

MINUTES
ARCHER LODGE TOWN COUNCIL MEETING
AUGUST 8, 2011
ARCHER LODGE COMMUNITY CENTER

PRESENT: Mike Gordon, Mayor; Carlton Vinson, Mayor Pro-Tem; Jeff Barnes, Councilman; John Perry; Councilman; Clyde Castleberry, Councilman; and Matt Mulhollem, Councilman

ALSO PRESENT: Chip Hewett, Town Attorney; C. L. Gobble, Administrative Consultant and Jean Overton, Town Clerk

1. WELCOME AND CALL TO ORDER

- a) Call To Order: At 7:00 p.m., Mayor Gordon called the meeting to order.
- b) Invocation and Pledge of Allegiance: Invocation given by Councilman Mulhollem and Pledge of Allegiance led by Mayor Gordon.

2. PUBLIC HEARING ON VISION STATEMENT AND LAND-USE MAP FOR THE FUTURE OF THE TOWN OF ARCHER LODGE

The vision statement articulates the long-range goals of the Town while the land-use map reflects the vision statement and what the Town might look like in the future. Mark Wilson of the Planning Board introduced Lee Nichols, Community Development Planner with the N. C. Department of Commerce. Lee has offered his assistance and has been very helpful to the Archer Lodge Planning Board with the vision statement and land-use map. Mark briefed everyone on the criteria used to develop the vision statement and land-use map. He reminded everyone that input from the citizens along with other Boards was used during this process. Approximately 930 surveys were mailed to the citizens of Archer Lodge and approximately 25% of the surveys were returned with responses. The results of these responses were presented in a power point presentation. (See attached report)

After the presentation, Mark reminded everyone that their property rights would be maintained and that no future changes will occur without the property owners' permission.

Fire Chief Pete Barnes of 2100 Castleberry Road, expressed his concern regarding the rights of eminent domain. Mark stated that the rights of eminent domain were discussed by the Mayor, Town Council and Planning Board, and were quickly removed from the table.

He further stated that the citizens should not have to worry about eminent domain. He reiterated that nothing would be done to anyone's property without their approval.

Mr. Neal Brantley of 4796 Covered Bridge Road stated that he would like to see the verbal comment regarding eminent domain be put in the form of a written document. Mark stated that the future Zoning and Subdivision ordinances would reflect no change in the current zoning.

Brett Bruton of 14765-H Buffalo Road expressed his concern regarding a possible gas line coming through Archer Lodge and wanted to know if the Town had the right to condemn property. Mark stated that the current zoning is being handled through Johnston County Planning and that Johnston County is to coordinate any zoning concerns with the Town. He further stated that a property owner can make a request to the Planning Board for a zoning change if they so desire. Attorney Hewett stated that the projected land-use map has nothing to do with the zoning ordinances. The land-use map is being projected to fit into the zoning ordinances. The zoning ordinances will come later. Mark reminded everyone that there will be a public hearing held before the zoning ordinance is adopted.

A motion was made by Councilman Perry to officially close the public hearing. The motion was seconded by Councilman Mulhollem. All in favor.

A motion was made by Councilman Mulhollem that the vision statement and future land-use map be adopted as presented to the Town Council. The motion was seconded by Councilman Castleberry. All in favor.

3. PUBLIC COMMENT PERIOD

Brett Bruton of 14765-H Buffalo Road appeared before the Town Council to thank them and the Planning Board for all their hard work and service to the Town.

4. CERTIFICATE OF APPRECIATION – MARK WILSON

Mark Wilson of the Planning Board handcrafted a wooden plaque bearing the Town's logo and a wooden plaque depicting a covered bridge as a donation for the new Town Hall. In appreciation of Mark's handcrafted artwork the Mayor presented him with a Certificate of Appreciation.

5. CONSENT AGENDA

- a) Approval of the June 6 2011 and July 5, 2011 Work Session Meeting Minutes

- b) Approval of the June 13, 2011 and July 11, 2011 Town Council Meeting Minutes
- c) Rescheduling of September 5, 2011 Work Session Meeting to September 6, 2011 Due to Labor Day

Councilman Mulhollem requested that a change be made in the July 11, 2011 Town Council Meeting Minutes. He requested that the minutes reflect that the meeting venue be changed for the Work Session meetings until another venue is selected and that the time be changed from 6:00 p.m. to 7:00 p.m. for Work Session meetings.

A motion was made by Mayor Pro-Tem Vinson to approve the consent agenda with the changes indicated. The motion was seconded by Councilman Barnes. All in favor.

6. ADMINISTRATIVE/COMMITTEE REPORTS

- a) Planning Board

Mark Wilson requested that the MOU regarding the VAD be annotated to cross-reference with the ordinances the Planning Board is working with. He also stated that the Planning Board would be meeting twice a month to complete the process regarding zoning ordinances. He stated that they would also be meeting with Berry Gray of Johnston County Planning. Mark also requested information regarding who would serve as administrator of zoning ordinances.

Councilman Mulhollem asked the Clerk to be on the lookout for an email containing information regarding the next several Planning Board meeting dates. He asked the Clerk to check into reserving the Media Room at the school for future meeting dates.

A motion was made by Councilman Mulhollem to place the MOU on the agenda for the next Work Session meeting. The motion was seconded by Councilman Barnes. All in favor.

- b) Financial Report

The Town Clerk had presented the financial report at the Work Session meeting and asked if anyone had any questions. There were no questions at this time.

- c) Attorney Report

Attorney Hewett reported that there was a 20 foot easement across the Town's new property. He stated that the covenants of the property that

joins the Town's property is assigned to a company out of South Carolina called Adams Homes.

d) Report from C. L. Gobble

C. L. Gobble reported that he is waiting on work order to get work started on street lights. He stated that all the materials should be on site at Progress Energy. He also stated that the work had been pushed back to the end of October.

6. ACTION ITEMS

a) Renewal/Transfer of Certificate of Deposit – Four Oaks Bank

A motion was made by Councilman Perry to transfer money from the CD account to a Money Market account. The motion was seconded by Councilman Castleberry. All in favor.

7. DISCUSSION ITEMS

a) Status of New Town Hall

The Mayor stated that the Building Committee had met and that movement on the site was slower than they like. C. L. Gobble and Attorney Hewett suggested that the Town hire an architect to do some conceptual drawings. This would provide a better feel for what the building might look like. The architect would draw up a set of specs and plans to be used in the bid process. He will also provide a dollar amount that it would take to build this project. The architect may also bid process out. The Mayor stated that he hoped to be moving dirt soon.

b) Planning Board Recommendation – MOU Between the County of Johnston and the Town of Archer Lodge Regarding Voluntary Agricultural District Program

This item was addressed earlier in the "Committee Reports" section of the agenda.

8. **ADJOURNMENT**

On a motion made by Councilman Barnes and seconded by Mayor Pro-Tem Vinson, the meeting was adjourned at 8:00 p.m.

Jean Overton
Town Clerk

Michael Gordon, Mayor

Date