



**OAK RIDGE TOWN COUNCIL MEETING
FEBRUARY 7, 2019 – 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Spencer Sullivan, Mayor
Jim Kinneman, Mayor Pro Tem
George McClellan
Doug Nodine
Ann Schneider

Staff Present

Bill Bruce, Town Manager
Sam Anders, Finance Officer
Michael Thomas, Town Attorney
Sandra Smith, Town Clerk
Sean Taylor, Planning Director

1. CALL TO ORDER

Mayor Spencer Sullivan called the meeting to order at 7:00 p.m.

A. Invocation.

Pastor Andy Cook of The Summit Church offered the invocation.

B. Pledge of Allegiance.

2. APPROVE AGENDA

Mayor Pro Tem Jim Kinneman made a motion to approve the meeting agenda. Councilwoman Ann Schneider seconded the motion, and it was passed unanimously (5-0).

3. APPROVE MINUTES

Councilman George McClellan made a motion to approve the minutes of the January 3, 2019 regular meeting and the January 10, 2019 special meeting. Councilwoman Schneider seconded the motion, and it was passed unanimously (5-0).

4. RESOLUTIONS, PROCLAMATIONS, ANNOUNCEMENTS

- None

5. REPORT FROM GUILFORD COUNTY SHERIFF'S OFFICE

- Capt. Brian Hall from the District 1 office of the Guilford County Sheriff's Office reported that there were 84 calls for service in Oak Ridge in December, and only three of those were for Part 1 crimes (which include breakings & enterings and

violent acts such as arson, homicide and theft), all of which were property related. Hall encouraged residents to lock their vehicles, to remove any valuables, and to be mindful of the speed limit changes on NC 68.

6. REPORT FROM OAK RIDGE FIRE DEPARTMENT

- Chief Steve Simmons reported the department responded to 129 calls in January – 29 of a medical nature and 100 of a fire/service-related nature, which were primarily a result of the recent ice storm. He said department members received 202 hours of training in January. Simmons said the current week was National Burn Awareness Week. He encouraged residents to avoid scalding burns by turning the temperature setting to 120 degrees or less on their hot water heaters, and to use long-handled tools when cooking on a grill.

7. PUBLIC HEARING

REZONING CASE # RZ-18-01: HB and AG to CU-TC-R. The property is located on the west side of NC Highway 68 North, approximately 800 feet south of the intersection with Fogleman Road, in Oak Ridge Township. It is Guilford County Tax Parcels #0162806, 0162815, and 0162821 (part), and consists of approximately 29.45 acres. It is located in the Greensboro (GW-III) Watershed and Scenic Corridor Overlay Zone, and is owned by Israel Family Limited Partnership and Larry J. and Kathy R. Mills. *(Note: The case was continued from the January 3, 2019 meeting.)*

Planning Director Sean Taylor read the property description into the record and presented the staff report, which is hereby incorporated by reference and made a part of the minutes. Taylor said the staff report had been updated to reflect the removal of the single-family lot in the development. He said there had been a significant reduction in traffic reflected in the Traffic Impact Analysis (TIA) since the NCDOT had performed a traffic count in 2015. He said the TIA had been updated to reflect the reduction in speed limit to 35 mph north of the development, and it proposed a southbound right-turn lane with 100 feet of storage and a northbound left-turn lane with 100 feet of storage.

Mayor Sullivan opened the public hearing.

Proponents:

- Bob Dischinger of Evans Engineering, 4609 Dundas Drive, Greensboro, spoke for developer Paul Milam, who had the property under contract from the Israel and Mills families. Dischinger said significant changes had been made to the plan since it was first submitted. He presented a slide show to the Council, which is hereby incorporated by reference and made a part of the minutes. Dischinger, an Oak Ridge resident, said he had served on the Land Use Plan steering committee, and he thought this was the ideal type of development for the TC-R zoning. He said the original seven conditions had come as a result of meetings between the developer and the Old Mill Homesteads and Twelve Oaks subdivisions. He showed the Council a sketch plan of the property, and said removal of the single-family lot had turned the entire area west of the lake into common area. He said that had also

eliminated the need for a driveway across the dam. Dischinger explained how he thought the plan met several of the goals, policies and objectives of the Land Use Plan. He said the updated TIA had been submitted, and he added that site distances on each side of the driveway into the development exceeded NCDOT requirements.

- Developer Paul Milam of Henson Realty, 22 Loch Ridge Drive, Greensboro, said many baby boomers are now turning 65 and are looking for this type of housing and that there is a pent-up need for it. He said older residents can remain in their communities, and remain close to their churches and medical offices. He said the homes would have less square footage than typical homes in this area and would feature first floor bedrooms, handicap restrooms and showers, oversize garages as well as low maintenance and exterior upkeep. He said aging residents from Oak Ridge should not have to move to Kernersville or Greensboro for this type of community. He read a letter from local resident Etsie Phillips, who said she supported this type of housing.
- Bob Dischinger said the staff report said this was a perfect location for this type of development, which would provide a buffer between residential and commercial development.

Opponents:

- Carl Leybourne, 8514 Rosedale Drive, who owns an adjacent parcel, said he had served for 10 years on the Planning & Zoning Board and held an active NC Commercial Real Estate Broker's License. He said he understood the demand for this type of housing, which was desired by many people – not just older adults. He said the Planning Director's earlier recommendation said the proposal was "not strictly consistent" with the Land Use Plan. He said most of the property is in the Transition Zone, which he understood meant was developable land after the Town Core is developed. Leybourne said there was no reason to overflow into the Transition Zone now. He said if the Town believes the Land Use Plan is ambiguous, it should be changed. He asked that each Council member clearly express the reason for their vote.
- Mike Stone, 8112 Hunting Cog Road, identified himself as homeowners' association president of Old Mill Homesteads. He said this was the first real test of the Land Use Plan since it had been updated and a test of Council's willingness to support the will of the citizens who developed it. He said the Land Use Plan committee set out to find a way to have higher density in the Town Core, which could continue into the Transition Zone only if certain conditions were met. He said the plan recommended RS-40 zoning for tracts outside the Town Core. He referenced policy 2.1.1 in the Land Use Plan, which he said was deliberate and clear. He said only 20 percent of this property is inside the Town Core and there are no similar densities to TC-R surrounding this property. Stone said there were other properties available completely inside the Town Core that could be developed for this purpose and which would meet all the requirements of the Land Use Plan. He said Town Council had unanimously voted to approve the Land Use Plan and it was now its job to support it. He also said the Planning & Zoning Board had

voted 5-2 that the proposed zoning was inconsistent with the Land Use Plan, and he asked Council to deny the request.

- Danny Brooks, 8102 Hunting Cog Road, said he moved to Oak Ridge 4½ years ago and had recently learned a lot about the rezoning process. He showed the Council the timer on his cell phone and said it had taken him 5 minutes, 28 seconds to turn left onto NC 68 that evening. He said it was scary when his child turns left from Old Mill Homesteads to meet his friends at Bojangles. He said traffic was an issue, but his real concern is the density of the proposed development.
- Jennifer Ray, 7709 Tannery Road, Summerfield, said she lived behind the Hoskins house in Summerfield, which had been renovated for a realty office. Later, the property was rezoned and the sheriff's substation had been built on the property. She said she had nothing but mud behind her house. She said now a dental office is also going to be built on the property. She asked Council members if they would want that in their backyards.
- Larry Law, 1770 Oak Ridge Road, said he had moved to Oak Ridge in 2015 and he continued to hear issues regarding water. He said if this type of project with higher density is allowed in the Town Core, it would back the Town into a wall and force it to have a municipal water system.

Rebuttal - proponents:

- Bob Dischinger said land is developed as it becomes available. He said the Whitaker Farms property had recently been rezoned with TC-R zoning and it is not all within the Town Core. He said some properties that are for sale had been referenced, but they are located within the Commercial Town Core. Regarding the comments about the number of units allowed on one piece of land, Objective 1.1 of the Land Use Plan talked about encouraging conservation subdivisions. He said they had gone to great lengths by eliminating the single-family lot so there is common area adjoining neighboring properties. He said he felt the developer had listened to neighbors' requests and had responded.

Rebuttal - opponents:

- Mike Stone said the parcels he had referred to were in the Commercial Town Core, but they could also be developed residentially. He said if a developer proposed things such as 50 homes and only one entrance, no sidewalks, no buffers and so on, the Council would not approve such a rezoning. He said the developer had listed all the things they had done but had said all properties cannot meet all objectives in the Land Use Plan. Stone said he thought they could. He said Paul Milam had referenced this development being for older adults, but there were no restrictive covenants regarding age and that was not what he was marketing. Stone said the decision was not an emotional one, but one about meeting the technical requirements. He said this rezoning was not consistent with the requirements of the Land Use Plan, and it should be denied until they are all met.

Sullivan closed the public hearing.

Council questions/discussion:

- Sullivan asked Ron Simpson, chair of the Planning & Zoning Board to report. Simpson said the Board had heard basically the same testimony as presented to Council. He said there had been considerable discussion and questions by the Board at its meeting. In the end, Simpson said five of the Board's seven members had voted to recommend denial of the rezoning request because they felt it did not meet the requirements of the Land Use Plan, and specifically because 80 percent of the property was in the Transition Zone.

Mayor Pro Tem Kinneman made a motion that the proposed zoning amendment be approved based on the following:

1. *The proposed zoning amendment is consistent with the adopted comprehensive plan of the Town of Oak Ridge because it is in support of:*
 - *Objective 2.1: "Encourage a variety of housing options to accommodate the housing needs of all Oak Ridge residents."*
 - *Policy 2.1.1: "Within the Town Core, clustered, mixed density and/or attached single-family lots with densities up to two units per acre are appropriate. Developments with densities up to two units per acre may also be appropriate within the Town Core Transition Zone if contiguous with existing or approved developments with similar densities." The property is made up of two sections, one that is in the Town Core and the rest is in the Transition Zone. If these sections were taken as separate cases, the Land Use Plan encourages approval of the section in the Town Core. At that point, the second section fits well within "if contiguous with existing or approved developments with similar densities."*
 - *Policy 2.1.4: "A mix of housing types and densities may be appropriate in some developments." This lends general support to the goal of offering a range of housing options in Oak Ridge. This paragraph does not limit itself to the Town Core.*

AND

2. *The proposed zoning amendment is reasonable. The Council considers the proposed zoning amendment to be reasonable because:*
 - A. *The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.*
 - B. *The Council further finds that the proposed zoning amendment is reasonable because this property presents a unique situation in that part of the property is in the Town Core and part is in the Transition Zone. Due to the property being bounded on the north by commercial development, on the south and west by residential and to the east with a proposed church, it will not create a precedence on future zoning cases.*

AND

3. *The proposed zoning amendment is in the public interest. This Council considers the proposed zoning amendment to be in the public interest because:*
 - A. *The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.*
 - B. *The Council further finds that the proposed zoning amendment is in the public interest because zoning of the property will limit the potential expansion of commercial development in this direction. Use of the TC-R zoning is preferential to RS-40. RS-40 zoning does not require buffering or sidewalks, and would result in increased tree and vegetation clearing. RS-40 lots would*

go all the way to the property lines. Both types of zoning would generate similar levels of traffic based on the traffic study performed by the developer. The TC-R application includes buffers along the sides that abut residential property, includes internal sidewalks and a higher level of existing tree and vegetation preservation. TC-R will preserve more open space, resulting in less landscaping requiring chemicals and thus less runoff into local streams and ponds. Existing trees will provide visual buffering from neighboring developments. This application supports both the Town's Land Use and Pedestrian Plans, which encourage walkability. The TC-R application includes both internal and external sidewalks and a trail, while RS-40 likely would not.

Councilman McClellan seconded the motion.

Additional Council questions/discussion:

- Councilman McClellan asked if the dam would be brought up to specifications. Milam said that the dam is currently classified as a low-hazard dam, but they were definitely going to improve it because they did not want any liability associated with it for either the developer or the homeowners' association.

McClellan then asked if this was the first time a rezoning had crossed from the Town Core into the Transition Zone. Planning Director Taylor said it had been done before with the Whitaker Farms property. McClellan asked if the Land Use Plan fails to take property lines into account, and Taylor says it can be interpreted that way. McClellan said he thought the rezoning meets the intent of the Land Use Plan. He said he believed this was not the first time a rezoning had crossed from the Town Core into the Transition Zone, and according to plans presented, he believed the developer will develop in the Town Core, which meets policy 2.1.1. He said it provides a transition from the higher density in the Town Core to lower density. He said a public sidewalk fulfills policy 2.2.1, and the development, along with The Summit Church, will provide a well-defined border on the south side of the Commercial Core, which also sends a strong message to future Councils that there should be no commercial development past this point. He said those were the reasons he would vote in favor of the rezoning.

- Councilman Kinneman said Mike Stone had pointed out that this is a technical decision, which would be easy, but Kinneman pointed out that the Land Use Plan is not a technical document but a plan. He said some objectives are not always in complete agreement. He said the property could change hands, and a future Town Council could rezone it for commercial, RS-40 or TC-R. Kinneman said the Land Use Plan discusses a diversity of housing products. He said the developer could have argued that the 8 acres within the Town Core be rezoned TC-R and then the property in the Transition Zone would be contiguous with an approved development with similar density. Kinneman said with RS-40 zoning, the developer could theoretically put two houses on the west side of the pond, and those property owners could mow all the way to their property lines which abut other subdivisions. With RS-40, he said there is no technical requirement to maintain trees, and chemicals such as fertilizers and pesticides could produce run off. He said undisturbed land provides filtration. He said an RS-40 zoning might have individual wells and septic systems, but with a community well such as this development would have, developers have to

prove the well will not disturb the wells of neighbors. Kinneman said as intersections are redeveloped and sidewalks built and with a little infilling, there is the potential for residents of Old Mill Homesteads to walk all the way to the Cascades Preserve. He said about the same number of trips per day would be generated for TC-R or RS-40 zoning. In conclusion, Kinneman said he thought TC-R zoning was a better use of the land than RS-40.

- Councilman Nodine said this property was about 20 percent in the Town Core, and asked about Whitaker Farms, which is also zoned TC-R. Planning Director Taylor said he could not give a specific answer, but thought that property is about 20 percent in the Transition Zone and 80 percent in the Town Core. Nodine then said he was not sure the argument about the property's location being partially in the Town Core and partially in the Transition Zone is applicable.

Nodine said it had been mentioned that traffic had decreased on NC 68 by about 23 percent. Taylor said those figures were provided in the TIA based on traffic counts in 2018, while traffic counts he provided were done by NCDOT in 2015. Nodine asked if the traffic was predicted to continue decreasing on NC 68. Dischinger said there was usually some incremental increase, such as perhaps a 3 percent increase per year. Nodine said then traffic would be back to where it was in around 3-4 years.

Nodine then asked how many projects had been zoned TC-R, and Taylor said one on Zack Road and Whitaker Farms. Nodine asked if the Transition Zone would offer additional land after the Town Core is built out. Taylor said there were different interpretations on whether there could be development in the Transition Zone before the Town Core is built out or not.

Nodine said he had a hard time supporting the rezoning. He said he did not think 20 houses could ever be built on the property if it were zoned RS-40, and he said he did not think commercially zoned property would be viable there. He said he thought RS-40 was in keeping with similar development in the area. Nodine said he did not think the proposed rezoning technically met the Land Use Plan, and he was not keen on this type of development even in the Town Core.

- Councilwoman Schneider said the key factor to her is TC-R zoning, which the Land Use Plan committee, of which she was a member, wanted to start slowly and in a limited area. She said during open houses for the plan, there had been questions about higher density and she told people it would occur in the Town Core first and then perhaps, under special circumstances, into the Transition Zone.

She said at the Planning & Zoning Board meeting last year when the rezoning was first introduced, the Board recommended against it because of traffic concerns in NC 68. She said this type of development was better now that the speed limit was lowered, but the property was still unique because of the topography where it is located between two big hills and across from a church. She said she lived in the Twelve Oaks subdivision and always knew this property would someday be developed. She said her concern was whether this rezoning fits with the Land Use Plan and is in the best interest of Oak Ridge. She said she thought people have a right to develop their property and developers are just people doing a job and are investing in a town, and many towns would be pleased to have such a development. She

also said such a development would do great things to the property and may even enhance her property, but her goal in rezonings and with development is to balance it with maintaining the historic core and our small town and the village feel that the Town is trying to create. She said she was partly persuaded because of the sidewalks on the southern part of NC 68 because that part is developed more quickly than properties on the north. During the Knights Landing rezoning, discussion had been about allowing more dense development adjoining a subdivision with larger lots as well as a connecting road between those two subdivisions. Schneider said she did not object to connectivity. But she said the Land Use Plan committee wanted to be sensitive to RS-40 developments, and that was why they put in the requirement that the Transition Zone could be developed with slightly higher density if it is contiguous to similar or existing development. She said the commercial development to the north of this partly fits the spirit of the Land Use Plan because it moves from higher density in the Town Core to lower density, and this also provides that transition. She said the higher density was supposed to occur in the Town Core first.

Schneider asked if an environmental inventory would be required, even with RS-40 zoning. Taylor said he did not believe one was required. Schneider said she thought policy 1.1.1 of the Land Use Plan required all properties to have an environmental inventory. Town Manager Bruce said an inventory is required if a property is larger than 25 acres and is to be rezoned either RS-40 or RPD. Schneider also confirmed that even in an RS-40 development, lots could be much larger than 40,000 square feet.

Schneider said she appreciated the developer being responsive to the neighbors and that he had provided generous buffers. She said she thought this was a well-designed TC-R development, but it is not in the Town Core, and 80 percent outside the Town Core is not in the Town Core. She said she was struggling because of the unique location of the property and the fact that it is on the south end of the Town Core on NC 68. Schneider added that it is not Council's problem if property in the Town Core is priced too high for TC-R development. She said the whole point of TC-R zoning is to be in the Town Core where it is easy to walk to local businesses, and this only partially meets that goal.

- Mayor Sullivan said on one hand, the request meets the technical requirements of the Development Ordinance, and Planning & Zoning Board offered no concerns about that. He said he did believe there was a pent-up need for this type of development, and that land is developed as it becomes available. He said in the Commercial Town Core, potential use as well as supply and demand drives prices.

Sullivan said he wanted to focus on the Land Use Plan, and said while it is very important, it is a guide, not an ordinance. He said it is deliberately written broadly, and it can be interpreted different ways. He said both the Town Core and the Transition Zone were created by drawing concentric circles, and said the method was less than perfect because they do cross property lines.

Sullivan said he thought the key issue here is what makes sense for the property. He said he was not convinced that what percentage is in the Town Core should dictate how it is developed. He said when talking about 30 structures on 30 acres, that is the definition of both RS-40 and TC-R – the total number of units on the total number of acres. He said the added benefit

to rezoning this property is that it stops any further commercial development south on NC 68. He said it was a difficult decision, but he thought this rezoning was in the best interest of citizens because it is a desirable development, and he would agree with the staff recommendation.

With discussion ended, Council voted 3-2 in favor of Rezoning Case #RZ-18-01 (Kinneman, McClellan and Sullivan for, Nodine and Schneider against).

8. TOWN MANAGER'S REPORT

A. Committee/Board appointment/reappointment.

Mayor Pro Tem Kinneman made a motion to reappoint Debbie Shoenfeld to the Historic Preservation Commission and Frank Whitaker to the Finance Committee. Councilman McClellan seconded the motion, and it was passed unanimously (5-0).

B. Budget amendment to add full-time Parks & Recreation employee.

Town Manager Bill Bruce presented information to the Council and asked for its support in adding a full-time employee to the Parks & Recreation staff. Bruce said he felt the position was warranted with the recent purchase of the Whitaker property, as well as increasing responsibilities at the Cascades and other Town facilities. He said the current Parks & Recreation staff is currently working at a deficit of over 1,400 manhours.

Councilwoman Schneider made a motion to approve the budget amendment to add the addition of a full-time Parks & Rec Department employee. Councilman McClellan seconded the motion, and it was passed unanimously (5-0).

C. Streetscape Plan.

Bruce said the final draft of the Streetscape Plan is available for citizens to view and comment on. He said copies would be available in the lobby of Town Hall and the plan would be posted the following day on the Town website.

D. Public notice signs.

Planning Director Taylor presented a drawing of the new public hearing sign to the Council, and said the signs were under construction and would be finished soon. He said the larger sign was in response to requests from citizens.

9. PUBLIC COMMENTS

- Randy Floss, 5914 Tarleton Drive, asked Council to consider asking NCDOT to remove the passing zone on NC 150 just past Autumn Gate Drive. He said he would actually like NCDOT to consider reducing the speed limit between Autumn Gate Drive and Williard Road because of the sidewalk about to be built and also because of the density in the area. Bruce said he could contact NCDOT.

- Van Tanner, 6605 Ashton Park Drive, asked if there was any word on the speed limit signs for the Ashton Park subdivision, and Bruce said no. Tanner asked him to contact NCDOT about it.

10. MONTHLY FINANCIAL UPDATE

Finance Officer Sam Anders presented the financial report, which is hereby incorporated by reference and made a part of the minutes.

Councilman McClellan made a motion to accept the financial report as presented by the Finance Officer. Mayor Pro Tem Kinneman seconded the motion, and it was passed unanimously (5-0).

11. COMMUNITY UPDATES

A. Parks & Recreation Commission.

No report

B. Finance Committee.

Chairman John Jenkins said the first meeting this year of the committee had been February 4 and the next meeting would be February 18 at 6 p.m.

C. Planning & Zoning Board.

Chair Ron Simpson said in addition to the rezoning just voted on by the Town Council, the Board had re-elected Simpson as chair and Bobbi Baker as vice chair. He said they had also approved the Wolf Ridge subdivision on Williard Road, which is zoned RS-40 with 34 lots.

D. Mountains-to-Sea Trail Committee.

Co-chair Martha Pittman reported that construction of the trail spur is complete and a formal opening is being planned. They are also making plans for the trail from Pepper Road to Linville Road. Pittman said a guided hike is planned for February 23.

E. Merchants of Oak Ridge.

Councilman McClellan announced the next MOR meeting is Thursday, February 14 at 7:45 a.m.

F. Board of Adjustment.

No meeting

G. Historic Preservation Commission.

Vice Chair Caroline Ruch reported Debbie Shoenfeld had been re-elected as chair and Ruch had been re-elected as vice chair. A Certificate of Appropriateness had

been approved for a new house on Scoggins Road. The Historic Heritage Grant has been advertised for this year and letters mailed out to residents who might possibly be interested. Ruch said she and Shoenfeld had met and taken a tour of the Stafford Farm; the house there dates to the 1790s, so it could possibly be the oldest house in Oak Ridge.

H. Special Events Committee.

Chair Patti Dmuchowski said the final event for the 20th anniversary of the Town had been the Volunteer Recognition Dinner on January 12. She thanked Oak Ridge Military Academy and committee members for hosting the event. She said in 2019, the committee is considering sponsoring a parade in November. It is also possibly spearheading the building of a veterans' memorial in Oak Ridge, and it is going to seek input from the community.

I. Oak Ridge Youth Association.

Van Tanner said ORYA has many volunteers, and it might be able to provide volunteers for Town events. He asked the Council not to forget that ORYA is interested in using the Chester Redmon House.

ORYA President Tom Collins reported on money the organization pays to the Town for lights and user fees, as well as what is paid to Guilford County Schools. He also gave the numbers of youth signed up for spring sports.

12. PUBLIC COMMENTS

- Carl Leybourne, 8514 Rosedale Drive, said he thought the developer in the rezoning case would be a great neighbor. He thanked the Council members who listened to the citizens, asked questions and reflected to form their opinions. To the Council members who made a prepared speech 100 percent in favor of the rezoning, asked no questions and made no acknowledgement of any opposing viewpoints, Leybourne said they diminished the value of a public hearing by making a "prepared pontification" and did a disservice to the citizens. Leybourne said when politicians do that, citizens stop coming.
- Mike Stone, 8112 Hunting Cog Road, strongly expressed that the sound system in the Council Chambers is inadequate.

13. COUNCIL COMMENTS

In response to Leybourne's comments:

- Councilman McClellan said the rezoning had been a difficult decision and it had been an 8-month process since the rezoning case was first introduced, giving Council plenty of time to consider the issue.
- Mayor Pro Tem Kinneman apologized to Leybourne and said he wanted citizens to understand how he came up with his conclusions. He said the case had first been presented 8 months ago, that he had attended both Planning & Zoning Board meetings, and he had spoken with several residents and responded to emails he had received before he had come up with any conclusions.

- Councilwoman Schneider said she did not ever want citizens to think the Council does not listen to them, because they do.
- Mayor Sullivan said he and others had received emails and phone calls about the proposed rezoning. He said when Council members enter a public hearing, they may have a partial decision formed, but they are also informed by what is said during the public hearing. He said if it appeared he was reading a prepared statement, he was not.

14. ADJOURNMENT

Councilman McClellan made a motion to adjourn the meeting at 9:30 p.m. Councilwoman Schneider seconded the motion, and it was passed unanimously (5-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Spencer Sullivan
Mayor