Taylortown Council Meeting

Town Council Meeting
Tuesday, March 11th, 2025
Town Hall
5:10 p.m. Closed Session
6:00 p.m. Open Session

I. Call to Order

This meeting of the Taylortown Council is now called to order.

II. Roll Call

Please call the roll.

Mayor Gaddy - Present
Mayor Pro Tem Moody - Present
Councilwoman Cotton - Tardy, present at 5:15 pm
Councilwoman Parker - Present
Councilman Taylor- Tardy, present at 5:17 pm

Let's get a little housekeeping done.

III. Approval of Agenda & Status of Minutes

Was the agenda for this March 11th, 2025, Town Council meeting posted at Town Hall and on the town's website?

Town Administrator/Town Clerk:
Yes.

Are there agendas in the holder on the back wall?

Yes there are.

Council, I seek a motion to approve the agenda.

Motion: So moved.

Moody

Second:

Parker

I have a motion and a second.

Are there any questions? Discussion?

If not, Councilmembers, please vote by

saying yes or no.

Please call the vote.

Mayor Gaddy - Yes
Mayor Pro Tem Moody - Yes
Councilwoman Cotton
Councilwoman Parker - Yes
Councilman Taylor

The motion passed. The agenda is approved.

What is the status of the minutes?

Town Clerk: There is nothing to report since last meeting.

Thank you, Madam Clerk.

IV. Closed Session

I seek a motion to go into closed session for an update on some key legal matters.

Motion: I move that we go into go into closed session.
Moody

Second:

Parker

I have a motion and second.

Are there any questions or discussion?

No questions or discussion.

Please call the vote.

Mayor Gaddy - Yes
Mayor Pro Tem Moody- Yes
Councilwoman Cotton
Councilwoman Parker - Yes
Councilman Taylor

The motion passed.

We are now in closed session.

V. Return to Open Session:

I seek a motion to return to open session.

Motion: I move that we return to open session.
Moody

Second:

Parker

I have a motion and second.

Any questions? Any discussion?

No questions, no discussion.

Please call the vote.

Mayor Gaddy
Mayor Pro Tem Moody
Councilwoman Cotton
Councilwoman Parker
Councilman Taylor
All present. All voted in the affirmative.
The motion passed.

Taylortown Council is now back in Open Session.

Well, hello everyone.

Welcome to Town Council meeting.

Welcome to the folks online. Our ancestors have entrusted the care of Taylortown to us, so let's get started.

Please turn off your phones.

Let's have a moment of silence.

VI. Closed Session Report

In closed session, we discussed a few legal matters. There is nothing to be voted on at this time. IF WE NEED TO TAKE ACTION ON ANY OF THESE ITEMS, IT WILL BE DONE IN OPEN SESSION.

VII. Public Comment

The floor is now open for public comment. Please come to the podium and speak directly into the microphone. Limit your comments to 3 minutes, please.

No Public Comments.

VIII. Staff Reports – Town Administrator – Carolyn Cole

This is not public time. If you did not silence your phone, or if you insist on speaking out of turn, Our Acting Chief, Brandon Phillips will escort you from the meeting.

If there is any matter that we need to vote on in any of the departments, our Town Administrator will call it to our attention during staff reports.

Alright, let's move on.

<u>Administration Reports:</u>

1. FOIA

Town Clerk: We have no FOIA requests pending at this time.

2. Human Resources and Risk Management

Mayor, Mayor Pro Tem, Town Manager Cole, and HR Jacobs will be in attendance at an RMS Regional meeting in Apex on March 27th.

3. Election Ordinance

We are still in the process of editing the election ordinance.

<u>Public Works and Utilities:</u>

1. Bernie Schaub Request for Water and Sewer

Mr. Schaub has made a request for water and sewer across from the Pinesage subdivision. He made his presentation at the last council meeting. I ask that council render its decision so we may relay that to Mr. Schaub.

I seek a motion in favor of granting Mr. Bernie Schaub water and sewer services from the Town of Taylortown.

Motion:

Second:

No motion or second. Motion died.

I did not get a motion or a second, the motion has failed. Council, do you have any discussion pertaining to the matter? Any reason you would like to cite for not passing the motion?

COUNCILWOMAN COTTON:

I think we stated in the last meeting for Mr. Schaub that we've been working on water and sewer pressure issues for the last year; if you had no other option, I think you would receive a different response from the town. But due to the concerns we have regarding our water and sewer capacity, this is our decision. If you have other options, I think it would be best to go with those at this time. We are proud of the improvements we have made in Pinesage over the last year, but we are not ready to go across the road in the area.

MAYOR GADDY:

Thank you for considering us.

Madam Clerk, Please call the vote.

Mayor Gaddy
Mayor Pro Tem Moody
Councilwoman Cotton
Councilwoman Parker
Councilman Taylor

The motion passed.

2. **Report of the NCDEQ visit**

Ms. Cole on the visit from Mr. Overby

Mr. Overby follow up visit, Emergency Management Plan checklist he would like for us to get back to him on.

Mayor inquiries about the time frame; Mr. Overby suggested about 6 months.

Veolia sent their monthly water report. Town Clerk was given directive to put water reports up on the website.

Mr. Price and Mr. Crite will be working with well houses.

3. **Update on Ongoing Maintenance at the Well House**

Planning and Zoning:

1. **Moratorium Ordinance**

You're about to hear exactly what you heard at the Public Hearing on March 5th. We are considering a 6-month moratorium to give ourselves time to update the land use plan completed July 28th, 2022. We want the citizens of Taylortown to have a voice in how the town grows its residential and commercial areas. We want a chance to look at our infrastructure and what we need to do to reach any development goals that we set.

This would require a lot of work for council and for staff, but it is our expectation that we would all work together to make this move forward as quickly as possible.

MIKAYLA

Council, in your packet you have a copy of the comments made at last week's public hearing as well as a letter from Senator McGinnis asking that you delay the moratorium.

Town Clerk reads the letter into record. Council was polled and has allowed Town Manager Cole and Attorney Dominique Camm to respond to the latter from Senator McInnis.

<u>Public Hearing Recap:</u>

MAYOR PRO TEM MOODY:

WHEREAS, the Town of Taylortown (hereafter “the Town”) is a municipal corporation organized under the laws of North Carolina, invested with the powers enumerated in Chapter 160A of the North Carolina General Statutes; and

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A, Article 19, the Town is given the authority to plan and regulate development within its corporate limits, and pursuant to North Carolina General Statutes Chapter 160A-381€, the Town is specifically given the right, under appropriate circumstances to impose a development moratorium; and

WHEREAS, the Town adopted a Land Use Plan in July 28, 2022 that needs to be updated to a Comprehensive Plan that addresses growth and development in Moore County, and its current commercial district that directly impacts growth and development in both the residential and commercial areas of the Town.

COUNCILWOMAN PARKER

The requirement for legal notices stated that we must put a notice in a local newspaper, no less than ten days and no more than twenty-five days before the public hearing, and that they must be a week apart. We published notices in The Pilot on Sunday, February 23rd as well as Sunday, March 2nd. The town council has satisfied the legal requirement for notice to the public. The public hearing was held last Wednesday, March 5th, at 6:00 pm.

COUNCILWOMAN COTTON

We are considering this moratorium on commercial development with the goal of creating not just a land use plan, but a more detailed comprehensive plan. In order to do that, we want to have public input sessions, if you want to call them meetings, cherets, whatever, that gives the people of Taylortown an opportunity to help plan for the future of Taylortown.

This includes utilities, land use, recreation, housing, transportation, and economic development.

MAYOR PRO TEM MOODY

We are mindful that our comprehensive plan should reflect the community’s culture, history, character, property values, property rights, and natural resources. The updated Comprehensive Plan will improve Town planning, town services, infill opportunities, and utility planning;

The plan will support desired development and evaluate natural systems including geology, soils, watersheds/wetlands, vegetation, wildlife, and open space. It will evaluate and plan improvements for man-made systems including roads and streets, utilities, zoning, land uses, the Academy Heights School, Johnny Boler Municipal Park and other recreation, and development patterns.

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The updated Comprehensive Plan will also address concerns for public health and safety.

COUNCILWOMAN COTTON

There were development projects brought to the town's attention that have been moving forward without approval from the Town Council or the Town's newly formed Planning Commission, and are now under a STOP WORK order until the moratorium allows the Town Council, Planning Commission, and town staff to address the following in an updated Comprehensive Plan that includes an updated Land Use Plan.

There are ongoing discussions and meetings with developers, but no currently pending [town authorized] applications for development within the Town, making this an appropriate time to establish the moratorium while risking the least amount of impacts

on legally planned developments. [The town's compliance letter is not sufficient for commercial development].

The development approvals subject to this proposed moratorium include building permits, compliance letters, certificates of occupancy, zoning, special use and conditional use permit applications; variances, administrative approvals, site plan approvals, subdivision plan approvals, rezoning approvals, or other development approvals necessary for the establishment of light or heavy commercial and/or industrial uses within the Town.

MAYOR GADDY

What we're looking at as a council is the amount of work we must do in order to be ready to guide development for projects as large as hotels with 120-150 rooms, commercial use cottages, and more. If we should adopt this ordinance, we

will expect the staff to move as quickly as they can to get what we need in place to approve commercial projects.

If we should adopt this ordinance, it should expire in six months, on or before September 11th, 2025.

Madam Clerk, please give us any corrections that have been made from the Public Hearing.

MIKAYLA

We have had to make adjustments to the Public Input Sessions. Our new dates for the Public Input Sessions are as follows:

Public Input Session I: March 25th, after Council Business during the regular Town Council meeting

Public Input Session II: April 2nd, a morning session, with more details to follow

Public Input Session III: April 5th, a weekend session

Thank you, Madam Clerk. Ms. Cole, please read the updated timeline included in the ordinance.

MS. COLE

(1)	**February 23**	**Notice in The Pilot re: Public Hearing and Moratorium Ordinance**
	March 2	**Notice in The Pilot re: Public Hearing and Moratorium Ordinance**
(2)	**February 19**	**Preparation for Public Hearing; Planning Commission Meeting Cancelled Due to Inclement Weather**
(3)	**March 5**	**Hold public hearing**
(4)	**March 10**	**Review Planner/Consultant options to give staff direction as to updates and revisions to Comprehensive Plan**
(5)	**March 11**	**Consider Adopting Moratorium Ordinance**
(6)	**March 19**	**Planning Commission Meeting (Proposed Commercial Development Projects)**
(7)	**March 25**	**Public Input Session I at 6:30 pm, after Town Council Business**

(8)	**March 31**	**Consultant and Town Staff Work Sessions Begin**
(9)	**April 2**	**Public Input Session II (Morning Session)**
(10)	**April 5**	**Public Input Session III (Saturday Session)**
(11)	**May 21**	**Comprehensive Plan Draft I presentation to Planning Commission**
(12)	**June 18**	**Comprehensive Plan Draft II presentation to Planning Commission**
(13)	**July 9**	**Public Hearing Comprehensive Plan**
(14)	**July 16**	**Comprehensive Plan Final Draft to Planning Commission**
(15)	**July 22**	**Planning Commission, Planner/Consultant, and Town staff present Comprehensive Plan Ordinance to Town Council for 1st Reading**
(16)	**August 12**	**Comprehensive Plan Ordinance Town Council 2nd Reading and Adoption of Ordinance**
(17)	**September 11**	**End of Moratorium**

MIKAYLA SINCLAIR

The town does ordain

1.Except as otherwise provided by N.C.G.S. § 160A – 381(e), a six-month moratorium is adopted immediately for any building permit, zoning, special use and conditional use permit applications; variances, administrative approvals, site plan approvals, subdivision plan approvals, rezoning approvals, or other development approvals necessary for the establishment of light or heavy commercial or industrial uses within the Town; and,

2. That this six-month (6) moratorium shall apply to the entire Town; and

3. That this six-month(6) moratorium shall expire upon the adoption of a Comprehensive Plan, amended Land Use Plan, and Zoning Ordinance addressing the issues identified herein, or at midnight, September 11th, 2025, whichever occurs first.

4. That this Ordinance shall become effective immediately upon its adoption.

MAYOR GADDY

We have presented the entire ordinance to you once again. Council, I seek a motion to pass the Moratorium Ordinance.

Motion:

Moody

Second:

Parker

Any questions? Discussions?

Madam Clerk, please call the vote.

Mayor Gaddy
Mayor Pro Tem Moody
Councilwoman Cotton
Councilwoman Parker
Councilman Taylor

4/5 Councilmembers vote YES. 1/5 Vote NO, MOTION PASSES.

The motion passed.

Finances:

Mr. Blanton is working with Mrs. Boyle on Finance Reports.

Cultural and Leisure Services:

1. **Quotes for Celebration**

2. **Spring Festival**

Mr. Taylor's birthday celebration on March 15th

Centennial Citizen Celebration on March 22nd

3. **Historic Preservation Commission**

Ms. Cole asked that the council appoint people for the Historic Preservation Commission with an attached bio.

Council and Staff Calendar Review:

On Friday, March 14th, we have a meeting with the City of Charlotte. I will let Ms. Cole give you more information.

On Saturday, March 15th, we hold the first event of our Spring Festival, the celebration of Mr. Demus Taylor's birthday. Mayor Pro Tem, would you like to add anything?

On Wednesday, March 19th, we have our next Planning Board Meeting.

On Saturday, March 22nd, we will have our Centennial Citizen Celebration.

The next Town Council meeting will be on March 25th, 2025, at this meeting we will also hold our first Public Input Session regarding the moratorium.

March 27th , Mayor, Mayor Pro Tem, Town Administrator Cole, and HR Lead Pat Jacobs.

IX. Announcements

Councilmembers, do you have any announcements?

Ms. Parker: Shares her concerns about the representation of the town at funerals for members of the community. See attached letter. Asks that we bring something back to her by the first meeting in April.

Mrs. Moody: Reiterates that the celebration for Demus Taylor's birthday is on March 15th.

Ms. Cotton: Thank you all for coming out, please give your comments during public comment.

Next Town Council meetings, Tuesday, March 11th.

X. Adjournment

I seek a motion to adjourn.

Motion: I move that we adjourn.
Moody

Second:

Parker

I have a motion and second.

Are there any questions or discussion?

If there are no questions or discussion, please call the vote.

Mayor Gaddy
Mayor Pro Tem Moody
Councilwoman Cotton
Councilwoman Parker
Councilman Taylor

All present voted in the affirmative.

Motion passed. This meeting of the Taylortown Council is adjourned.