



Minutes of the Roanoke Rapids City Council

A regular meeting of the City Council of the City of Roanoke Rapids was held on **Tuesday, February 5, 2019 at 5:15 p.m.** in the Council Chambers at the Lloyd Andrews City Meeting Hall.

Present: Emery G. Doughtie, Mayor
Carl Ferebee, Mayor Pro Tem
Ernest C. Bobbitt)
Carol H. Cowen)
Suetta S. Scarbrough)
Wayne Smith)

Council Members

Joseph Scherer, MPA, MS, City Manager
Gilbert Chichester, City Attorney
Traci Storey, City Clerk
Kathy Kearney, Deputy City Clerk/Human Resources Manager
Leigh Etheridge, Finance Director
Bobby Martin, Interim Police Chief
Kelly Lasky, Planning & Development Director
John Simeon, Parks & Recreation Director
Larry Chalker, Public Works Director
Jason Patrick, Fire Chief
Christina Caudle, Main Street Director

Mayor Doughtie called the meeting to order and opened the meeting with prayer.

Adoption of Business Agenda

Mayor Doughtie asked Council members about any known conflicts of interest with respect to the matters before them this evening.

There being no conflicts, motion was made by Mayor Pro Tem Ferebee to add a Closed Session to discuss personnel as allowed by NCGS 143-318.11(a)(6), seconded by Councilwoman Scarbrough and unanimously carried to adopt the business agenda for February 5, 2019 as amended. Mayor Doughtie stated Closed Session would be Item 8 a) on the agenda.

Public Comment (Unscheduled)

Marcella McCachren

Ms. McCachren stated she wanted to speak before Council tonight on behalf of former Police Chief Chuck Hasty. Chuck and I are not friends, we have never broken bread together, socialized on weekends nor have our children hung out together. I have seen him in a professional capacity over many years. My first meeting with Chuck was when I was on the board for Relay for Life. We found out the day of the relay that we had to have a policeman present all night which we did not know about and Chuck came forward and said he would be there for 24 hours and he was. I thanked him that night and he said it was an honor and a pleasure to serve. I think about that every time I see him. He serves honorably and pleurably. I realize the Council cannot discuss personnel issues, but I wanted to tell you what the public sees in Chuck. I speak for a lot of people that could not be here this afternoon.

She continued to say Chuck has always had a huge interest in the children of the area and as Council members, I hope you do too because they are the future. Chuck spent a lot of time with me down at the Boy & Girls Club where I volunteered for many years. Chuck knew that if he takes those kids when they're young and he teaches them and he works with them and they honor and respect him, that when they get older they're not going to be a problem for him, for our community or for our city. He spent hours and hours down there. I have been in Kim Taresco's office when he's called and said 'can I bring pizza down for the kids today, we just want to hang out.' I have been down there and I watched him play basketball and connect with the children. My son dressed up as a police officer, Chief Chuck, this year for Halloween because he has so much respect for him. When Chief Chuck talks to my 4-year-old he doesn't look down at him, he gets down on the ground and gets eye-level with my son and he speaks with him and he talks to him about not being afraid of the police, about how to work with the police. She has seen him at the Boys & Girls Club with a group of policeman showing these kids what to do if they get stopped. How many times have you seen what can go wrong because kids don't know what to do because they are reaching for their wallet and someone thinks they are reaching for a gun. He knew that was a huge deal with the kids.

She has seen him grill out in the parking lot of the club. I know you guys have a personnel issue, but I'm just telling you that Chief Chuck is for Roanoke Rapids, Chief Chuck is for me as a citizen and he is for my children and I support Chief Chuck. Ms. McCachren referenced Mayor Emery Doughtie's prayer at the start of the meeting in which he asked for wisdom as the panel deliberated issues. I hope

you all have the wisdom to know what you are losing in your police chief. He is a member of our community. I don't know what he did, I didn't ask him what he did. I didn't ask anybody what he did, but I can tell you that I know he is a man of integrity and a man of honor and that's all I need to know. If he made a decision, he made it because he thought it was best for our community. She thanked Council for what they do, she has a lot of faith and respect for them, but she thinks they got this one wrong.

Tammy Colston

Ms. Colston stated she was also here on behalf of Chief Hasty. I want to voice my concerns about what a huge loss this is for our community in losing Chief Chuck. Chief Chuck has worked with me and my Girl Scout troop; I have been a Girl Scout leader for over 17 years. He has worked with my daughter on numerous projects for our community. I am a friend of Chuck's but we do not hang out. Our children do know each other and have activities together. I know him on many levels. Anytime I call the police department and ask Chief Chuck for his help he always tells me, every time, 'yes, ma'am Miss Colston we'll make it happen,' and he never fails. I am very involved with the city schools and he helps with projects like Project Graduation, he helped us organize the Jail and Bail that brings in anywhere from \$10,000 to \$15,000 a year. Without him and his officers and their support and volunteering with us it would never happen. Everything Chief Chuck does, he does out of love for the community. I feel it every time we work on projects together. I also worked with Kim Taresco at the Boys & Girls Club, me and my children volunteer down there a lot. Chief Chuck is always there. I have one of my girl scouts working on her gold award now at the Boys & Girls Club. I called Chief Chuck to come and speak on her behalf for safety; he was there. As Marcella said, the decision is yours, termination or not, but I also feel it is a detriment to our community. I feel I speak for a lot of citizens here in this room tonight when I say our community needs more Chief Chucks and I stand with Chuck.

Susan Thompson

Ms. Thompson said she was speaking on behalf of the citizens about the problems they are having in the parks which are: drug usage, crime and gang violence. We have had a couple of meetings about the problem and the solution we have come up with are: more lighting for Emry Park, stronger curfews, cutting down some of the trees and bushes around the park so the neighbors can see what is going on so if they see that kind of activity, they can call the police. The police were doing a very good job, but we need to come together as a community to help the police to push this crime and our children doing drugs and dying on the streets away from our community. I have grown up here for 53 years and I am really scared to go out

of my house in the evenings and I am sure elderly people are too. She thanked Council for allowing her to speak tonight.

Glenn Collins

Mr. Collins said he was speaking on behalf of Chuck Hasty. I believe the first time I met Chuck was on the softball field and I have known him for a few years. I do not know much about the situation but I know Chuck has been a very level-headed person and for whatever happened I would like for people to understand that there is not a person in this room that has not lost their temper or said something they shouldn't have said. Take that into consideration because when the situation is in your lap would you have done anything different, would you have done better. I do not know nor feel like it is any of my business, but being who he is and he does his job well and he has a lot of people to vouch for that, you should reconsider the thought process on this. I am pleased Council opened this meeting with prayer because without God's wisdom in this situation and understanding, we do not have much hope for anything. We ask for God's wisdom so let's use it as He gives it to us. Blessed are the merciful for they shall obtain mercy. Make this decision prayerfully so this community can operate and run efficiently and take into consideration the experience. On both sides, whatever it may be, that you prayerfully consider what was going on here.

Terry Buffaloe

Mr. Buffaloe stated Chuck surprised him. I met him the day he was installed as Chief of Police here. It surprised me when one the last times he was hiring new officers, he called me and asked if I would participate in selecting officers to join the force. I thought this was a bold step. We got to question all of the candidates. I think community policing is very important and he seems to have a heart for the community. I don't know what happened or what went on, but I can say this to you — to find that quality of man that he is, it's going to be real hard to fill those shoes.

Mayor Doughtie thanked those for coming and the comments they gave. When he first became Mayor, this was not a part of the Council meetings. They were not having a time period for those to just come in and sign up to speak, they had to be on the agenda. They changed it so if citizens had something on their mind, they could come in and speak about it. He stated he was sure the family appreciates what they had to say about Chuck Hasty and his family and the activities he did for the community. The general statutes state that personnel matters cannot be discussed. From what it sounded like from those speaking, they were aware of that and Council appreciated them acknowledging that. When he decided to run for mayor, he would come sit out there where they all sit. It was a lot different sitting

out there than it was up here whether they were on the school board or city council or any other board; they have guidelines they have to go by. He said this Council is charged with setting policies for the City to operate under. One of their duties is to hire a city manager and city attorney and they are the only two people this Council can hire or terminate. He said he thinks this Council feels City Manager Scherer makes decisions after he has given careful thought and research on each matter. He stated this is something he thought about this afternoon before the meeting and did not want them to go away thinking they just listen and don't care because they do care. Many of the members on Council have been here a long time. They all care about the community as they do since they took the time to come tonight.

Approval of Council Minutes

Motion was made by Councilman Smith, seconded by Mayor Pro Tem Ferebee and unanimously carried to approve the January 15, 2019 Regular Meeting minutes as drafted.

Public Hearing

Consideration of Rezoning Request to Rezone 1.958 Acres (17 parcels) Located on the South Side of US Highway 158 and Vine Street from R-6 to B-4

Planning & Development Director Lasky reviewed the following report to City Council via a PowerPoint presentation:



CITY OF ROANOKE RAPIDS PLANNING & DEVELOPMENT DEPARTMENT

1040 Roanoke Avenue, PO Box 38
Roanoke Rapids, NC 27870
Phone: 252-533-2844 Fax: 252-533-2870

MEMORANDUM

To: Joseph Scherer, City Manager

From: Kelly Lasky, Planning & Development Director

Re: **Rezoning Request (map attached) – Amendment to the Roanoke Rapids Zoning Map to rezone approximately 1.958 acres of property (17 parcels) located on the south side of Littleton Road (US Highway 158) and Vine Street, also with approximately 145± feet of street frontage along both sides of Andrew Street, from R-6, Residential District to B-4, Commercial District. This 1.958 acres being a portion of a completed Community Development Block Grant (CDBG) project known as the Vine Street Revitalization Area.**

Date: January 22, 2019

Summary Overview

<i>Subject Property</i>	<i>1.958+/- acres of property located on the south side of E. Littleton Rd. and Vine St. Halifax County Tax Parcels: 0902142, 0902158, 0902164, 0902143, 0902144, 0902155, 0902146, 0902166, 0902165, 0902145, 0902152, 0902163, 0902157, 0902148, 0902149, 0902150 & 0902151.</i>
<i>Proposal</i>	<i>Rezone from R-6, Residential District, to B-4, Commercial District</i>
<i>Applicant</i>	<i>James Livermon and Sandra Livermon</i>
<i>Present Use</i>	<i>Cleared, vacant land previously developed as single-family residential</i>
<i>Proposed Use</i>	<i>None stated in application</i>
<i>Staff Recommendation</i>	<i>Approve.</i>

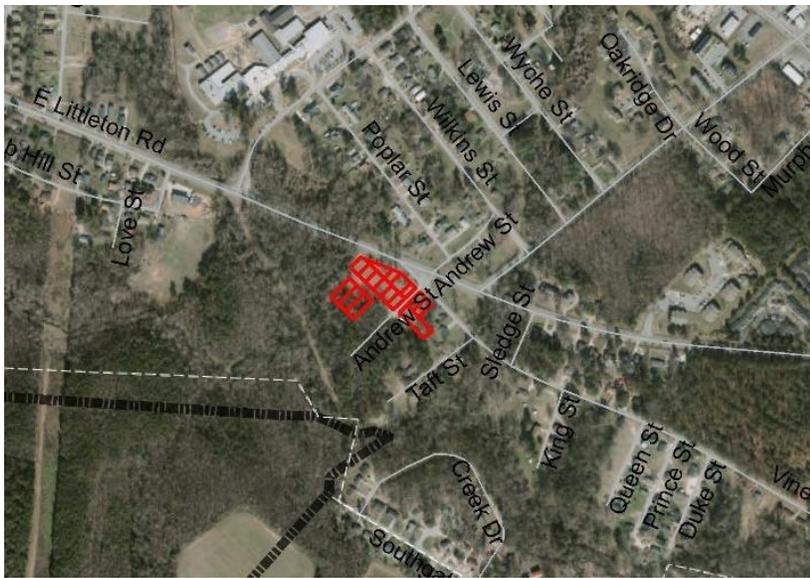


Figure 1 Location Map with Subject Property outlined in the color RED

Analysis and Detail:

1. Applicant(s)

The applicants are James S. Livermon and Sandra K. Livermon, P.O. Box 682, Enfield, NC 27823; (252) 445-5788.

2. Location/Area Description (see *Figure 1 Location Map*)

The 1.958+/- acre proposed rezoning is located south of E. Littleton Road (US Highway 158) and Vine Street, at the intersection of the two streets. The proposed rezoning area is bisected by Andrew Street, a one block dead-end street that extends southwest off Vine Street. This area is also bisected by the former right-of-way (ROW) for Piland Street, another one block street that extends westward from Andrews Street. The right-of-way for Piland St. was officially closed by City Council during the CDBG project, however, no action has been undertaken to incorporate this ROW into adjacent properties. Frontage along Littleton Road is approximately 100 feet, and frontage along Vine Street is approximately 250 feet. The subject area is currently vacant land, previously developed with single-family houses that were demolished during the CDBG project.

Adjacent to the proposed rezoning area are two single-family homes that are currently occupied. One house is on the east side of Andrew Street and the other is on the south side of Vine Street. Both houses were listed as being in standard condition on the CDBG map.

The proposed rezoning area abuts the floodplain of Chockoyotte Creek, with three lots on the south side of the Piland Street ROW indicated on a map of the Vine Street Revitalization Area as being in the floodplain.

The current R-6, Residential District zoning is also the zoning designation of all properties surrounding the area proposed for this zoning change.

3. Existing and Proposed Zoning

The *Figure 2* map delineates the existing zoning of the area being considered for rezoning and the zoning of the adjacent parcels. The requested rezoning area is currently zoned R-6, Residential District. The requested zoning is B-4, Commercial District. If approved, the zoning would appear as shown in *Figure 3*.

The rezoning request is a change from R-6, Residential District to B-4, Commercial District.

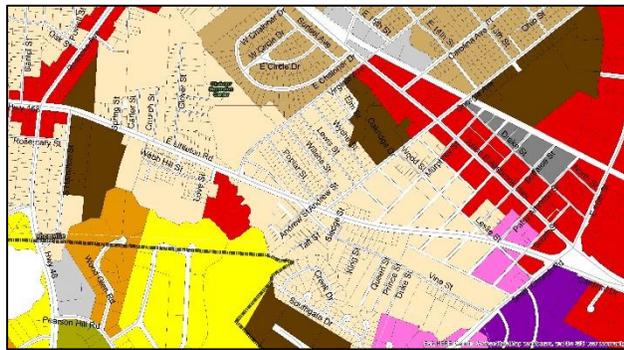


Figure 2 Current Zoning Classifications of Area



Figure 3 Proposed Zoning (properties in red)

Legend					
	City Limit		B-1 Commercial District		R-3 Residential District
	B-2 Commercial District		R-6 Residential District		R-5 Residential District
	B-3 Commercial District		R-8 Residential District		R-12 Residential District
	B-4 Commercial District		R-20 Residential District		R-40 Residential District
	B-5 Commercial District				
	I-1 Industrial District (light)				
	I-2 Industrial District (heavy)				

The following provides general descriptions of the existing and proposed zoning districts:

The following residential districts are hereby established: R-40, R-20, R-12, R-8, R-6, R-5, and R-3. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts. Other objectives of some of these districts are explained in the remainder of this section.

5. Utility Considerations

There are no specific utility considerations that should negatively impact this property at the present time. All utilities are readily available to the area.

6. Other Considerations

The subject property is located within a 100-year Special Flood Hazard Area (SFHA) of Chockoyotte Creek (*See Figure 4*). Any development within the hatched line area shall comply with the Flood Damage Prevention Ordinance, which is in accordance with guidelines by Federal Emergency Management Agency (FEMA). Future development of the site will be evaluated for appropriate screening, drainage,



Figure 4 Properties (red) with Floodplain Overlay

stormwater retention/detention and other items during the site plan and/or construction plan review process by the Development Review Committee.

The proposed request for rezoning is considered to be reasonable. Reasonableness is determined by considering the size of the area, any special conditions or factors regarding the area, the consistency of the zoning with the land use plan, the degree of the change in the zoning, the degree it allows uses different from the surrounding area, and the relative benefits and/or detriments for the owner, the neighbors, and the surrounding community.

7. Comprehensive Development Plan

The property is located in existing City Limits and the following implementing strategies may be considered from the City of Roanoke Rapids Comprehensive Plan, adopted by City Council on June 17, 2014:

- I.1 *Support infill development. Infill development is development or redevelopment of land that has been bypassed, remained vacant, undervalued and/or is underused as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to the infrastructure (services and facilities). Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern.*
- I.4 *Encourage commercial development to occur in clusters or planned shopping centers at the intersection of major thoroughfares to minimize "strip" development and to maintain the proper functioning of the arterial street system.*

- I.7 *Provide effective buffering and/or landscaping where commercial development adjoins existing or planned residential uses.*
- I.10 *Encourage office and institutional development to locate as a transitional land use between activities of higher intensity and those of lower intensity.*
- I.22 *The city Planning Board may consult this plan concerning all decisions, including rezoning and subdivision approvals, which will affect residential land use, including impact on existing residential areas.*
- I.33 *Economic development efforts should encourage the revitalization and reuse of currently unused or underutilized structures, sites, and infrastructure in appropriately located areas.*
- I.63 *Minimize access to arterial streets and restrict excessive development at critical access points.*

8. Public Response to Notice

Letters were sent to owners of property within 100-feet of the requested rezoning on January 11, 2019. The notice of request and Planning Board review meeting was advertised in the *Daily Herald* on January 6, 2019. The February 5, 2019 public hearing is advertised in the *Daily Herald* for January 20th and February 3rd, 2019.

9. Staff Recommendation

The Planning and Development Staff recommends in favor of the petitioner's request. The staff finds the proposed rezoning request to be consistent with the surrounding zoning and supported by the Comprehensive Plan. Staff requests that the rezoning be recommended to the City Council for approval.

9. Planning Board Recommendation

The Roanoke Rapids Area Planning Board met on Thursday, January 17, 2019 at 5:30 p.m. to review and act on the requested zoning map amendment. The Board unanimously voted in favor of the request and to forward a recommendation of approval to City Council.

10. City Council Action

Statement of Consistency

Motion & Vote: City Council approval the Statement of Consistency prepared by Staff (Statement is provided on next page).

If the Council decides to amend/change or deny the Statement of Consistency, then state reasons why the amendment is needed or why the Statement is inconsistent (as part of motion).

Final Decision

Motion & Vote: Following the previously detailed actions regarding a Statement of Consistency, the City Council has several options regarding the rezoning request:

- (1) approval of the request as submitted;**
- (2) approval of a less intense commercial district, such as B-3 or B-2.
- (3) Denial of the request;

Mayor Pro Tem Ferebee asked if the applicant had any issues with rezoning the properties to B-3 and did the Planning Board consider rezoning to B-3 which sounds like more of transitional zoning district than B-4.

Planning & Development Director Lasky replied it was briefly discussed, but there was no one in attendance to speak against the B-4. The mailed notice to the property owners did state the Planning Board would review it. She stated they encourage everyone to attend the City Council meeting or to submit their comments in writing because City Council ultimately makes the final decision. She has had the conversation with the property owner, who is present tonight, so she did not want to speak for him. Perhaps he could offer some more information on that.

Mayor Doughtie opened the public hearing for public comment and ask for those wishing to comment to come forward.

Wilson Williams said he owns 701 Andrews Street which is the only house located in that particular area. He stated he was a little confused because he understood they originally tore down the dilapidated houses. At that time, the only house left there was his house. So now they are going from R-6, residential and they want to make it commercial, but asked if it stays R-6, you could still build apartments or living quarters for the community.

Planning & Development Director Lasky replied the R-6 district allows for single family development.

Mr. Williams said he owns several houses in that area and he thought this property belonged to the City of Roanoke Rapids until two or three months ago. He asked if that was correct because he had seen the City cut the grass for several years. He asked when the property came into ownership of Mr. Livermon. He said he would like to see it stay R-6, the Hodgestown community needs to be rebuilt since it was close to the school zone; they need families in that community, not commercial businesses. He was afraid what would happen now since he was left out in the cold; he thought it costs about \$250,000 to take the dilapidated houses out. He believed three of the houses were good houses because they had been moved from Gaston and were in better shape than his house. He did not know how they all became dilapidated. His concern was to keep it residential because he had set out to buy it himself to invest in it. He said there is a for sale sign out there now and they were asking \$260,000.

Planning & Development Director Lasky said back in 2010-2011 the City received funding from the CDBG and as part of that several properties were acquired. Also

a couple of the roads, Andrews and Taft were improved with curb and gutter as well as new surfacing and water and sewer lines and increased fire protection in the area with the installation of new fire hydrants. The most severely dilapidated housing was demolished, but not all of them. Some of them were under different ownership however some time toward the later part of the project there ended up being a law suit and as a result of that and the settlement of that lawsuit, the properties were deeded to Mr. Livermon. Therefore since December 2014, Mr. Livermon has been the owner of those properties.

Gorham Spencer of 407 Rightmyer Drive asked what would be the impact of the neighborhood adjacent from the development if it is rezoned to commercial and how would it affect taxes going up. She said a lot of times when these new buildings come in the property value goes up, which they like, but sometimes people may not be able to afford the tax increase. That was her concern.

Reggie Edwards said he owned the 10 acre tract that was rezoned about seventeen years ago on US Hwy 158 and he owns the property located on US Hwy. 158, 160 Vine Street. Right now he was not against it, but he cannot say he is for it because he did not know what the intentions were for the commercial part. He stated when he rezoned his tract he stipulated what he was going to do with it; it's an auto repair shop right now. He would like a little more information about it before he could be okay with it.

Mayor Doughtie asked Planning & Development Director Lasky if the Council elected to consider a different commercial district of B-3 or B-2 rather than B-4, could a motion be brought forth to approve the rezoning, but with a different commercial zoning district. She replied yes. She advised Council must consider all the uses that were allowed in a particular zoning district. In fact some municipalities do not allow the applicant to state what the intended use was going to be because if they were to approve it subject to an applicant's stated development plan and that does not happen, it was considered contract zoning, which was illegal. In this case, Council has a rezoning request where they have to consider all potential uses. The B-4 zoning district allows gas stations, restaurants, banks, convenient stores and a multitude of different commercial activities. The city's B-4 zoning district includes Premier Boulevard, most of Tenth Street and Julian Allsbrook Hwy. The B-3 zoning district was more reflective of an office/institutional district like some areas of Gregory Drive and near the hospital and some along Becker Drive that include medical offices, hair salons and service oriented types of trades as well as multi-family, duplexes or apartment development would be allowed in a B-3. This gives more of a transition between residential and commercial uses. Mayor Doughtie said so an apartment or duplex could go in a

B-3. She replied yes, but it depends on the square footage – it would have to have 8,000 square feet and that was possible on these sites.

Mayor Pro Tem Ferebee asked if the property owner would be willing to come forward and elaborate what his plan was since there was a question about that.

James Livermon said the plan now was to be able to develop this area to help the tax base for the City of Roanoke Rapids. This area's topography on Hwy. 158 was suited for development and the location was suited for development. Right now they do not know but they were trying to make this community friendly and were trying to have a B-4 option to have as much flexibility for development, not only for the immediate community, but for the City. He has talked with the Planning Board and Planning & Development Director Lasky to come up with something that would help the community, to be able to give this area a boost and consistent development with the area around the hospital and from there out to I-95 and to make this part of the city more conducive and consistent with its development. As to what the exact plan was, the B-4 allows for more business development consistent with the nearby area with the growth around the hospital from DrugCo coming out. With the approval of the B-4 rezoning, the land was still going to be under the control and guidance of the City to make sure everything was done within City code and enforcement. He noted he went before the Planning Board and they approved to recommend the rezoning with a 6-0 vote.

Mayor Doughtie asked Planning & Development Director Lasky that the Council was not holding a hearing to approve a building plan, rather they were here to look at a rezoning. Therefore, the applicant does not have to state what type of business they were going to put on it. She replied that was correct, they needed to consider all potential uses of the site. She said if they consider all the uses in B-4, they are usually more intense highway business uses, this being located on a highway so it has that capacity plus the nearby automotive repair business and the 10 acre tract that was rezoned to B-4 years ago. However with consideration of the adjacent neighbors' impacts, that was why she mentioned a B-3 may be more appropriate which would allow more of a mixture of residential and commercial uses.

Mayor Pro Tem Ferebee stated he agreed with that comment. It appears that the applicant really doesn't know what was going there so if Council approves a B-3 he can always come back later if it was something different. Doing a B-4 initially and it's not really something that was going to transition well with the ones that are there, would be an issue with him. With the applicant not knowing what was going there, it would seem a B-3 would not be an issue. He would be more entailed to an amendment of a B-3 versus a B-4.

Planning & Development Director Lasky said the B-3 district would allow more flexibility in those development choices especially since each of these lots are considered individually platted lots and not one entire unit. As part of staff review, they were comfortable with that B-3 consideration.

Councilwoman Scarbrough asked what was the B-2 district. She replied it was another commercial district however B-2 does not allow the residential component. That was why staff found that B-3 would be more complimentary. The B-3 commercial uses were more in kind to a neighborhood atmosphere with residential (duplex and apartments) and day time business operation hours.

With no further comments or questions, Mayor Doughtie closed the public hearing.

Statement of Consistency with Plans to Amend the Official Zoning Map

Reference: Amendment to Official Zoning Map (as defined in Article IX, Section 151-142 of the Land Use Ordinance) – to rezone approximately 1.958 acres of property (17 parcels) located on the south side of Littleton Road (US Highway 158) and Vine Street, also with approximately 145± feet of street frontage along both sides of Andrew Street, from R-6, Residential District to B-4, Commercial District. This 1.958 acres being a portion of a completed Community Development Block Grant (CDBG) project known as the Vine Street Revitalization Area.

The Roanoke Rapids City Council met on Tuesday, February 5 2019 at 5:15 p.m. and determined that the above mentioned request is consistent with the Roanoke Rapids Comprehensive Plan, adopted by City Council June 17, 2014, and with the Roanoke Rapids Land Use Ordinance. Comprehensive Development Plan Policies:

ADOPTED BY THE ROANOKE RAPIDS CITY COUNCIL ON THE 5TH DAY OF FEBRUARY 2019.

The property is located in existing City Limits and the following implementing strategies may be considered from the City of Roanoke Rapids Comprehensive Plan, adopted by City Council on June 17, 2014:

- I.1 *Support infill development. Infill development is development or redevelopment of land that has been bypassed, remained vacant, undervalued and/or is underused as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to the infrastructure (services and facilities). Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern.*
- I.4 *Encourage commercial development to occur in clusters or planned shopping centers at the intersection of major thoroughfares to minimize “strip” development and to maintain the proper functioning of the arterial street system.*

- I.7 *Provide effective buffering and/ or landscaping where commercial development adjoins existing or planned residential uses.*
- I.10 *Encourage office and institutional development to locate as a transitional land use between activities of higher intensity and those of lower intensity.*
- I.22 *The city Planning Board may consult this plan concerning all decisions, including rezoning and subdivision approvals, which will affect residential land use, including impact on existing residential areas.*
- I.33 *Economic development efforts should encourage the revitalization and reuse of currently unused or underutilized structures, sites, and infrastructure in appropriately located areas.*
- I.63 *Minimize access to arterial streets and restrict excessive development at critical access points.*

Upon review of the request, it is the City Council's determination that the above-mentioned request is reasonable and in the public interest of the City of Roanoke Rapids in that it provides for the organized commercial growth that will help to ensure the health, safety, and general welfare of the citizens of Roanoke Rapids.

Adopted: February 5, 2019

Mayor Emery Doughtie

Motion was made by Councilman Smith, seconded by Councilman Bobbitt and unanimously carried to adopt the Statement of Consistency.

Final Decision

Motion was made by Mayor Pro Tem Ferebee, seconded by Councilwoman Scarbrough to amend the request to approve a less intensive B-3, commercial district rather than a B-4, commercial district. Mayor Pro Tem Ferebee, Councilman Bobbitt, Councilwoman Cowen and Councilwoman Scarbrough voted in favor of the motion; Councilman Smith opposed. Motion was carried and the rezoning from R-6, residential to B-3, commercial was approved with a 4-1 vote.

<h2>City Manager's Report</h2>

City Manager Scherer reported the Roanoke Rapids Sanitary District has been doing water line repairs around the city including the alley behind City Hall. While they were cutting the pavement they managed to cut all the communication conduits behind City Hall which took out two of the feed lines to the radio antennas and cut wires to the emergency generator. Since then the emergency generator has been repaired and Public Works has submitted the purchase order to have the new

radio antennae lines replaced. The City was also pursuing a possible insurance claim on this to help recover some of the losses. He recognized Public Works Director Chalker for being proactive in having the antennas and equipment in place that allowed the City to continue to have radio communications, especially in the Police Department, without any lapse of service.

He said the storm water project on 5th Street behind TJ Davis Recreation where the storm water line collapsed was complete except for the street repaving. Public Works plans to pour concrete for the sidewalk very soon. Public Works was also waiting on the asphalt repair vehicle, it should be coming in any day now. Also, the two new dump trucks that were ordered as part of the City's capital plan should arrive in 3-4 weeks. Public Works had what they called "Doug's Clean Sweep" where in a 2-week period they collected 254 55-gallon bags of trash totaling 3 tons of trash. As he said in his report to Council last meeting, this goes back to a community pride issue and the failure for all of us to maintain where we live. Public Works plans to have a dedicated crew, primarily of prison workers, to continue picking up trash daily. He has also asked the Police Department to be more vigilant in enforcing violators who are seen tossing trash out of their cars.

He said under Parks & Recreation, the Chaloner project continues to move forward. Since there has been some good weather recently, demolition clean-up should continue this week and the project was still on schedule to begin construction next month, weather dependent. The City has received complaints from neighbors around Chaloner Park where the fence was taken down on the back side of the park. People were cutting through their yards at night. Public Works was installing the new fence to deter the cut-through traffic.

He reported Parks & Recreation Director Simeon met with Dominion Energy today at 11:30 about installing additional lighting at Emry Park. He would like to see 3-4 lights placed there. They were looking to put them near the shelter to also illuminate the track. Some trees will need to be cleared out to help with the lighting coverage. He called upon Interim Police Chief Martin to address some of the issues with Emry Park

Interim Chief Martin said they had heard the concerns from Ms. Thompson and he wanted to assure them the police department was proactively patrolling the parks within the city of Roanoke Rapids. They were enforcing the curfews so if they see someone there, they have them removed. If they have a repeat violator, they will site them for trespassing. They try to give a warning first to give everyone the benefit of the doubt. He announced to the citizens in the area of Emry Park, the police department was revamping their Citizens on Patrol (C.O.P.) program and invited

them to join. They will be having a Police Academy for citizens in April. He acknowledged that some of the members of the COP were in attendance tonight and they would be willing to speak with anyone interested in joining. He stated if they join together as a community and work together, they can make a big difference. He said they have heard their concerns and will work with them to make sure the police department addresses their concerns. He added the officers are in the area working on paperwork and if they see something, they would address it. They were working proactively and they will continue to do it. He said citizens could contact him anytime and if they see an officer, stop them and talk to them about their concerns. They were here to protect them and make sure they all were on the same page.

City Manager Scherer announced the Youth Baseball Association will be donating covered batting cages at Ledgerwood. This will be at no cost to the City or using any City tax dollars. Volunteers will be doing the construction and installation. The City will relocate the old batting cage from Ledgerwood to Chockoyotte Park to be used by the Girls' Youth Softball League. Again, other than labor there will be very little cost to the City to do this.

He said in looking at the calendar, Thanksgiving will be late this year. It will fall on November 28, 2019. Therefore, the annual Christmas Parade will be held on Sunday, December 8, 2019 which was the second Sunday in the month rather than the first. The Parks & Recreation Department will be holding a Roanoke Canal Half Marathon on March 30th and it looks to be a very popular event.

He reported the Wayfinding Signage project was moving forward. Six signs have been installed so far. He encouraged everyone to take a look at them especially at night; they were very reflective. He acknowledged Main Street Director Caudle. He said this was her program and it has been much more involved than first envisioned. She has had to do a lot of coordination with NCDOT to ensure the signs met their standards on size, reflectivity and lettering. The posts had to be engineered for NCDOT's approval as well. She also did a lot of coordination with the Halifax County Tourism Board. He recognized her work on such a great program. He said there were seven more signs to put up for Phase I which consisted of 13 signs and Phase II will include signs from other parts of town. He said the signs do look professional and will help visitors and residents more easily find points of interest in the city.

He announced Main Street will have their annual meeting and luncheon on February 19th at 12 noon in the first floor conference room at City Hall. He said there will be a free lunch and invited everyone to attend. He also announced Main

Street will be holding a “Shamrock Supper Stroll” on March 16th where five or six of the Avenue businesses will host a different part of the meal. Tickets will go on sale next week and they will only sell 100 tickets.

He said a representative from the State Preservation Office will be here on February 26th and 27th. One of those days he will hold a Tax Credit Workshop. The workshop was mainly for realtors but was open to anyone. It will cover both income based and non-income based properties. This was important for those looking at developing historic properties and looking at what federal and state tax credits were available to them for their project. They will also ask him to take a look at the old City Hall building and let the City know what tax credits would be available for redevelopment.

City Manager Scherer reported the Fire Department has had a couple of fires recently. One of them was this morning at the Hawkins Cotton Gin and right now was considered suspicious. Last week the department had to evacuate Walmart for approximately one hour due to an electrical fire in one of the freezers. They were able to find where the breaker system was located and trip the breaker to the freezer that was on fire. They plan to take other shifts over to Walmart to show them where the breaker room was located in case they would ever have to respond there again.

He announced the Fire Department will be conducting the new hire agility test on Saturday, February 16th. They will also host an ISO Class this Saturday, February 9th at the Lloyd Andrews building from 8 a.m. – 5 p.m. The class was being conducted by the NC Department of Insurance.

City Manager Scherer said the Police Department has several upcoming community events. Some churches have asked the department to conduct meetings on personal safety. The department’s 4 new vehicles were at the dealership and were being outfitted and hoped to have them issued very soon.

Mayor Pro Tem Ferebee asked with the demolition still going on at Chaloner, was the May 31st completion date still on target. City Manager Scherer replied the demolition was complete except for the site cleanup of the demolition material and preparation of the soil for construction. They were still on schedule to start construction next month.

Mayor Doughtie stated he wanted to touch on a couple of things that were important to the community from a financial stand point. Mr. Redman, who has conducted the City’s audit for 4-5 years, made a comment during his presentation

last meeting that if the City had not had the debt payment. The debt payment that the City was working with was approximately \$1.5M. The City had a deficit of \$560,000. Without the debt payment, the City would have netted on the financial revenue versus expenditures about \$1M. He wrote down the following quote from the minutes, “not many cities make that kind of money on a general fund.” He said he was very proud of the City’s finance department and department heads for obtaining that level. Mr. Redman also gave out some other really large figures, they amounted up to \$9M. It would be over a large period of time, but the City was responsible for \$1.4M of the Law Officers Supplemental Allowance. The City was responsible for putting money in the retirement fund for retirees in the amount of \$1.6M and the City was responsible for paying for retirees’ health insurance until age 65. Those were things that were not in next years’ budget, but were out there looming and they have to have good people in finance to take care of the City’s long term financial stability which he was confident that they do. Mr. Redman reported there were no material weaknesses or recommendations on the finance report; it was a very good audit report. The City also had 98.6% collection rate of ad valorem taxes. Mr. Redman said that was as high as he had ever seen. He thought these were all good points from a financial aspect to help the City to continue to operate. The City has had declining revenues – they have not had any increase in those in a long time. He said Mr. Redman noted the City still has a deficit and he did not know what to recommend other than cost cutting, but Mayor Doughtie noted he feels the City already has a lean budget now. Mr. Redman mentioned a couple of other items the Council was considering.

<p>Other Business/Closed Session</p>

Motion was made by Mayor Pro Tem Ferebee, seconded by Councilman Bobbitt and unanimously carried to go into Closed Session to discuss a personnel issue as allowed by NCGS 143-318.11(a)(6).

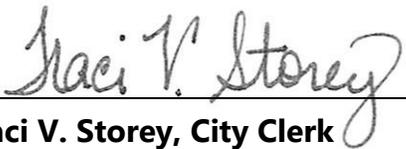
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Minute Book Pages 19364 - 19367 contain Minutes and General Account of a Closed Session which have been sealed until such time as public inspection of those minutes would not frustrate the purpose of the Closed Session.

Other Business/Open Session

Council returned to open session. No action was taken.

There being no further business, motion was made by Mayor Pro Tem Ferebee, seconded by Councilman Smith and unanimously carried to adjourn. The meeting adjourned at 6:45 p.m.



Traci V. Storey, City Clerk

Approved by Council Action on: February 19, 2019