

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS
January 2, 2020-----7PM
REGULAR MEETING

MEMBERS PRESENT

Mayor Martin L. Jones, Commissioner Jeremy George, Commissioner Paul Pirro, Commissioner Wayne Mosley and Commissioner Jordan Stewart

STAFF PRESENT

Town Clerk Christy Horne, Attorney Tim Smith, Deputy Rusty Cundiff and Police Chief Mike King

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Jones led the Invocation and the Pledge of Allegiance.

ADOPTION OF AGENDA

Commissioner Mosley made a motion to add Concession Stand Update under Old Business 7b. Commissioner Pirro made a motion to add Future Land Development under New Business 8a. The motions were seconded by Commissioner Stewart and carried unanimously by the Board.

CONSENT AGENDA

Commissioner George made a motion to approve the December 5, 2019 Regular Meeting Minutes. The motion was seconded by Commissioner Pirro and carried unanimously by the Board.

PRESENTATIONS – Mr. Justin Hembree, Executive Director, Mid-Carolina Council of Governments Mayor Jones introduced Justin Hembree to the Board and visitors. Mr. Hembree stated that he was brought on board to help remodel and refresh the Council of Governments as of December 9, 2019. The Council serves Harnett, Cumberland and Sampson Counties and has a two-fold purpose. The Council serves as the regional administrative agency for state and federal funds that flow into the community and also offers planning services to the municipalities. His primary responsibility for the council is to establish direct relationships with the Mayor/Boards of the various municipalities and also to offer technical assistance, help with finding funds and grant writing and other needs or wants that the communities may have. The Board asked for contact info for Mr. Hembree. The Clerk has this information and will send to the Mayor/Board. Mr. Hembree will also add the Board members to the email distribution list.

PUBLIC FORUM – None

OLD BUSINESS –

- a) Case P19-49 – Revision and Amendment to the Town of Stedman Zoning Ordinance amending establishment of Board of Adjustment – Jaime Walters from Cumberland County Planning presented the case to the Board. The Cumberland County Planning and Inspections Staff recommended approval of the text amendment to the Cumberland County Joint Planning Board. During the Joint Planning Board meeting held on 12/17/19, the Board gave unanimous approval to the revision and amendment for the establishment of the Stedman Board of Adjustment. Commissioner Pirro made a motion to approve this change to the Town Zoning Ordinance and Commissioner Stewart seconded and the Board passed unanimously.
- b) Town of Stedman Concession Stand Update – Mayor Jones gave an update to the Board regarding the status of the new concession stand. There was concern among the Board that the

building will not be complete in time for the start of baseball season in April. Commissioner Mosley questioned the timeline of the building. He feels no progress has been made on the building at this point even though the plan was set in motion at least 2 years ago. The Mayor will work on setting up a meeting with the Board and Parks and Rec to address these issues.

Note: A special meeting was held on January 16, 2020 with Cumberland County Parks & Rec to address questions and issues concerning the new concession stand building.

NEW BUSINESS –

- a) Consider Future Land Development – Commissioner Pirro addressed the Mayor/Board regarding a 5-10-year plan for the Town. He feels that annexation along Highway 24 should be a primary goal for the Board. He would also like to find “Beautification” funds to help with signs and landscaping along 24. The Mayor discussed the utilities issue connected to annexation. The Town would be required to furnish water/sewer and other services.

STAFF REPORTS/BOARD OF COMMISSIONERS

- a. Town Clerks Report – A monthly Budget versus Actual report was provided to the Mayor and Commissioners. The Town Angels are scheduled to be taken down by A&L Cable on 1/6/20, The parade held on 12/21 was a great success and a wonderful addition to the community. The Clerk advised that 1/20/20 will be the MLK holiday and Town Hall will be closed. David Maxwell will be here to present the 2018-2019 Audit during the February 6, 2020 Board meeting. Also, the Stedman Land Use public hearing will be held during this meeting.
- b. Chief of Police Report – There were 176 calls for service for the month of December 2019. Chief King introduced “Rusty” Cundiff who is the new Cumberland County night duty deputy for the Town.
- c. Stedman Fire Department – None
- d. Planners Report – None
- e. Code Enforcement Report – None
- f. Mayor and Board of Commissioners – The Mayor and Board commented on the success of the SVFD parade. The Fire dept building replacement doors have not been installed yet, but should be done soon. The Fire dept would like to close on the building some time in February. Commissioner George spoke regarding the streets in the Windwood Oaks subdivision. He would like the Town to hold meters until the developer follows the road acceptance policy. There have been several changes in developers in the subdivision and there is some confusion concerning who is now responsible for the condition of the streets. Attorney Smith will research the statutes concerning street conditions when the owner/developer no longer exist or is bankrupt.

ADJOURNMENT

A motion was made by Commissioner Pirro and seconded by Commissioner Stewart to adjourn the January 2, 2020 meeting at 8:20pm.

CASE HEADING
JANUARY 2, 2020
TOWN OF STEDMAN
BOARD OF COMMISSIONERS MEETING

Case P19-49: Revision and amendment to the Town of Stedman Zoning Ordinance amending Article XI. Board of Adjustment, Section 11.1 Establishment of Board of Adjustment and updating the table of contents as appropriate. (Stedman)

Dina Wheatley,
Chair
Town of Linden

Carl Manning,
Vice-Chair
Cumberland County

Jami McLaughlin,
Town of Spring Lake

Jordan Stewart,
Town of Stedman

Mark Williams
Wade, Falcon & Godwin

Thomas Lloyd,
Town of Linden



CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

Planning & Inspections Department

Rawls Howard,
Director

Vacant,
Deputy Director

Vikki Andrews,
Lori Epler,
Cumberland County

Stan Crumpler,
Town of Eastover

Patricia Hall,
Town of Hope Mills

December 18, 2019

MEMO TO: STEDMAN BOARD OF COMMISSIONERS

FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD

SUBJECT: **P19-49. REVISION AND AMENDMENT TO THE TOWN OF STEDMAN ZONING ORDINANCE AMENDING ARTICLE XI. BOARD OF ADJUSTMENT, SECTION 11.1 ESTABLISHMENT OF BOARD OF ADJUSTMENT AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (STEDMAN)**

ACTION: In Case P19-49, the Cumberland County Joint Planning Board recommends approval of the text amendment to the Stedman Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) goal of local government boards and commissions comprising of membership representative of their constituents and further finds approval of this amendment is reasonable and in the public interest because it will allow Board of Adjustment cases within Stedman's jurisdiction to be efficiently processed with full board membership.

This proposed text amendment would not cause any changes to the Stedman Land Use Plan map.

Cumberland County Joint Planning Board Minutes of December 17, 2019 Meeting:

In Case P19-49, the Planning and Inspections Staff recommends approval of the text amendment to the Stedman Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) goal of local government boards and commissions comprising of membership representative of their constituents and further finds approval of this amendment is reasonable and in the public interest because it will allow Board of Adjustment cases within Stedman's jurisdiction to be efficiently processed with full board membership.

This proposed text amendment would not cause any changes to the Stedman Land Use Plan map.

MOTION

In Case P19-49, Mr. Lloyd made a motion, seconded by Mr. Manning to approve the text amendment to the Stedman Zoning Ordinance and find this text amendment consistent with the adopted 2030 Growth Vision Plan (2009) goal of local government boards and commissions comprising of membership representative of their constituents and further finds approval of this amendment is reasonable and in the public interest because it will allow Board of Adjustment cases within Stedman's jurisdiction to be efficiently processed with full board membership. Unanimous approval.

Attachments: P19-49 Stedman Text Amendment

P19-49

PENDING AMENDMENT

Stedman Zoning Ordinance

CURRENT MEETING INFORMATION:

County Joint Planning Board, December 17, 2019 at 7:00 pm, Historic Courthouse,
130 Gillespie Street, Fayetteville, 2nd floor hearing room

CASE HEADING:

P19-49. REVISION AND AMENDMENT TO THE TOWN OF STEDMAN ZONING ORDINANCE AMENDING ARTICLE XI. BOARD OF ADJUSTMENT, SECTION 11.1 ESTABLISHMENT OF BOARD OF ADJUSTMENT AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (STEDMAN)

ADDITIONAL INFORMATION:

Complete text is attached.

CONTACT INFORMATION:

Betty Lynd at 910-678-7603, email: blynd@co.cumberland.nc.us

P19-49. REVISION AND AMENDMENT TO THE TOWN OF STEDMAN ZONING ORDINANCE AMENDING ARTICLE XI. BOARD OF ADJUSTMENT, SECTION 11.1 ESTABLISHMENT OF BOARD OF ADJUSTMENT; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE (STEDMAN)

ARTICLE XI. BOARD OF ADJUSTMENT

SECTION 11.1 ESTABLISHMENT OF BOARD OF ADJUSTMENT

The Stedman Town Board of Commissioners, pursuant to G.S. Chapter 160A, Section 160-388 does hereby establish a Board of Adjustment. Such Board shall consist of at least five members and will be the elected officials of the Stedman Board of Commissioners. The Board will appoint two alternate members; one being the Mayor and the second being selected from citizens of the town. Alternate members will serve a two year term. ~~Such Board shall consist of at least (5) members appointed by the Stedman Board of Commissioners. The appointments shall be for staggered terms with one (1) original appointment for a three (3) year term, two (2) appointments for two (2) year terms and the remainder appointed for one (1) year terms. Subsequent or new reappointments shall be for three (3) year terms; all appointments to fill vacancies shall be for the unexpired term. The Stedman Board of Commissioners shall also appoint two (2) alternate members at large to serve on the Board in the absence of any regular member. Alternate members shall be appointed in the same manner as regular members and at the regular times for appointment. Each alternate member, while attending any regular or special meeting of the Board and serving in the absence of any regular member, shall have and exercise all the powers and duties of any regular member absent from the meeting.~~

Order Confirmation

PUBLIC NOTICE
 The Stedman Board of Commissioners will meet at 7:00 p.m. on Thursday, January 2, 2020 at the Stedman Town Hall building located at 5110 Front Street in Stedman to hear the following:

P19-19 Stedman txt amd zon ord Art XI
<http://www.co.cumberland.nc.us/planning/ordinances/county.aspx>
 12/19, 26 5183664

Ad Order Number
0005183664

Customer
CUMB CO JOINT PLANNING

Sales Rep.
0090

Customer Account
003661000

Order Taker
webFPC

Customer Address
130 Gillespie Street, Attn: Laverne Howard,
FAYETTEVILLE NC 28301 USA

Order Source
Web

Customer Phone
910-678-7600

Order Invoice Text
Stedman BoC - 1/2/20 meeting

Payor Customer
CUMB CO JOINT PLANNING

PO Number

Payor Account
003661000

Ordered By

Payor Address
130 Gillespie Street, Attn: Laverne How
FAYETTEVILLE NC 28301 USA

Customer Fax
910-678-7631

Customer EMail
lhoward@co.cumberland.nc.us

Payor Phone
910-678-7600

Special Pricing
None

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Amount Due</u>
\$83.38	\$0.00	\$83.38	\$83.38
<u>Payment Method</u>			<u>Payment Amount</u>
			\$0.00

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0005183664-01	CL Legal Line	: 1.0 X 11 cl	<NONE>

<u>Product</u>	<u>Placement/Classification</u>	<u>Run Dates</u>	<u># Inserts</u>	<u>Cost</u>
FO::	401 - Legals	12/19/2019, 12/26/2019	2	\$80.08
OL::	401 - Legals	12/19/2019, 12/26/2019	2	\$3.30