Special Joint Meeting
City Council and Planning Commission
March 21, 1994

A special meeting was called to order by Mayor Pro-Tem Bob Jessen at 7:00 P. M. Those present were Councilwoman Phyllis Harris, Councilmen Archie Small, Michael Helms, R. L. Duke, and Jim Hope, as well as City Manager Phil Ponder, Zoning Administrator Gary Roberts, Planning Commission Board members Yates Springs, David Anthony, Jack Stevenson, Hazel Michael, Chuck Carpenter, and John Brinkley. Mr. Bill Dustin from COG was also present.

The invocation was led by Councilman Small.

A new petition for voluntary annexation with regard to residential property owned by Carlton Broome, David Hall, and Elizabeth Curtis on West Central Avenue was presented. This petition will not create "a hole" in the city limits as previously proposed since the other property owners have joined in the petition. Councilman Hope **MOVED** to adopt Resolution #3-21-94(a) Directing the Clerk to investigate the said petition; seconded by Councilman Small, with all in favor. (copy attached) City Manager Ponder said that due to his knowledge of this property based on the matter having been considered over the past several months, he was executing the Clerk's Certificate of Sufficiency immediately. (copy attached) Councilman Small **MOVED** to adopt Resolution #3-21-94(b) Fixing the Date of Public Hearing on Question of Annexation, thereby setting the hearing for April 11, 1994, seconded by Councilwoman Harris, with all in favor. (copy attached)

Bill Dustin, from Centralina Council of Governments, was given the floor in order to review the proposed land development plan and answer questions. He stated that the previous year the Planning Commission and City Council had several meetings and public hearings to review the proposed text and maps, and a recommendation has been made by the Committee to the Planning Commission, which adopted it with a few minor changes. It is now before the Council for consideration, amendments and/or adoption. Mr. Dustin made the following comments: The Zoning Ordinance is a law, but the Land Development Plan is not a law. The proposed plan covers out to the two mile perimeter (not yet adopted) as a guide for future development. It is not an annexation plan. Public input was taken into consideration. There is more in the Plan document than appears on the map. The WS-IV watershed regulations were taken into consideration. A public hearing is not required for adoption of a Land Development Plan.

Chuck Carpenter noted that there are changes that need to be made before adoption by the Council. Gary Roberts said that since it was submitted last June, some of the water and sewer lines have been or are being installed, the lighting on the ballfield has been installed, and there are grammatical errors. Councilman Jessen asked if this is necessary before the Zoning Ordinance is rewritten; Mr. Roberts said the zoning must be adopted in accordance with a Land Development Plan, and our last one adopted was in 1977, so we need a current one. Mr. Dustin said that zoning changes can still be made after the Plan is adopted as before, but when requests are made for rezoning, the Council should generally follow the Land Development Plan, with some exceptions; it should be utilized.

City Manager Ponder said that because the City has a lot of unwritten policies, direction is needed. He noted that Chapter 7 of the proposed Plan should be gone over in detail because some of it would be a dramatic change. For example, item 4 on page 45, cites pollution standards for industry. Mr. Ponder said the City has been accused of being too strict and driving off potential industries, but this Plan is even stricter. He also felt that items 8 and 9 conflicted with item 7. Mr. Roberts had some additions as well.

Mr. Dustin reviewed the main items concentrating on the intent. For #2-Economic Development, the goal is diversification and to avoid strip commercial development like along Independence Boulevard in Charlotte, with preference for commercial growth in strategic areas. In #3-Housing, the consensus is a goal for three-quarters of housing in the City to be single family residential. As to #4-Transportation, sidewalks and light rail transportation are priorities, along with requiring developers to provide for traffic accomodation in site plans, and large overhead street signs for major intersections. For #5-Public Utilities, replacement of old two inch water lines, review of rates annually, and bulk rates for selling water were among the goals. #6-Recreation included adding more senior citizen activities, development of a greenway along the Catawba River, and more use of Central Park. Recycling and Mount Holly addresses for Catawba Heights residences were featured in Section #7. In Section #8, enforcement of the building and appearance codes, as well as off-street parking, and burying utility lines downtown were included. As to #9, there are about 15 historical structures still standing in Mount Holly and the older residential areas need to be preserved. In #10, update of the Zoning Ordinance, adoption of the two mile ETJ, annual joint meetings with the Planning Commission, and setting future annexation areas were among the goals. Mr. Dustin pointed out that there is no time deadline and no requirement that everything listed in the Plan must be done.

Councilman Helms stated he supports the Land Development Plan as a good foundation, and as a direction for where we want to go. Councilman Hope was concerned that the Plan will set values on property either higher or lower and tells people how to use their land. Mr. Carpenter said he hopes it will be used rather than put aside like the last one. Councilman Jessen inquired about what work has been done on the Zoning Ordinance revision; Mr. Roberts said it will not be worked on comprehensively until the Plan is amended and adopted. Mr. Carpenter suggested that each member write down questions or objections so those can be discussed for amendment or omission, and another meeting be set. Councilman

Jessen agreed that if the date is not set now, this will not get done. A special meeting for April 18th at 7:00 P. M. was set for a joint meeting workshop to consider revisions to the Plan. It was agreed that action be taken at the May regular Council meeting with regard to the Plan.

The Planning Commission adjourned. The City Council remained in session, and all agreed to hear two other matters not on the agenda.

Gary Roberts had a request by a property owner on Pearl Beatty Road to move a house onto the property within two weeks. There is already one house on the property, so he needs subdivision approval. Mr. Roberts has reviewed the situation and sees no problem at present with the request to subdivide. City Manager Ponder said since the City does not have all the paperwork, he would be taking a risk in that the City would have to require him to remove the house if the subdivision is not approved. Mr. Roberts said there is 20 acres, so there is plenty of land for him to divide off a lot for this house, but he did not have the subdivision documents as yet. Councilman Jessen said the Council cannot approve it yet. The Council concurred that the man may move the house as long as the permit includes the statement that the subdivision has not been approved, and if he does not get approval, the house must be removed at his expense.

Councilman Hope asked the Council for direction for the Pay Plan Committee. They met with the City Manager, department heads and had a N. C. League of Muncipalities representative at the last meeting, who brought a proposal for performing a study. They want the Council to advise them if they seriously want to pursue this before any more money, time and effort is expended. Mr. Ponder said that he and the City Attorney can work on revision of the personnel ordinance. The Pay Plan with statistical analysis will cost $3,200 and the development of a performance evaluation program will cost $6,250 because it is consultant intensive. Councilman Jessen asked if this is higher because the representative is a subcontractor; Mr. Ponder said it is less because it is through the League. Mr. Jessen felt this is a necessary step because across the board raises do not reward employees for work done, but we should not spend this money if the Plan will not be used. Councilman Helms supported the Pay Plan approach because he felt the job description should determine the pay, and each job has a certain worth that should not be exceeded; he further stated his belief that merit raises reward good service and motivate employees. Mr. Ponder stated that if the Pay Plan approach is adopted, then the evaluation program is essential to reduce the amount of conflict. Councilman Hope **MOVED** to authorize the City Manager to enter into an agreement through the League for the proposed services as to the Pay Plan and the Evaluation Program, seconded by Councilman Helms, with all in favor. Mr. Ponder stated that he can fund the first part in this fiscal year and the second part in the next fiscal year.

The meeting was adjourned at 9:15 P.M., upon motion by Councilman Duke, seconded by Councilwoman Harris, with all in favor.

Phillip S. Pondu, Jr.
City Clerk

Mayor Pro-Tem

****