

Minutes  
Spring Hope Board of Commissioners Meeting  
September 6, 2022

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, and Brent Cone. Commissioner Prudence Wilkins was absent.

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

Lindell Kay from the Spring Hope Enterprise, Mark Cone from Tar River Productions and Kendra Jones from the Nashville Graphic were also present.

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

Pastor Perry led a prayer for all with special consideration for Commissioner Wilkins.

Commissioner Griffin made a motion to approve the agenda; Commissioner Jefferys seconded the motion passed.

Commissioner Griffin made a motion to approve the minutes of the August 1st<sup>th</sup> meeting; Commissioner Cone seconded and the motion passed.

Christopher Jones the Principal of Spring Hope Elementary introduced himself. He told the board that he lived in Spring Hope and was back after being at a different school for a while. He said that he wanted to be involved with the town and offered his and the school's help.

Gary Sanders founder of Logics told the board that the town currently allowed to many days of exposure as it pertained to utility payments. He said that the time from when the meters are first read and cut-offs were performed was at 88 days. Mr. Sanders said that having these many days in between are a reason for the number of cut-offs as well as giving someone more time to leave town without making a last payment. He said he would be happy to help if the town decided to change the number of days.

Commissioner Griffin made a motion to open the public hearing that would allow a funeral home conditional use in a R8 zone; Commissioner Cone seconded and the motion passed.

#### Public Hearing

Jennis Toney Carpenter the owner of the funeral home told the board that they just needed a small amount of room to expand the current emboming area. She told the board that the business had been in the same spot for over 50 years and that they just needed a little extra space.

Mr. DeIonno explained that the text amendment was for the owner of William Toney's Funeral home and that it would be for a conditional use for the business that was in the R-8 zone. He said that the business was a legal nonconforming use currently that according to the ordinance it was not allowed in R8.

Robin Koricanek asked if the area would be rezoned. Mr. DeIonno said that it would technically be a rezoning in the form of a text amendment rather than a map amendment.

Commissioner Jefferys asked if the board were to say yes to the conditional use would there be an issue when the regulations were changed with the I60D updates. Mr. DeIonno said no that it would continue as currently its in the ordinance.

Ed Brantley asked if a different board could take away the conditional permit in future years. Mr. DeIonno said that unless the Board of Adjustment put a time limit on the permit it should be an ongoing right. Mr. Edwards said that if something were to happen then the property owner would need to decide from there.

Ruth Emory from Code Enforcement asked if the expansion of the business would cause more traffic in the area. Mrs. Carpenter explained that it was just more room for preparation that the funerals would go on as they have for many years. She pointed out that her family or the business owned the property on both sides of the street across from the business.

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

Commissioner Griffin made a motion to approve the change to allow funeral homes in the R8 as a conditional use; Commissioner Lucas seconded and the motion passed unanimously.

Mr. DeIonno told the board that the next public hearing was to approve a map amendment changing the area adjacent to Walnut Cove from RA&RMH to R8. He said that the area was also owned by the owners of Walnut Cove and that they would like to add 10 homes in Phase 2 of the subdivision.

Commissioner Cone made a motion to open the Public Hearing for the map amendment; Commissioner Griffin seconded and the motion passed.

### Public Hearing

Ethan Averette from Stocks Engineering asked the board to look at the temporary plan that they had for the new homes. He said that they planned on putting an additional 10 homes in the area that would adjoin Walnut Cove.

Commissioner Jefferys asked if the road systems would tie into the existing roads already present at Walnut Cove.; Mr. Averette said yes.

Terah Himmelright from East Railroad St. asked if this parcel was the last owned by the developer; Mr. Everette said that to his knowledge that was the last piece currently owned by Axiom.

Nancy Perry from Bunn Lane asked if it was the intention of the developer to connect Walnut Cove and Bryson's Ridge; Mr. Averette said he was not aware of any plans to do so.

Town Attorney Mark Edwards reminded the public that the hearing was to be geared towards the current business and not future.

Commissioner Lucas made a motion to close the public hearing; Commissioner Griffin seconded and the motion passed.

Commissioner Griffin made a motion to change the current zoning from RA & RMH to R8 as it was not inconsistent with the plans for Spring Hope; Commissioner Cone seconded and the motion passed.

Commissioner Griffin made a motion to open the public hearing for a map amendment changing SUP-LI to RMF; Commissioner Cone seconded and the motion passed.

#### Public Hearing

Mr. Delonno told the board that the map amendment would allow the area to be used for residential manufactured homes.

Frank Ferraro one of the new owners of the property told the board that they were interested in changing the zoning to allow for either townhomes or duplexes. Mr. Ferraro showed the board several pictures of homes he said that the proposed residences may look like. He said that he and his partners wanted to see the property used and not to be vacant any longer.

Mayor Pritchard pointed out that the property had historically been zoned as commercial and would be the last vacant property in the downtown area.

Peggy Leggett asked if the townhouses would be 2 story; Mr. Ferraro said he could not commit to any idea but that it may be two story with individual driveways.

Commissioner Griffin asked if their business had ever done any other developments like the one, they are proposing. Mr. Ferraro said they had completed some in Franklinton and that they would provide sidewalks.

Mr. Ferraro said he wasn't sure about a price point since they haven't gotten far as they were waiting for rezoning. Ed Brantley asked Mr. Ferraro if he could at least give a low to high range of prices for the new homes. Mr. Ferraro said most like \$160,000 to \$190,000 and roughly 1700 to 1900 as far as town homes. Mr. Ferraro said that the market will dictate the price and size of the homes.

Terah Himmelright asked if any commercial properties had ever been interested in the property and asked Mr. Ferraro what they would do if it was not rezone. Mr. Ferraro said they did not have any alternative plans.

Commissioner Griffin made a motion to close the public hearing; Commissioner Cone seconded and the motion passed unanimously.

Mayor Pritchard said that the board could either table for more information or vote on the decision.

Commissioner Cone said he was concerned that that area was one of the last areas left for commercial growth. He also said he knew that there were empty buildings in town and that with all the residential growth he was on the fence with a decision.

Commissioner Lucas made a motion to table the discussion in favor of getting more information; Commissioner Cone seconded and the motion passed.

Mr. DeLonno said that he revamped the event license ordinance which included new verbiage to require insurance and application deadlines. He said that all events needed to obtain a permit and pay a fee.

Commissioner Cone made a motion to pass the event license ordinance; Commissioner Griffin seconded and the motion passed.

Ruth Emory from Alliance Code Enforcement told the board that the property at 205-207 W Main St. had not significantly improved as was ordered after the last appeal hearing. She said that they recommended going ahead with the new ordinance to demolish the site.

Mr. Clark the owner of the property on Main St. said that he had obtained another engineer's report that stated the buildings could be rehabbed. He said that he was going to file a lawsuit against the town and the town attorney.

Town Attorney Mark Edwards commented that the only engineers report the town had was one from 2021. Commissioner Griffin said that based on the only engineer's report the town had and the last order for demo he felt like the town had been more than patient.

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

Commissioner Cone approved the application for the Pig at the Depot event; Commissioner Jefferys seconded and the motion passed.

Commissioner Griffin made a motion to approve the request to surplus the 2011 Dodge Durango; Commissioner Cone seconded and the motion passed unanimously.

Ethan Vester from the Chamber told the board that they were in full festival mode and asked if there were any questions. Someone from the public asked how much the pumpkin in the depot weighed and he said about 950 lbs.

Chief Gant told the board that there were several calls for service. He said that there was a shooting on Franklin Street. Mr. DeLonno mentioned that members of the Public Works crew were in the vicinity of the shooting but thankfully there were no injuries.

Mr. DeLonno show a PowerPoint for Stewart Consulting firm which outlined their recommendations and state mandated changes as it pertained to the 160D updates. Which included slimming down the size of the Planning Board and having the administration approve subdivisions instead of the Planning Board.

Commissioner Griffin made a motion to approve Budget Amendment 2023-02; Commissioner Lucas seconded and the motion passed.

The Clerk said that she had completed the investigation of the petition for annexation for Bryson's ridge and had signed the paperwork which indicated everything was in order.

Commissioner Griffin made a motion to set October 3<sup>rd</sup> as the date for the public hearing for the annexation of Bryson's Ridge; Commissioner Lucas seconded and the motion passed.

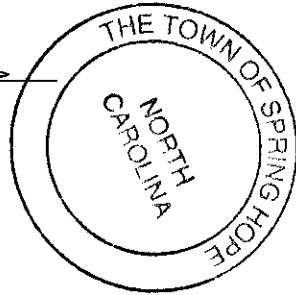
There was no new business from the board

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

Submitted

Attested

Michelle G. Collins



William G. Bond