coordinator  
Jason Williams, Fire Chief  
Dysoaneik Spellman, Interim Police Chief

**1. Invocation and Pledge of Allegiance**

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

Alderman James O'Garra gave the invocation and led the Pledge of Allegiance.

**2. Additions or Deletions**

None

**3. Approval of Agenda**

**Action:** Approval of the September 27, 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 the draft minutes of the July 26, 2021, Regular Meeting, and the draft minutes of the August 9, 2021, Work Session Meeting.

**Motion by:** Alderwoman Sutherland

**Second by:** Alderman O'Garra

**Vote:** Unanimous

#### **5. Public Comment**

Ms. Betty Sanford expressed her concerns for the Town's future vision, and the Board of Aldermen governing these positive changes.

#### **6. Presentation**

Ms. Annette Massari presented the Spring Lake Area Land Use Plan video. Ms. Massari stated the community meeting will be held September 30, 2021 from 6:00-8:00 pm at the Spring Lake Recreation Center. Ms. Massari stated the community meeting is in relation to empower people on the intent of this plan. Alderman O'Garra had concerns about the areas this plan will affect? Ms. Massari stated the entire town. Alderwoman Cooper stated there will be a Redistricting Meeting at Fayetteville Community College from 6:00 -8:00 pm on September 30, 2021.

#### **7. New Business**

##### **a. Case P21-46**

Ms. Jaimie Walters presented Case P21-46. Ms. Walters requested approval for the rezoning from R10 Residential District to C(P) Planned Commercial District located at 1506 North Bragg Blvd. Ms. Walters stated the request is reasonable and in the public interest as the district request is in harmony with surrounding existing land uses and will correct the zoning of the subject parcel.

##### **Public Hearing**

Mayor Dobbins opened the Public Hearing Case P21-46, rezoning of 1.49 +/- acres from R10 Residential District to C(P)Planned Commercial District or to a more restrictive zoning district; located at 1506 north Bragg Boulevard; submitted by David Darden (agent) on behalf of Iris Darden (owner). Mayor Dobbins asked three times if there are any comments or concerns for Case P21-46.

Mr. David Darden Jr. (agent) stated the property belongs to his parents, and his mother resides in Spring Lake. Mr. Darden Jr. expressed thanks to the Board.

Mayor Dobbins closed Public Hearing.

Ms. Walters requested approval of Case P21-46.

**Action:** Approval of Case P21-46.

**Motion by:** Alderwoman Cooper

**Second by:** Alderman O'Garra

**Vote:** Unanimous

#### b. Economic Development Report

Ms. Samantha Wullenwaber gave an update on the Town's economic development. Ms. Wullenwaber stated we have three new businesses that have opened.

1. Stachia's Fully Loaded Grill and BBQ located at 1161 and 1163 North Bragg Blvd
2. Axes & Armor LLC located at 409-G North Bragg Blvd
3. A Taste of Trelawny Jamaican Restaurant located at 1114 North Bragg Blvd

#### c. Monthly Financial Report

Ms. Wullenwaber discussed the monthly financial report Ms. Wullenwaber stated the town has 3,998 active customers, and there were 303 cut-offs in August. Ms. Wullenwaber gave details on the payment plan under utility assistance program for COVID-19 and the adopted service fees. Alderman O'Garra requested a hard copy of the service document. Alderwoman Sutherland expressed concerns with the senior citizens receiving a grace period to pay their water/sewer bill. Ms. Wullenwaber stated she would look into it. Alderwoman Cooper expressed concerns about some citizens monthly water/sewer bills fluctuating. Alderwoman Cooper suggested adding the number of days on the bill so the town citizens don't think they are being deceived. Ms. Wullenwaber stated yes, the water department can add more information to clarify. Alderwoman Sutherland suggested classes being given to help property owners comprehend their tax bills. Ms. Wullenwaber stated on tax bills there is a 70 cents property owner tax, refuse tax, trash, recycling, and bulk item pick-up, and stormwater tax.

### **8. Closed Session**

- a. N.C.G.S. §143-318.11(a)(6) – Personnel

**Action:** The Board approved a motion to go into Closed Session N.C.G.S. §143-318.11(a)(6) - Personnel

**Motion by:** Alderwoman Cooper

**Second by:** Mayor Pro tem Aziz

**Vote:** Unanimous

Alderwoman Cooper made a motion, seconded by Alderman O'Garra, to reconvene in an open session.

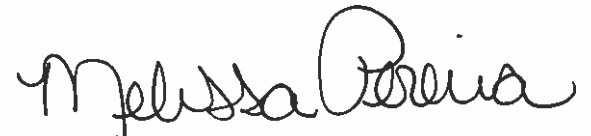
### **9. Adjournment.**

**Action:** There being no further business to come before the Board, the meeting was adjourned at 8:31 p.m.

**Motion:** Mayor Pro tem Aziz

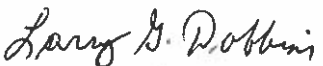
**Second by:** Alderman O'Garra

**Vote:** Unanimous



Melissa Pereira  
Interim Town Clerk

ATTEST:



Larry G. Dobbins  
Mayor