

ERWIN BOARD OF COMMISSIONERS
REGULAR MINUTES
AUGUST 1, 2013
ERWIN, NORTH CAROLINA

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The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding, held its Regular Meeting in the Town Hall on Thursday, August 1, 2013 at 7:00 P. M. in Erwin, North Carolina.

Board Members present were: Commissioners William Turnage, Randy Baker, Norma Ennis, Frankie Ballard, Frank Taylor, and Ricky Blackmon.

Town Manager Richard Douglas, Town Clerk Cynthia Patterson and Town Attorney Mac Hunter were present.

Mayor Patsy Carson called the meeting to order at 7:00 P. M.

Commissioner Frank Taylor gave the invocation.

Those present recited the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Ballard made a motion to add under New Business Item B Bank Signature Card Authorization and was seconded by Commissioner Taylor. The Board voted unanimously.

Commissioner Ennis made a motion to approve the Agenda and was seconded by Commissioner Turnage. The Board voted unanimously.

CONSENT ITEMS

Commissioner Blackmon made a motion to approve (**Item A**) Approval of Regular Minutes on 07/11/13 and was seconded by Commissioner Taylor. The Board voted unanimously.

PUBLIC HEARING

Z-2013-002 ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 1 ACRE (PORTION OF PIN 1507-14-7076.000) BEHIND 409 E. JACKSON BLVD FROM R-10 AND R-6 (RESIDENTIAL) TO B-2 (HIGHWAY BUSINESS)

Commissioner Baker made a motion to open the Public Hearing at 7:02pm and was seconded by Commissioner Turnage. The Board voted unanimously.

Erwin Planner Kathy Blake came forward and presented to the Board. Ms. Blake informed the Board that this is a zoning map amendment for the R-10 and R-6 for 409 East Jackson Blvd. The applicant is Lauren Stephen. She is also the owner of this property. Staff finds the proposed request in compliance with the adopted Land Use Plan and recommends approval for this application.

The Planning Board met on July 15, 2013 and recommended approval of the rezoning application as well.

Per the Town of Erwin Zoning Ordinance, the intents of the noted Zoning Districts are:

- R-10 - The purpose of this district is to provide for proper development of neighborhoods with medium population densities comprised primarily of single family dwellings.
- R-6 - The purpose of this district is to provide areas for a mixture of single-family and multifamily dwelling units.
- B-2 Highway Business - This district is established to accommodate a wide variety.

The property was posted with a public hearing sign, advertised in the Daily Record newspaper two times per NC General Statutes, and the adjacent property owners were notified by first class mail of the proposed zoning map amendment.

Per **North Carolina General Statute's 160A-383 Purposes In View**, zoning regulations shall be made in accordance with a comprehensive plan and it is recommended that it be a separate motion from the action on a rezoning request.

Mayor Carson asked if anyone would like to speak in favor of the proposed zoning map amendment to please come forward.

No one came forward.

Mayor Carson asked if anyone would like to speak against the proposed zoning map amendment to please come forward.

No one came forward.

Commissioner Ballard made a motion to close the Public Hearing at 7:07pm and was seconded by Commissioner Turnage. The Board voted unanimously.

Commissioner Blackmon made a motion that the proposed amendment is consistent with those documents that constitute the officially adopted land development plan and other applicable plans and was seconded by Commissioner Baker. The Board voted unanimously.

Commissioner Baker made a motion to approve the Z-2013-002 Map Amendment for a portion behind 409 East Jackson Blvd to rezone from R-10 and R-6 to B-2 and was seconded by Commissioner Blackmon. The Board voted unanimously.

NEW BUSINESS

STORM WATER POLICY AND PROCEDURES

Erwin Engineer Mr. Bill Dreitzler came forward and tried clearing up some confusion on the exact problems and the responsibility of the town and state to fix them.

Erwin's drainage ditches and culverts lie in three areas — town right-of-way, state right-of-way and private property, Mr. Dreitzler explained. The beginning of inclement weather in early June brought with it an outcry from many for the state to step in and make the water disappear — as it turns out, he said, a good portion of drains and ditches are in the town's right-of-way or on private property. There are four tributaries that the town uses as flow channels to get storm water to the Cape Fear or Black River. You can look at this from the bottom up. You need to find out where this drainage is going, where it's stopped up and how to remove water from an area so that you're not creating another problem in a different area. Mr. Dreitzler met with the NCDOT shortly after the second wave of mass rainfall in mid-July. During that meeting, flooding in the area of Mason Drive was assessed and strategies for the town were discussed. Erwin is responsible for what's in its right-of-way, what's within the town. The state is responsible for its right-of-ways, around the highway. Now, ditches that run across property lines — private property — are to be maintained by property owners, said Mr. Dreitzler.

A few examples of unkempt ditches were projected onto a screen in the boardroom.

It was explained that the maintenance of the town's drainage would be a group effort among the three responsible entities: the town, state and residents. The town's storm water policy should also be examined and provided to officials, he added, so that an accurate answer would be available to concerned citizens questioning their own drainage responsibilities.

Following a look at the town's drainage system, continued Mr. Dreitzler, Erwin could take over control of the ditches maintained by the state, through easements on the locations, but that could prove to be a costly venture. I don't think we need to address this like a 25 year plan. We need to move forward with this and get something done.

The Board agreed to an analysis of the Town's drainage areas to be conducted before moving forward with any plan. This will provide the Board information on property lines, drainage problem areas and up keep responsibilities.

BANK SIGNATURE CARD AUTHORIZATION

Commissioner Baker made a motion to approve the Resolution to add Town Manager Richard Douglas to the signature line of our Financial Documents for the Town of Erwin and was seconded by Commissioner Blackmon. The Board voted unanimously.

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MANAGER REPORTS

Mr. Richard Douglas wanted to take this opportunity to thank the Board for having the confidence in him and selecting him as the Town Manager for Erwin. Mr. Douglas is excited to be here and looks forward to the opportunity for many great things to come.

GOVERNING BOARD COMMENTS

Commissioner Turnage thanked everyone for coming out to the meeting and welcomed Mr. Richard Douglas.

Commissioner Blackmon welcomed Mr. Richard Douglas and looked forward to working with him.

Commissioner Taylor also welcomed Mr. Richard Douglas to Erwin and looked forward to working with him.

ADJOURNMENT

Commissioner Baker made a motion to adjourn at 7:32pm and was seconded by Commissioner Blackmon. The Board voted unanimously.

**MINUTES RECORDED AND TYPED BY
CYNTHIA B PATTERSON TOWN CLERK**

**Patsy Carson,
Mayor**

**Cynthia B. Patterson, CMC
Town Clerk**