

Minutes  
Spring Hope Board of Commissioners Meeting  
March 6, 2023

A regular meeting of the Town of Spring Hope Board of Commissioners was held at 7 p.m. at the Spring Hope Town Hall in the Commissioners Room.

Members present: Mayor William Pritchard, Commissioners Brenda Lucas, Tony Jefferys, Drew Griffin, Brent Cone and James F. Gwaltney.

Also present was Town Manager Andrew DeIonno, Town Clerk Michele Collins, Town Attorney Mark Edwards and Chief Nathan Gant.

Lindell Kay from the Nashville Graphic and Hannah Camarena from the Spring Hope Enterprise were in attendance.

Mayor Pritchard called the meeting to order and led the pledge of allegiance.

Commissioner Cone made a motion to approve the minutes of February 6<sup>th</sup> as written; Commissioner Griffin seconded and the motion passed.

Thomas Gillespie from Nash County Parks and Recreation gave an update for the past years' activity at the town park. Mr. Gillespie read his report which included the numbers of participants in the T-ball, softball and baseball teams. He said that there had also been several tournaments for basketball.

Mr. Gillespie also gave a update on the wash stations that Nash County was proposing through grant funds that they received from the state. He said that NC Commerce had approved the proposal and environmental review. He said that an extension of the walking trail had also been proposed to go around the baseball field but that it had to have an environmental review and scope of work approval.

Mayor Pritchard asked if people would still be able to park near the field after the walking trail was extended. Commissioner Cone said that there were some no parking signs there already and that there was a handicapped space there currently. Commissioner Cone asked if there was a timeline for the wash stations; Mr. Gillespie said about 4 months. Mr. Gillespie also said that the games seemed to be increasing in the Southern part of Nash County.

Commissioner Griffin made a motion to go into the Public Hearing for Map Amendment changing R8 to LI; Commissioner Gwaltney seconded and the motion passed.

#### Public Hearing

Mr. DeIonno informed the board that the proposed amendment was for two parcels off Wilkins St. that are currently zoned R8. He said that the owner of the parcels wanted a amendment to be able to house his trucking company on the land.

The owner of the parcels Kent Sessoms told the board that when he bought the property he did not know anything about zoning. Mr. DeIonno told the board that Mr. Sessoms would be subject to a site plan and several permits. Commissioner Cone asked if the area was across for

the new proposed daycare; Mr. DeIonno said yes. Mr. Sessoms said that he hauled trucks for dealerships and that he wanted to fence in the property to be able to park the trucks in the area.

Commissioner Jeffery said that his greatest concern was that Wilkins St was very narrow and that trucks could not use the street. Mr. Sessoms said that he already had a deal to use a piece of land off of W Branch Street to exit and enter his property.

Commissioner Cone asked if this use would be subject to the ordinance that required fences. Mr. DeIonno said that the rezoning was the first step and that the use would be subject to many regulations, the least of which was the site plan.

Mr. DeIonno told the board that the Planning Board table the vote on the matter since Mr. Sessoms nor a representative was available to go to that meeting. Ken Ripley and Cherie Pinner, both residents of Circle Drive, were present. Mr. Ripley said that he would like for the rezoning to go back to the Planning Board. Mr. DeIonno said that was a decision for the Board of Commissioners to make.

Commissioner Griffin made a motion to leave the Public Hearing; Commissioner Cone seconded and the motion passed.

Commissioner Cone made a motion to table the discussion until the Planning Board has a opportunity to discuss; Commissioner Griffin seconded and the motion passed.

Commissioner Cone made a motion to go into public hearing for the rezoning of 212 S Pine from SUP-LI to R8; Commissioner Lucas seconded and the motion passed.

#### Public Hearing

Richard Wells from Southeast Contracting informed the board that they now wanted to be rezoned from SUP-LI to R8 instead of RMF. Commissioner Cone asked if the single-family homes would still be subject to an HOA. Mr. DeIonno said yes it could come along with the Subdivision recommendations.

Commissioner Gwaltney asked how many homes could be built in the area of less than 2 acres. Mr. Wells said that due to the configuration of the lots he was thinking that maybe 5 would fit in the area.

Ken Ripley from Circle Drive said that he was disappointed that they changed the RMF as he thought it was better suited for the downtown area. Mr. Wells said that the financial feasibility was not there for them but he believed it would still fit well.

Eric Gainey from E Nash St said that he didn't think that the single-family homes would bring any less of a family atmosphere.

Peggy Leggett from Walnut St. asked how the area across the street would affect the selling of the new homes. Mr. DeIonno said that the owner had been working hard to clean it up and that he hoped to have self-storage in that area.

Commissioner Gwaltney made a motion to close the hearing; Commissioner Cone seconded and the motion passed.

Commissioner Cone made a motion to approve the rezoning from SUP-LI to R8 as it was not inconsistent with the land use plan; Commissioner Gwaltney seconded and the motion passed 4 to 1 with Commissioner Lucas voting against the rezoning.

Mr. DeLonno asked the board to consider action on the letter that was written in response to the LGC after there was a finding on the 2022 audit.

Commissioner Griffin made a motion to accept the response letter to the LGC; Commissioner Cone seconded and the motion passed.

Peggy Leggett from the Garden Club said that they would not have the Independence Day event but that they wanted to instead have something at Easter. She said that the children would have their parade and that the SH Cultural Committee also wanted to have a easter egg hunt and food trucks. She mentioned that she wanted to have some monetary help from the town for the event as well as some landscaping near the post office. Ms. Leggett said that they had not had help from the town for the past year. Mr. DeLonno said that the Garden Club was a 501c3 and that the town would not be able to turn over money to them. He said that there was a small amount of money in the beautification line item for reimbursable costs just as there was last year for projects done for the town. Mr. DeLonno also mentioned that anything event that would be held on town property would need a event permit by the group holding as well as insurance.

#### Chamber Report

Ethan Vester told the board that two leases were signed in town for vacant store fronts. Mr. DeLonno also said that the Chamber would be working on the Flea Market that would be held in town. He said that it would be May 6<sup>th</sup> with a rain date of May 20<sup>th</sup>. He told them that he just needed a map of the layout and that he was fine with the event permit for that event.

Commissioner Griffin made a motion to approve the event permit for the Flea Market; Commissioner Cone seconded and the motion passed.

#### Town Attorney

The Town Attorney had no new business.

#### Police Chief Report

Chief Gant said that during the month of February they had 143 calls for service which included 43 vehicle stops, 12 security checks and 3 traffic accidents. He also told the board that a full-time officer had resigned but that he already had a replacement.

Chief Gant also said that the town had received the 2017 Explorer to replace the one that was involved in an accident a few months prior. He said he was going to try to only get vehicles that have all wheel drive.

#### Town Manager Report

The Town Manager had nothing additional. He did say he appreciates the board being willing to stay independent for utilities and more.

There was no new business from the board.

Commissioner Cone made a motion to go into closed session; Commissioner Griffin seconded and the motion passed.

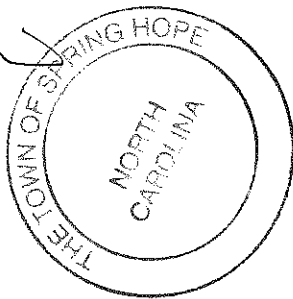
Closed Session

Commissioner Griffin made a motion to come out of Closed Session; Commissioner Gwaltney seconded and the motion passed.

Commissioner Griffin made a motion to adjourn; Commissioner Cone seconded and the motion passed.

Submitted by

*Michele Cohen*



Attest

*Kyle D. ...*