

Salisbury, North Carolina
May 21, 2024

REGULAR MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Tamara Sheffield, Council Members, David Post and Anthony Smith; City Manager Jim Greene, Jr.; and City Attorney J. Graham Corriher.

ABSENT: Councilmember Harry McLaughlin and City Clerk Connie Snyder.

Salisbury City Council met in Council Chambers in City Hall located at 217 South Main Street. The meeting was called to order by Mayor Alexander at 6:00 p.m. A moment of silence was taken.

PLEDGE OF ALLEGIANCE

Mayor Alexander led participants in the Pledge of Allegiance to the United States flag.

ADOPTION OF THE AGENDA

Thereupon, Mayor Pro Tem Sheffield made a **motion** to adopt the Agenda as presented. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers Post and Smith voted AYE. (4-0)

INTRODUCTION TO NEW POLICE DEPARTMENT STAFF

Deputy Police Chief Brian Stallings introduced Ms. Krystal Ortiz-Rodriguez who recently joined the City as a Homeless Liaison Advocate and will work with the unsheltered population.

He also introduced Downtown Liaison Teresa Dalsing who will work closely with downtown stakeholders, and enforce downtown parking and local rules in the Bell Tower Green Park.

Council welcomed Ms. Rodriguez and Ms. Dalsing to the City.

RECOGNITION – COUNCILMEMBER DAVID POST

United Way Executive Director Jenny Lee and United Way Philanthropy Director Audrey Eudy recognized Councilmember David Post for receiving a 2024 Volunteer Service Award. Ms. Lee noted Mr. Post was also the recipient of the Governor’s Medallion Award, and she explained this award is given to the top 20 to 25 volunteers in the state. She added these awards recognize the many hours Mr. Post has volunteered to the community through Rotary Club, Meals on Wheels Rowan, Rufty-Holmes Senior Center, Lee Street Theater, United Way, and Lutheran Services of the Carolinas.

Councilmember Post thanked Ms. Lee and Ms. Eudy for the recognition and emphasized his passion for serving the community.

PROCLAMATIONS

Mayor to proclaim the following observances:

MEMORIAL DAY

May 27, 2024

CONSENT AGENDA

(a) Minutes

Approve Minutes of the special meeting of May 7, 2024.

(b) Voluntary Annexation – 570 Earnhardt Road

Received the Certificate of Sufficiency for the voluntary annexation of 23.78 acres located at 570 Earnhardt Road, Tax Map 065 Parcel 008, Tax Map 067 Parcel 189, and a portion of Tax Map 058 Parcel 88, and adopt a Resolution setting the date of the public hearing for June 18, 2024.

(The above Resolution is recorded in full in Ordinance Book No. 17 at Page No. 20-21, and is known as Resolution 2024-15.)

Thereupon, Councilmember Post made a **motion** to adopt the Consent Agenda as presented. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers Post and Smith voted AYE. (4-0)

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

Ms. Sherry Hargrave expressed concern about possible changes to burial times for City cemeteries.

There being no one else to address Council, Mayor Alexander closed the public comment session.

REZONING – 410 WEST JAKE ALEXANDER BOULEVARD

Senior Planner Victoria Bailiff addressed Council regarding a request to amend the Land Development District Map to rezone one parcel located at 410 West Jake Alexander Boulevard from Residential Mixed-Use (RMX) with a General Development Overlay to Corridor Mixed-Use (CMX) with a Conditional District Overlay. She displayed the Master Plan, and she noted the applicant is proposing an 860 square-foot coffee shop with 10 parking spaces. She explained the developer is making two alternative methods of compliance and two alternative design requests.

Ms. Bailiff reviewed the alternative methods of compliance requests:

- Alternative to Section 8.8 requesting trees be pushed back further than eight feet from the right-of-way
- Alternative to Section 8.7.b requesting two of the shade trees be located beyond the 20 feet from the rear due to existing access

Ms. Bailiff reviewed the alternative design requests:

- Alternative to Section 5.6.A.2 and Section 5.13.A.1 requesting that no primary entrance be required

Ms. Bailiff noted the Master Plan was reviewed by the Technical Review Committee (TRC) where it was initially denied. She noted after the applicant made revisions the request was taken back to the TRC who recommended approval of the modified plan.

Ms. Bailiff stated the Planning Board held a courtesy hearing at its April 23, 2024 meeting, and found the request to be consistent with the Forward 2040 Comprehensive Plan and recommended approval.

Councilmember Post asked if having only one primary entrance would pose a public safety risk. Ms. Bailiff stated the plan meets State Fire Code and access point requirements.

Mayor Alexander convened a public hearing after due notice to receive comments regarding the proposed Land Development District map amendment.

Mr. John Leatherman asked Council to consider approving the request. Councilmember Smith asked Mr. Leatherman about the occupant of the parcel. Mr. Leatherman clarified that Clutch Coffee would be the occupant.

Ms. Claudia Swicegood and Mr. Victor Wallace spoke in favor of the rezoning.

There being no one else to address Council, Mayor Alexander closed the public hearing.

Councilmember Posted stated he opposed previous development in the area years ago due to an access road behind the property and an increase in traffic. He noted the proposed Master Plan addresses those concerns.

Councilmember Smith and Mayor Pro Tem Sheffield noted their support for the rezoning request. Mayor Alexander stated Councilmember McLaughlin notified Council that he is in favor of the proposed rezoning.

Councilmember Smith stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the properties described herein, is reasonable and in the public interest. The proposal is fundamentally consistent with the goals, objectives, and policies of the Forward 2040 Comprehensive Plan due to the proposed limitations set forth in the petition, surrounding development pattern, and observations provided by City staff, identifying the policies that support the petition. Thereupon, Councilmember Smith made a **motion** to adopt to an Ordinance amending the Land Development District Map of the City of Salisbury, North Carolina, rezoning 410 West Jake Alexander Boulevard, approximately 0.87 acres, from Residential Mixed-Use with a General Development Overlay to Corridor Mixed-Use with a Conditional District Overlay. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers Post and Smith voted AYE. (4-0)

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING 410 W JAKE ALEXANDER BOULEVARD, APPROXIMATELY 0.87 ACRES, (TAX MAP 061 PARCELS 222, 221) FROM RESIDENTIAL MIXED-USE (RMX) WITH A GENERAL DEVELOPMENT OVERLAY TO CORRIDOR MIXED-USE(CMX) WITH A CONDITIONAL DISTRICT OVERLAY (CD).

(The above Ordinance is recorded in full in Ordinance Book No. 32 at Page No. 51-52 and is known as Ordinance 2024-31.)

REZONING – 160 MAJOLICA ROAD

Senior Planner Victoria Bailiff addressed Council regarding a request to amend the Land Development District Map to rezone one parcel located at 160 Majolica Road from General Residential (GR3) to Neighborhood Mixed-Use (NMX). She displayed images of the parcel, and she noted the petitioner is requesting to expand his business and shift the property line further south.

Ms. Bailiff stated this is a general use request, and she noted staff recommends the place type on the Future Land Use Map be designated as a Neighborhood Activity Center.

Ms. Bailiff stated the Planning Board held a courtesy hearing at its April 23, 2024 meeting and found the request to be consistent with the Forward 2040 Comprehensive Plan and recommended approval.

Mayor Alexander convened a public hearing after due notice to receive comments regarding the proposed Land Development District map amendment.

There being no one to address Council, Mayor Alexander closed the public hearing.

Councilmember Post thanked Ms. Bailiff and the Land and Development Services Department for its hard work.

Councilmember Post stated the City Council hereby finds and determines that adoption of an Ordinance to rezone the property described in Exhibit A, as requested, is consistent with the goals, objectives, and policies of the Forward 2040 Comprehensive Plan; and hereby finds the map amendment to be reasonable and in the public interest due to the proposed petition, site characteristics, compatible zoning, and observations provided by city planning staff, identifying the policies that support the petition. Thereupon, Councilmember Post made a **motion** to amend the Land Development District Map and the Future Land Use Map of the City of Salisbury, North Carolina, rezoning a portion of Tax Map 330 Parcel 026 from General Residential to Neighborhood Mixed-Use, approximately 0.719 acres, and designating that a portion of Tax Map 330 Parcel 026 and full Tax Map 330 Parcel 025 as Neighborhood Activity Center in the Future Land Use map. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers Post and Smith voted AYE. (4-0)

AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP AND THE FUTURE LAND USE MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING A PORTION OF TAX MAP 330 PARCEL 026 FROM GENERAL RESIDENTIAL (GR3) TO NEIGHBORHOOD MIXED USE (NMX) APPROXIMATELY 0.719 ACRES AND DESIGNATING THAT PORTION OF TAX MAP 330 PARCEL 026 AND FULL TAX MAP 330 PARCEL 025 AS NEIGHBORHOOD ACTIVITY CENTER IN THE FUTURE LAND USE MAP.

(The above Ordinance is recorded in full in Ordinance Book No. 32 at Page No. 53-54 and is known as Ordinance 2024-32.)

KESLER MILL REDEVELOPMENT PLAN

Planning and Neighborhood Services Director Hannah Jacobson and Ms. Sonyia Turner with the Development Finance Initiative (DFI) through the University of North Carolina at Chapel Hill addressed Council regarding a development plan for the former Kesler Mill site. Ms. Jacobson noted the City has received grants to remove environmental contamination.

Ms. Turner provided background on DFI and reviewed the guiding public interests endorsed by Council in September. She noted the Kesler Mill site presents an opportunity for affordable rental housing and is competitive for Low-Income Housing Tax Credits (LIHTC.) She stated the LIHTC program provides tax credits for acquisition, rehabilitation, or new construction of affordable units and is awarded to private developers and non-profits.

Ms. Turner reviewed various development plans which include a variety of housing options for both renters and homeowners. She added the plans aim to accommodate different types of households and improve connectivity to the surrounding neighborhood by connecting North Arlington and Franklin Streets.

Ms. Turner presented the proposed Kesler Mill Development Plans. She stated Option 1 includes a total of 148 units, comprising 60 senior rental units, 83 family rental units (a combination of duplexes and townhomes), and five single-family homes. She added Option 2 consists of 158 units, including 60 senior rental units, 93 family rental units (excluding townhomes), and five single-family homes. She stated feedback from community engagement meetings resulted in a preference for plan one, and the estimated total project investment of public and private funds is \$43 million.

Mayor Pro Tem Sheffield asked if the project is consistent with the Forward 2040 Plan. Ms. Jacobson confirmed.

Councilmember Smith noted concerns with an increase in traffic. Ms. Jacobson explained Option 1 would connect North Arlington Street to Franklin Street which would help to disperse traffic.

City Manager Jim Greene thanked Ms. Jacobson for her leadership on the project and thanked Ms. Turner for DFI's partnership. He noted this is a three to five-year project that is included in the Strategic Plan.

Mayor Alexander thanked Ms. Turner for her work on the project and for her engagement with the community.

Thereupon, Mayor Pro Tem Sheffield made a **motion** to approve Option 1 as the preferred Development Plan for the Kesler Mill site as the basis for marketing the site to the private sector as a public/private partnership. Mayor Alexander, Mayor Pro Tem Sheffield, and Councilmembers Post and Smith voted AYE. (4-0)

DOWNTOWN DUMPSTER UPDATE

Assistant Public Works Director Michael Hanna updated Council on a downtown dumpster pilot program. He noted the program would reduce the number of rollout carts in downtown and help meet sustainability goals by creating a centralized point of collection. He added a dumpster enclosure would be built in the Wallace parking lot off Lee Street across from Salty Caper. He explained the program will include residents and business in the block of Lee Street, East Innes

Street, South Main Street, and Fisher Street. He reviewed the history of the project and the next steps that will include a community engagement walk to educate citizens downtown. He indicated the goal is to begin dumpster use on July 1 with staff working to educate the public to use the dumpster rather than rollout carts. He added the rollout carts will be removed after a one-month transition period.

Mr. Hanna pointed out garbage collection fees will not change except to those who were not previously being charged. He added the dumpster will be emptied three times per week with usage being monitored. He added the dumpster will have a combination code distributed to citizens in the pilot area.

Mayor Alexander noted she is excited about the program since it will clean up downtown by removing all of the rollout carts.

Councilmember Smith asked who will pay for this service. Mr. Hanna indicated the same users will continue to pay for trash collection services but will use the dumpster rather than a rollout cart.

CITY MANAGER'S COMMENTS

Cheerwine Festival

City Manager Jim Greene noted the success of the Cheerwine Festival was due to the hard work of City staff and volunteers. He pointed out he is amazed at how well-organized the event was and how well everyone worked together to ensure a safe, family-friendly event. He thanked Event Coordinator Vivian Koontz for leading the festival along with Fire Captain Adrian Gantt and Police Sergeant Adam Bouk who worked with Rowan County and other agencies. He also thanked staff for the incredible job cleaning up after the festival. He thanked Council for its support of the event.

Update on Burials in City Cemeteries

City Manager Jim Greene asked Public Works Director Chris Tester to share information on the timing of burials in City cemeteries. Mr. Tester reviewed the proposed structured burial schedules. He pointed out the City's grounds maintenance crews are responsible for cemeteries since there is not dedicated staff for burials and staff from other divisions are pulled to cover any needs.

Mr. Tester noted a burial schedule was drafted to fit within the current hours of operation and the existing fee schedule. He indicated a meeting was held on February 26, 2024 and no concerns were received at that time nor at the meeting on March 26, 2024. He pointed out an adjustment was recommended for time slots of an hour and a half and once the change in the proposal was made, a consensus was reached to implement a weekday structured schedule with specific timeframes for burials with the existing after-hours fee.

Councilmember Post asked if negative feedback was received. Mr. Tester noted negative feedback was received regarding the transition to structured times instead of non-structured times, but that is what is needed to provide service and meet other duties.

Councilmember Smith asked if conversations were held with other groups that interact with funeral homes who coordinate funerals. Mr. Tester noted conversations have not taken place with churches but have taken place with funeral homes and other cemeteries that perform burials.

Councilmember Smith asked if the consensus was with the City or the funeral homes. Mr. Tester commented the consensus took place with the four funeral homes that attended the meeting. Mayor Alexander asked which four funeral homes attended the meeting. Mr. Hanna noted representatives from Noble and Kelsey, Hairston Funeral Home, Carroll-Walters Funeral Home, and Lyerly Funeral Home. He noted the only suggestion was increasing the time slots to an hour and a half instead of one hour.

Mayor Pro Tem Sheffield asked staff to restart the process and have additional discussion with the funeral homes. She explained she is surprised the City has never had timeframes established for burials. She requested staff speak to more people to develop a consensus.

Mr. Greene noted one issue is the cost of having a dedicated cemetery crew. He added the City has tried to use existing crews but the demand for service has grown. He indicated if a cemetery crew is developed it would increase the burial costs.

Housing Strategy

Mr. Greene pointed out the consultant regarding the Housing Strategy will be at the June 4, 2024 Council meeting so it may be a longer meeting due to the presentation.

COUNCIL COMMENTS

Councilmember Smith thanked volunteers and City staff for a successful Cheerwine Festival. He commended the Salisbury Police Department on how a situation was handled and de-escalated at Bell Tower Green during the festival.

Councilmember Post noted he shared a memo with Council and asked Council if a discussion could take place in the future to help children in the City from ages 0-4.

MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Sheffield pointed out she attended the 160th anniversary celebration for Soldier's Memorial AME Zion Church, and she congratulated the members for their dedication and accomplishments in Salisbury.

Mayor Pro Tem Sheffield requested everyone remember City Clerk Connie Snyder whose

father passed away.

MAYOR'S ANNOUNCEMENTS AND COMMENTS

Mayor Alexander thanked staff for its leadership and for making the community shine during the Cheerwine Festival. She noted she has heard great feedback including the improvements of the footprint. She added she liked seeing Police Officers on bikes and on foot.

Mayor Alexander congratulated City Manager Jim Greene on his two-year anniversary as City Manager with the City. She also asked people to keep City Clerk Connie Snyder in their prayers.

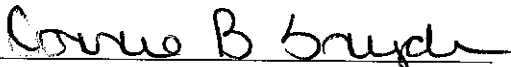
ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember Smith. Mayor Alexander, Mayor Pro Tem Sheffield and Councilmembers McLaughlin, Post and Smith voted AYE. (5-0)

The meeting was adjourned at 7:56 p.m.



Karen Alexander, Mayor



Connie B. Snyder, City Clerk