

APPROVED

**CITY OF LAURINBURG  
CITY COUNCIL MEETING  
NOVEMBER 19, 2019  
CITY HALL AND POLICE DEPARTMENT  
303 WEST CHURCH ST.  
7:00 p.m.**

**Minutes**

The City Council of the City of Laurinburg held its regular meeting on Tuesday, November 19, 2019 in the Council Chambers of the City Hall and Police Department at 7:00 p.m. with the Honorable Mary Jo Adams, Mayor Pro Tem presiding. The following Councilmembers were present: James J. Garby, Jr., Curtis B. Leak, and Andrew G. Williamson, Jr. Mayor Matthew Block was not present.

Mayor Pro Tem explained that Mayor Block was not present due to a death in the family.

Also present were Charles D. Nichols III, City Manager; Jennifer A. Tippet, City Clerk; and William P. Floyd, Jr., City Attorney.

Mayor Pro Tem Adams called the meeting to order at 7:01 p.m.

Mayor Pro Tem Adams gave the Invocation and then led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Motion was made by Councilmember Williamson, seconded by Councilmember Garby, and unanimously carried to approve the agenda as presented.

**PRESENTATION OF PLAQUES TO OUTGOING ELECTED OFFICIALS**

Mayor Pro Tem Adams presented a plaque to outgoing Councilmember Leak as follows:

***PRESENTED IN RECOGNITION AND SINCERE APPRECIATION TO***

***CURTIS B. LEAK***

***COUNCILMEMBER  
1995-2019***

*In special tribute to Curtis B. Leak for his outstanding and dedicated service to the City of Laurinburg and its citizens. As the longest serving City of Laurinburg Councilmember, his experience and thorough depth of knowledge of municipal operations provided continuity and wisdom for City Council and for City staff. Never one to shy away from difficult discussions and*

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*decisions, he helped guide the City through difficult and controversial matters in an effort to serve the public and make the City a better place for all.*

*Presented this the 19<sup>th</sup> day of November, 2019.*

Mayor Pro Tem Adams stated that the plaque for Mayor Block would be given to him.

**PUBLIC COMMENT PERIOD**

Mayor Pro Tem Adams briefly reviewed public comment procedures.

Mr. Michael Edds, 1207 Blue Drive, congratulated the recently elected officials, and thanked Councilmember Leak for his service. He praised Mayor Block as a friend of the ordinary citizen, as a risk-taker and a change-maker.

Mr. Michael Schmidt, 444 South Main St, stated that his purpose in attending the meeting was to congratulate Mayor Block on his efforts to improve the City.

Ms. Joyce Davis congratulated the election winners. She thanked Councilmember Leak for his work on Council for the citizens of Laurinburg.

Mayor Pro Tem Adams recognized a group of ladies from a sorority who were present and she presented them with City pins.

Ms. Valera Sinclair explained that she was president of the local Alpha Alpha Phi Zeta Chapter of Zeta Phi Beta Sorority, Inc. She congratulated the newly elected officials. She explained that the sorority was in the process of putting out 13 park benches in the community for the elderly. The program is called "Seats".

Mayor Pro Tem Adams recognized Mr. Jerry Glover, newly elected board member for the Town of Gibson.

**CONSENT AGENDA**

Mayor Pro Tem Adams reviewed the Consent Agenda:

- a) Consider minutes of July 17, 2019 regular meeting

Councilmember Garby moved to approve the Consent Agenda. The motion was seconded by Councilmember Williamson, and the vote was as follows:

Ayes: Garby, Williamson, Leak, Evans, Adams,

Nays: None

**PUBLIC HEARING**

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**REQUEST TO REZONE FROM RESIDENTIAL-6 TO GENERAL BUSINESS  
PROPERTY LOCATED AT 120 SANFORD ROAD**

Mayor Pro Tem Adams explained that this public hearing was to consider a request to rezone from Residential-6 to General Business the property located at 120 Sanford Road. She opened the public hearing.

Mr. Mac McInnis, Planner/Zoning Officer, explained that the request to rezone 120 Sanford Road from Residential-6 to General Business was made by Mr. Cab Buchannan. A business had previously been located at the location, and there is General Business property directly adjacent to and across the street from Mr. Buchannan's property. Planning Board unanimously recommended approval of the request at its October 15, 2019 meeting, and staff recommends approval.

Upon question by Councilmember Evans, Mr. McInnis explained that there were no infrastructure problems with the site.

Mr. Cab Buchannan explained that he wanted to open a business to serve the community and the make it walkable for the neighborhood.

Upon question by Councilmember Evans, Mr. Buchannan stated that he would not sell tobacco or alcohol.

There being no one else to speak in favor of or opposed to the request, Mayor Pro Tem Adams closed the public hearing.

Councilmember Williamson moved to approve Ordinance No. O-2019-26 rezoning from Residential-6 to General Business property located at 120 Sanford Road and identified as Parcel # 01007403005 because it advances the public health, safety and welfare, and based upon the following:

The rezoning of Scotland County Land parcel number 01007403005 from Residential-6 to General Business is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable because it is consistent:

1. The General Business District accommodates retail and commercial service businesses which generally have as their market area the entire city and surrounding area.
2. The Comprehensive Use Plan 2035 Future Land Use map indicates the development of some mixed uses, some office and institutional uses, and general residential uses in this area.
3. The area presently consists of residential uses, office and institutional uses, and some general business uses. This parcel has been a general business use in the past (before the adoption of the present Ordinance) and is adjacent to parcels presently zoned General Business.

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AND because it is reasonable:

1. The rezoning to General Business will allow uses consistent with other existing uses in the general area;
2. The rezoning to General Business will help maintain the present character of the City of Laurinburg while promoting diversity and future growth;
3. The rezoning to General Business will have no detrimental impact to the property values of the surrounding land owners; and
4. The rezoning to General Business will require no infrastructure improvements by the City of Laurinburg.

The motion was seconded by Councilmember Leak, and the vote was as follows:

Ayes: Williamson, Leak, Evans, Adams, Garby

Nays: None

(Ordinance No. O-2019-26 on file in City Clerk's office)

**CITY MANAGER REPORTS**

**CONSIDER AUTHORIZING SALE OF PROPERTY TO MRS. FAYE NICHOLS**

The City Manager explained that City Attorney would discuss this agenda item.

The City Attorney explained that the City owns multiple parcels of land obtained through Community Development Block Grants in the past. A local bill was passed in the North Carolina General Assembly allows the City to dispose of the properties as it sees fit and not have to follow the bid procedures. Mrs. Faye Nichols has requested to purchase a tract of land located adjacent to the property on North Main Street where the Nic's Pic Kwik was located, and which recently burned. An appraisal was conducted by The Mason Company, and since most of the property is along Leith Creek or in a swamp making most of the tract undevelopable the value was determined to be \$3,500.00.

Mr. Ken Nichols explained that Nic's Pic Kwik planned to rebuild its convenience store at the location, but would like additional property in order to move the store back approximately 15 feet from the original location in order to provide safer distances from the gas pumps.

A discussion ensued concerning the tract's location on Leith Creek, and the need for the City to have an access easement to Leith Creek. The City Attorney suggested that the Nichols' family could determine the amount of land that it needed behind its property, have the property surveyed and purchase just the amount that the family needed for its convenience store. The two (2) tracts of the Nichols could then be recombined into one (1) parcel of land, and the property would not have to then be rezoned. The area along Leith Creek would remain the City's property.

A lengthy discussion ensued concerning the best and most expedient method to sell a portion of the property to Mrs. Faye Nichols.

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Councilmember Evans expressed concern about previous plans for developing a park or greenway along Leith Creek.

Mayor Pro Tem Adams explained that there had been discussion about a greenway along Leith Creek; however, because of the associated costs, there was no current plan.

Following further discussion, the City Attorney suggested that the Nichols family have a survey prepared for the amount of property that it needs up to three-fourths (3/4ths) of an acre.

Discussion ensued concerning the purchase price of the acreage.

Councilmember Garby moved to approve Resolution No. R-2019-10, as amended, authorizing the sale of a portion up to three-fourths (3/4ths) of an acre of Parcel ID #010046 0814 to Mrs. Faye Nichols for the amount of \$1,750.00 once a survey had been conducted, and to authorize the Mayor and City Clerk to execute the deed. The motion was seconded by Councilmember Leak, and the vote was as follows:

Ayes: Garby, Leak, Adams, Williamson

Nays: Evans,

(Resolution No. R-2019-10 on file in city clerk's office)

**LAURINBURG/SCOTLAND COUNTY AREA CHAMBER OF COMMERCE  
CHRISTMAS PARADE**

The City Manager requested that Council let the City Clerk know if they would ride in the Laurinburg/Scotland County Area Chamber of Commerce Christmas Parade on December 7, 2019. He added that Council would probably ride in vehicles although there was an option to ride on a float.

**APPOINTMENTS**

**LAURINBURG/SCOTLAND COUNTY CRIME AND DRUG COMMITTEE**

Mayor Pro Tem Adams explained that Mr. David A. Norris had requested to be appointed to the Laurinburg/Scotland County Crime and Drug Committee.

Motion was made by Councilmember Evans, seconded by Councilmember Garby, and unanimously carried to appoint Mr. David A. Norris to the Laurinburg/Scotland County Crime and Drug Committee.

**LAURINBURG HOUSING AUTHORITY**

Mayor Pro Tem Adams explained that Mayor Block had appointed Mr. Michael Edds to the Board of Commissioners of the Laurinburg Housing Authority on November 4, 2019.

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**MAYOR'S REPORTS/ITEMS**

**SECOND STREET SAFETY CONCERNS**

Councilmember Evans requested an update on the safety concerns expressed about Second Street. She added that she was concerned about the land drop-off at the former Lloyd's Barbershop property on North Main Street.

The City Manager explained that he and staff had met with citizens numerous times about Second Street. Second Street is a dead-end street; however, people have made a dirt road on CSX property. The City cannot erect a sign on private property.

Following a brief discussion, the City Manager explained that he and staff would research putting a sign in the street right-of-way prior to the CSX property on Second Street.

The City Manager explained that staff would talk to North Carolina Department of Transportation concerning the issue at the former Lloyd's Barbershop property since North Main Street is a state-maintained road.

**COMMENTS FROM MAYOR AND/OR COUNCILMEMBERS**

Mayor Pro Tem recognized Mrs. Terry Parker of Tis the Season and Councilmember-elect Don Rainer.

**ADJOURN**

Motion was made by Williamson, seconded by Councilmember Evans, and unanimously carried to adjourn the meeting. The meeting adjourned at 7:54 p.m.

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Mary Jo Adams, Mayor Pro Tem

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Jennifer A. Tippet, City Clerk