MINUTES

SPENCER BOARD OF ALDERMEN

REGULAR MEETING

SEPTEMBER 8, 2026

The Town of Spencer Board of Aldermen met in regular session in the Hilda B. Palmer Board Room at Spencer Town Hall on Tuesday, September 8, 2026, at 6:00 p.m.

Members present were: Mayor Jonathan Williams
Mayor Pro Tempore Rashid Muhammad
Alderman Steve Miller
Alderwoman Erin Moody
Alderwoman Patti Secreast
Alderwoman Patricia Sledge
Alderwoman Pamela Stanley

Also present were: Town Manager Peter Franzese, Town Attorney Jay Dees, Town Clerk Anna Kanode Ward, Finance Officer Heather Kann, Public Works Director Joel Taylor, Police Chief Michael File, Special Projects Planner Joe Morris, Planning & Zoning Administrator Steve Blount, and Planner Kyle Harris.

Mayor Williams called the meeting to order.

Mayor Pro Tempore Muhammad gave the invocation.

Mayor Williams led the Pledge of Allegiance.

ADDITIONS/DELETIONS

Action

Alderwoman Sledge moved to adopt the agenda. Mayor Pro Tempore Muhammad seconded the motion, which carried by a vote of 6–0.

RECOGNITIONS

Alderwoman Sledge recognized the organizers, sponsors, vendors, and volunteers of the Spencer Labor Day Dance.

Alderwoman Moody recognized Town Manager Peter Franzese for receiving the Distinguished Rotarian of the Year Award.

Mayor Williams recognized Town staff for their work during the N.C. Transportation Museum's America 250 Locomotive Celebration.

PUBLIC COMMENT

Mayor Williams opened the floor to receive public comment. The following people addressed the Mayor and Board:

1. Trudy Gale, owner of parcels 034 005 and 034 006A (207 Alexander Street, Spencer, NC)
2. Sharon Hovis, speaking on behalf of the owner of 401 North Rowan Avenue Extension, Spencer, NC

No one else appeared to speak. Mayor Williams closed the public comment portion of the meeting.

CONSENT AGENDA
Mayor Pro Tempore Muhammad moved to approve the consent agenda. Alderwoman Moody seconded the motion, which carried by a vote of 6–0. Items approved were:

a. **APPROVAL OF MINUTES:** August 6, 2026, Pre-Agenda Meeting Minutes
August 11, 2026, Regular Meeting Minutes

RECEIVE PRESENTATION – Rowan County Public Health Regarding Recreational Partnership Opportunities
Rowan County Public Health (RCPH) Education Program Manager Sierra Fitts presented the proposal to expand StoryWalk into Spencer and answered questions from the Board.

StoryWalk would promote literacy, outdoor activity, family engagement, and health by placing a children's book on outdoor sign panels along a walking route.

The program would require approximately 22 aluminum pedestal signs. RCPH would fund the signs and books, while the Town would provide the location and installation. The Rowan County Literacy Council would assist with book purchases and monthly changes.

RCPH Health Education Specialist/Wellness Coordinator Amy H. Smith presented the Mobile Recreation initiative and answered questions from the Board.

The 2025 Community Health Needs Assessment identified Spencer as a health empowerment zone. Mobile Recreation is a field-day-style service that brings fitness, active play, organized games, and supervised youth activities to residents. The program promotes healthy lifestyles, reduces cost and transportation barriers, encourages youth and family participation, and supports mental health through outdoor activity and community connection. RCPH would cover the City of Salisbury contract cost, resulting in no direct expense to the Town.

Action
It was the consensus of the Board to move forward with both the StoryWalk and Mobile Recreation Programs.

CONSIDER APPOINTING – Greg Lambeth, II, to the Historic Preservation Commission (HPC) for a Four-Year Term Expiring September 30, 2030
Planner Harris presented information about Greg Lambeth's application to the HPC for a four-year term expiring September 30, 2030. He and Mr. Lambeth answered questions from the Mayor and Board.

Greg Lambeth (100 N. Yadkin Ave.) has submitted a Board Application (attached) requesting appointment to the Historic Preservation Commission (HPC). The Commission interviewed Mr. Lambeth at its meeting on Monday, August 17, 2026, and voted unanimously to recommend to the Board of Aldermen his appointment to the HPC.

Greg is a Spencer native who grew up in the community and graduated from North Rowan High School. He received his associate degree in advertising graphic design from Rowan-Cabarrus Community College and currently works as a CNC operator using advanced machining equipment to cut and shape metal or wood. Greg has a deeply rooted interest in American history, including architecture and historic preservation, and highly values "what can be cherished in our small town." Additionally, Greg has contributed his talents to several local civic groups, including the Holiday Parade Caravan Committee, where he was one of the first Spencerians to step up and work to save the parade. Greg designed much of the artwork, logos, advertisements, promotional

materials, social media content, and other graphic design work for the Holiday Caravan Parade, and he now aims to bring those and other talents to the HPC.

There are currently two vacancies on the HPC. If Mr. Lambeth is appointed, there will be one vacancy.

The Board of Aldermen can approve Mr. Lambeth's appointment, deny his appointment, or request additional information from the applicant or HPC prior to rendering a decision.

Action
Alderman Miller moved to appoint Mr. Lambeth to the HPC for a four-year term expiring September 30, 2030, whose application is included with these minutes as Attachment A. Mayor Pro Tempore Muhammad seconded the motion, which carried by a vote of 6–0.

RECEIVE UPDATE – 17th Street Stormwater Improvement Project and Consider Authorizing Draft Deeds of Easement for the Project
Town Manager Franzese and Hazen and Sawyer Project Manager Tom Gray presented information about the 17th Street Stormwater Improvement Project and draft deeds of easement. They answered questions from the Mayor and Board.

Tom Gray with Hazen and Sawyer provided the Board with an update on progress toward securing final approval from the NC Division of Water Infrastructure for the Town's 17th Street Stormwater Improvement Project. Recent efforts had focused on responding to state review comments, revising plans and specifications, documenting permit compliance, coordinating utility reviews, and advancing required easement acquisitions. These activities were necessary to obtain final approval and move the project to bid. The presentation also included discussion of future project phases being evaluated for inclusion as bid alternates and potential grant funding opportunities to advance additional flood mitigation improvements.

The project is funded through the NC Department of Environmental Quality ARPA Local Assistance for Stormwater Infrastructure Investments (LASII) grant program. Staff is also pursuing additional funding opportunities, including a potential NCDPS/FEMA Hazard Mitigation Grant Program (HMGP) award, to support future phases of the project that may be included as owner options within the bid package.

Action
Alderwoman Moody moved to authorize the drafting of easements listed in the packet, which are included with these minutes as Attachment B. Alderwoman Secreast seconded the motion, which carried by a vote of 6–0.

RECEIVE REPORT – Potential Use of the Design-Build Delivery Method to Procure Qualified Designers and Contractors for the Rocky Branch Loop Trail
Special Projects Planner Morris presented information about the potential use of the design-build delivery method to procure qualified designers and contractors for the Rocky Branch Loop Trail. He answered questions from the Mayor and Board.

Staff reported that Resolution 23-13 established the Town's criteria for using design-build delivery and reviewed those criteria for the Rocky Branch Loop Trail. The proposed trail would be constructed in the Stanback Educational Forest with funding from a $690,000 N.C. Parks Great Trails State Program grant.

Staff presented a proposed procurement and construction schedule extending from qualifications review in October 2026 through construction completion in September 2027. Town staff and a Parks and Recreation

Advisory Board representative would oversee procurement, design, finances, permitting, construction, and grant compliance.

Staff stated that design-build would provide a single contract, increased coordination, a shorter delivery schedule, and potential cost savings compared with traditional delivery. Staff recommended authorizing the design-build method, subject to administrative, financial, and legal review.

Action
Alderwoman Secreast moved to authorize staff to use the design-build delivery method to procure qualified designers and contractors specifically for the Rocky Branch Loop Trail, pending the outcome of EB-5861 conversations with NCDOT. Alderwoman Sledge seconded the motion, which carried by a vote of 6–0.

RECEIVE PRESENTATION – Spencer Growth and Prosperity
Planning & Zoning Administrator Blount presented an overview of Spencer's historical growth, current development patterns, and future growth considerations. He answered questions from the Mayor and Board.

Staff reported that recent annexations and development have increased Spencer's population and geographic area. This growth can expand the tax base and support adopted community goals, but it also increases demand for municipal services and infrastructure.

Staff advised evaluating proposed annexations based on projected revenue, proximity to existing Town boundaries and utilities, efficient service delivery, infrastructure capacity, and long-term capital costs. Compact, contiguous development near existing service areas was identified as more efficient than scattered or isolated growth.

Staff recommended prioritizing compact growth adjacent to existing Town limits and utility networks; adopting policies for annexation and water and sewer connections; establishing service-capacity and capital-cost thresholds; and including anticipated growth-related expenses in long-range budgets and the Capital Improvement Plan.

CONSIDER ADOPTING – Resolution 26-13 Approving Conveyance of 600 South Salisbury Avenue (Parcel No. 032-112) and 520 South Salisbury Avenue (Parcel No. 032-135) for Economic Development Purposes Pursuant to N.C.G.S. § 158-7.1
Planning & Zoning Administrator Blount presented information about Resolution 26-13, which would approve the conveyance of 600 South Salisbury Avenue (parcel number 032-112) and 520 South Salisbury Avenue (parcel number 032-135) for economic development purposes pursuant to N.C.G.S. § 158-7.1. He answered questions from the Mayor and Board.

A public hearing had been properly advertised and held at the Town of Spencer Board of Aldermen Pre-Agenda Meeting on Thursday, September 3, 2026.

Action
Alderman Miller moved to approve Resolution 26-13, which is incorporated in the body of the minutes below. Alderwoman Sledge seconded the motion, which carried by a vote of 6–0.

RESOLUTION 26-13

RESOLUTION APPROVING CONVEYANCE OF PROPERTY FOR ECONOMIC DEVELOPMENT PURPOSES PURSUANT TO N.C.G.S. § 158-7.1

WHEREAS, the Town of Spencer owns the real property located at 600 South Salisbury Avenue (Parcel No. 032-112) and 520 South Salisbury Avenue (Parcel No. 032-135); and

WHEREAS, said properties include the former Spencer Town Hall building and an associated parking lot; and

WHEREAS, the Town previously relocated its governmental operations from the property and the property has remained substantially vacant and underutilized for several years; and

WHEREAS, the Board of Aldermen has determined that the property is no longer needed for governmental purposes and that redevelopment of the property represents an opportunity to advance the Town's economic development goals; and

WHEREAS, October Ninth Investments, LLC has proposed redevelopment of the property as the Spencer Business Center; and

WHEREAS, the Board finds that the proposed redevelopment will generate substantial public benefits through private investment, economic activity, increased tax base, property rehabilitation, downtown revitalization, and employment opportunities; and

WHEREAS, after proper notice, a public hearing was conducted on September 3, 2026; and

WHEREAS, the Board has determined that the public benefits associated with the project justify the consideration received by the Town pursuant to N.C.G.S. § 158-7.1;

NOW, THEREFORE, BE IT RESOLVED:

1. The conveyance of the property to October Ninth Investments, LLC for $150,000 is hereby approved.
2. The Board finds that the conveyance serves a valid public purpose and promotes economic development within the Town.
3. The Mayor and Town Manager are authorized to execute all contracts, deeds, agreements, restrictive covenants, and other documents necessary to complete the transaction.
4. This resolution shall become effective immediately upon adoption.

CONSIDER ADOPTING – Resolution 26-14 Granting an Economic Incentive Grant Pursuant to N.C.G.S. § 158-7.1 and the Town of Spencer's Investment Grant Program Adopted June 14, 2022, for Crow Holdings Development at 626 Willow Creek Drive

Planning & Zoning Administrator Blount presented information about Resolution 26-14 granting an Economic Incentive Grant pursuant to N.C.G.S. § 158-7.1 and the Town of Spencer's Investment Grant Program adopted June 14, 2022, for Crow Holdings Development at 626 Willow Creek Drive. He answered questions from the Mayor and Board.

A public hearing had been properly advertised and held at the Town of Spencer Board of Aldermen Pre-Agenda Meeting on Thursday, September 3, 2026.

Action

Alderman Miller moved to approve the incentive grant to Crow Holdings Development, which is incorporated in the body of the minutes below. Mayor Pro Tempore Muhammad seconded the motion, which carried by a vote of 6–0.

RESOLUTION 26-14

RESOLUTION GRANTING AN ECONOMIC INCENTIVE GRANT PURSUANT TO N.C.G.S. § 158-7.1 AND THE TOWN OF SPENCER'S INVESTMENT GRANT PROGRAM ADOPTED JUNE 14, 2022

WHEREAS, NCGS 158-7.1 gives local governments authority to enter into economic development agreements with developers; and

WHEREAS, the NC Court of Appeals in their decision on Maready v City of Winston Salem provided legal policy guidelines for local

government units to follow when establishing incentive policies and agreements, such guidelines being followed in establishing this policy; and

WHEREAS, attracting businesses to our community creates new tax base and jobs for our citizens and promotes ancillary economic growth; and

WHEREAS, attracting high quality businesses to our community is a competitive endeavor where the businesses have multiple site location options; and

WHEREAS, competing communities are, in almost all cases, offering incentive plans to attract said businesses to their communities; and

WHEREAS, a developer, Crow Holdings Development, is committing to the development of Rowan County tax parcel 051 070 located in the Town of Spencer, investing approximately $80 million in site improvements and building construction; and

WHEREAS, per the Town of Spencer Investment Grant Program and a request from the developer, this project qualifies for a Level 2 Grant that will pay the developer an amount yearly for five years based on 75% of the increase in property tax revenue paid to the Town due to development of this property, the total estimated amount being approximately $1,891,500;

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Spencer that:

1. The Board authorizes staff to negotiate the terms of the Economic Incentive Grant with the Developer.
2. The Town may consider future improvements and investments in this property for expansion of this grant or for separate grants with details to be furnished to the Board at a later date.
3. This resolution shall be effective immediately upon adoption.

CONSIDER ADOPTING – Ordinance 26-12 Rezoning Parcel 034 004 Located on John St. from Single Family Residential 3.00 Units/Acre (SFR-3) to the Residential Main Street Transition (RMST) Zoning Classification

Planning & Zoning Administrator Blount presented information about Ordinance 26-12, which would rezone parcel 034 004, located on John St., from Single Family Residential 3.00 Units/Acre (SFR-3) to the Residential Main Street Transition (RMST) Zoning Classification. He answered questions from the Mayor and Board.

A public hearing had been properly advertised and held at the Town of Spencer Board of Aldermen Pre-Agenda Meeting on Thursday, September 3, 2026.

Action

Alderwoman Sledge moved to accept Ordinance 26-12 to allow rezoning, which is incorporated in the body of the minutes below. Mayor Pro Tempore Muhammad seconded the motion, and further discussion followed regarding the table of uses that designates how a parcel may be used. The motion carried by a vote of 6–0.

A Statement of Consistency and Reasonableness was adopted later in the meeting for this ordinance.

ORDINANCE 26-12

AN ORDINANCE TO AMEND the Town's Official Zoning Map dated September 10, 2024, rezoning Rowan County GIS System parcel number 034 004 located on John St from SFR-3 to RMST zoning classification:

WHEREAS, the current SFR-3 zoning classification is a residential classification as is the proposed RMST classification; and

WHEREAS, the RMST classification would allow a smaller minimum lot size; and

WHEREAS, the property owner plans to subdivide this parcel to create a small residential subdivision; and

WHEREAS, the smaller lot size is needed to allow an adequate number of lots to be created to offset the cost of road and utility extensions; and

WHEREAS, small lot development is the prevalent current land use in this area and is recommended by the Town's Comprehensive Land Use Plan;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Spencer, North Carolina, that:

Section 1. The Town's Official Zoning Map dated September 10, 2024 will be revised as follows:

Parcel 034 004 located on John St will be revised from SFR-3 to RMST zoning Classification

Section 2. This ordinance shall become effective immediately upon adoption.

CONSIDER ADOPTING – Budget Ordinance Amendment 26-04.002 Appropriating Funds for the Stanback Educational Forest Shelter

Town Manager Franzese presented information about Budget Ordinance Amendment 26-04.002 appropriating funds for the Stanback Educational Forest Shelter. He answered questions from the Mayor and Board.

The Board of Aldermen requested that Town staff work with the Town's insurance provider, the North Carolina League of Municipalities, to confirm that the proposed payment was appropriate because the amount appeared low in relation to the cost of the materials.

Action

Alderman Miller moved to table this item until a future meeting. Mayor Pro Tempore Muhammad seconded the motion, which carried by a vote of 6–0.

CONSIDER ADOPTING – Ordinance 26-13 an Ordinance Adopting and Enacting a New Code for the Town of Spencer, North Carolina

Town Clerk Ward presented information about Ordinance 26-13, an ordinance adopting and enacting a new code for the Town of Spencer, North Carolina. She answered questions from the Mayor and Board.

The Town contracted with CivicPlus to complete a comprehensive recodification of the Town of Spencer Code of Ordinances. The process included review and coordination among CivicPlus and its legal counsel, the Town Attorney, and Town staff. Proofs of the recodified Code were also provided to members of the Board of Aldermen for review.

The recodification and review process has been completed, and Ordinance 26-13 is presented for formal adoption of the recodified Code as the Code of Ordinances of the Town of Spencer. The adopting ordinance also addresses the repeal of certain prior ordinances not included in the Code, preservation of specified ordinances and existing rights or proceedings, penalties for violations, and the manner in which future amendments will be incorporated.

Adoption of Ordinance 26-13 will complete the Town's formal recodification process. Following adoption, the executed ordinance will be submitted to CivicPlus, which will initiate publication of the new Code on the Town's online code platform. The recodified Code will provide an updated and systematically organized resource for the Board, Town staff, and the public, with future amendments incorporated through the Town's ongoing code supplementation process.

Action

Alderwoman Moody moved to adopt Ordinance 26-13 that would adopt and enact the new code, which is incorporated in the body of the minutes below. Alderwoman Stanley seconded the motion, which carried by a vote of 6–0.

ORDINANCE 26-13

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE TOWN OF SPENCER

WHEREAS, the Town of Spencer has undertaken a comprehensive review and recodification of its ordinances to improve organization, accessibility, and usability for residents, staff, and public officials; and

WHEREAS, CivicPlus, LLC has compiled, revised, and codified the Town's ordinances into a unified Code of Ordinances incorporating ordinances adopted through August 12, 2025; and

WHEREAS, the Board of Aldermen finds that adoption of a recodified Code of Ordinances will promote efficiency in municipal administration and provide a current and organized statement of the Town's general and permanent legislation; and

WHEREAS, the Board of Aldermen desires to adopt the recodified Code of Ordinances and provide for the continued amendment and maintenance of the Code;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Spencer, North Carolina, that:

Section 1. The Code entitled "Code of Ordinances, Town of Spencer, North Carolina" published by CivicPlus, LLC is adopted.

Section 2. All ordinances of a general and permanent nature enacted on or before August 12, 2025, and not included in the Code or recognized and continued in force by reference therein, are repealed.

Section 3. The repeal provided for in section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. Violations of such Code shall be punished as provided in such Code.

Section 5. Additions or amendments to the Code when passed in such form as to indicate the intention to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 6. Ordinances adopted after the date specified in section 2 hereof that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code.

DEPARTMENTAL REPORTS

PLANNING

Planning & Zoning Administrator Blount presented the monthly planning department report and answered questions from the Mayor and Board.

Mayor Pro Tempore Muhammad left the Board Room at 8:22 p.m. and returned at 8:25 p.m.

Alderwoman Secreast left the Board Room at 8:27 p.m. and returned at 8:30 p.m.

CODE ENFORCEMENT

Police Chief File presented the monthly code enforcement report and answered questions from the Mayor and Board.

POLICE

Police Chief File presented the monthly police department report and answered questions from the Mayor and Board.

FIRE

The fire department report was provided in writing. Town Manager Franzese answered questions from the Mayor and Board.

PUBLIC WORKS

401 North Rowan Avenue Extension Drainage Easement Update

Town Attorney Dees provided an update regarding the drainage easement associated with 401 North Rowan Avenue Extension, Spencer, NC, including a brief history of the easement and the most recent communication with Sharon Hovis, the daughter of property owner Lucy Hovis. He explained that the easement was originally unrecorded and that, upon the issue being brought to the Town's attention, the Town obtained appraisals with and without the easement to determine its value and impact on the property. Following several meetings with the property owner and Town staff, an easement agreement was executed that included specific maintenance provisions. The attorney reported that maintenance records have been reviewed and, in his opinion, the Town has fulfilled its obligations under the easement agreement and will continue to do so.

Mr. Dees also addressed prior discussions regarding potential improvements, such as retaining walls or alternative stabilization methods. Two contractors evaluated the site, with estimated costs ranging from approximately $40,000 to more than $90,000 at that time, exclusive of any permitting requirements. He noted that any such improvements would require regulatory approval and that it is uncertain whether the necessary permits would be granted.

In response to questions from the Board, it was clarified that the drainage channel is a naturally occurring stream that existed before development of the area, and that stormwater infrastructure was subsequently directed into the natural drainageway. Public Works staff confirmed that vegetation within the stream channel is managed through manual cutting rather than herbicide application to avoid introducing chemicals into the waterway. Staff also indicated that additional trimming would be performed as needed.

Board discussion also included property access under the easement. While the easement permits Town personnel to enter the property to perform maintenance, staff indicated they could provide notification to the property owner when practicable.

Monthly Report

Public Works Director Taylor presented the monthly public works department report and answered questions from the Mayor and Board.

FINANCE

Finance Officer Kann presented the monthly finance department report and answered questions from the Mayor and Board.

Alderman Miller left the Board Room at 8:56 p.m.

ACTIVE LIVING

Town Clerk Ward presented the monthly active living report and answered questions from the Mayor and Board.

Alderman Miller returned to the Board Room at 9:00 p.m.

TOWN MANAGER REPORT

Town Manager Franzese presented his monthly report and answered questions from the Mayor and Board.

REQUESTS AND COMMENTS BY THE BOARD MEMBERS

Alderwoman Patricia Sledge

- Thanked Town staff for the many responsibilities they handle and their work during a busy summer. She reported that she would represent Rowan County at an upcoming Centralina Council of Governments meeting and serve on the search committee for its next executive director.
- Described conversations with out-of-town visitors who stopped at the Labor Day Dance or discovered Spencer Town Park while visiting the N.C. Transportation Museum. She thanked those who make the park and community events welcoming.

Alderwoman Patti Secreast

- Reminded residents that Table 10 is on September 14.
- Welcomed Greg Lambeth II to the Historic Preservation Commission and expressed confidence in his contribution to the commission.
- Shared that she had met new neighbors and visitors from outside the region and welcomed the people choosing to make Spencer their home.

Alderman Steve Miller

- Thanked current and former Community Appearance Commission (CAC) members, including its former chair, Amy Ray, and Town staff for their work. He highlighted the Spencer Community Garden, raised beds, food pantry, produce distribution, and improvements to public green spaces.
- Expressed concern about the future care of the Town's parks and green spaces, including Jefferson Street Park, and encouraged continued attention to their maintenance and improvement.

Alderwoman Erin Moody

- Reminded residents of the Police Department's National Night Out on October 6 and the Race to the River 5K and Fun Run on October 17.
- Thanked residents serving on the Historic Preservation Commission, Police Chief's Citizens Advisory Board, and Parks and Recreation Advisory Board for their volunteer work.

Alderwoman Pamela Stanley

- Recognized Childhood Cancer Awareness Month and shared its personal importance to her family. She encouraged thoughtful growth that honors Spencer's character and thanked those whose work strengthens the community.

Mayor Pro Tempore Rashid Muhammad

- Thanked staff, department heads, Board members, volunteers, and residents for supporting Town events. He reported attending a regional transportation meeting with Alderman Miller and participating in the 125th anniversary celebrations in East Spencer and Landis.
- Reflected on the value of growth alongside care for Spencer's existing spaces. He encouraged residents to attend Board meetings and share their concerns with elected officials.

CONSIDER ADOPTING – Statement of Consistency and Reasonableness for Rezoning Parcel 034 004 Located on John St. from Single Family Residential 3.00 Units/Acre (SFR-3) to the Residential Main Street Transition (RMST) Zoning Classification

After Board member comments, Mayor Williams noted that the Board had approved the John Street rezoning but had not separately acted on the statement of consistency and reasonableness. The Board returned to agenda item 15.

Action

Alderwoman Stanley moved to approve the staff's recommendation as presented to rezone parcel 034 004, located on John St., from SFR-3 to the RMST zoning classification by adopting Ordinance 26-12. Mayor Williams reminded her that this motion had already been made, and Alderwoman Stanley withdrew the motion.

Alderwoman Sledge moved to adopt a Statement of Consistency and Reasonableness stating that, "we find that this rezoning is consistent in general with the Town's Comprehensive Land Use Plan (per requirements of NCGS 160D-605(a)), said plan stating specifically, *'Hawkinstown Rd Area- Area north of Hawkinstown Rd, east and south of 7th Street and west to Salisbury ETJ boarder, includes a mixture of small and medium sized parcels with limited residential development. If combined and redivided, and provided with municipal water and sewer, this could be prime area for higher density residential development and annexation.'* We further find this rezoning to be reasonable in all ways as prescribed by NCGS 160D-605(b). This rezoning will be beneficial to the citizens of the Town of Spencer." Mayor Pro Tempore Muhammad seconded the motion, and further discussion followed regarding the table of uses that designates how a parcel may be used. The motion carried by a vote of 6–0.

EXECUTIVE SESSION

The Board reached consensus that there was no need to enter into executive session.

ADJOURNMENT

Alderwoman Moody moved to adjourn the meeting. Alderwoman Stanley seconded the motion, which carried by a vote of 6–0. The meeting was adjourned at 9:16 p.m.

APPROVED BY:	**ATTEST:**
_____	_____
Jonathan Williams, Mayor	Anna Kanode Ward, Town Clerk