

**TUESDAY, FEBRUARY 19, 2019  
TOWN OF SAWMILLS REGULAR COUNCIL MEETING  
6:00 PM**

**COUNCIL PRESENT**

Mayor Johnnie Greene  
Keith Warren  
Rebecca Johnson  
Joe Norman

**STAFF PRESENT**

Christopher Todd  
Terry Taylor  
Julie A Good

**COUNCIL ABSENT**

Clay Wilson  
Jeff Wilson

**CALL TO ORDER:** Mayor Johnnie Greene called the meeting to order.

**INVOCATION:** Pastor Rick Crouse gave the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Johnnie Greene led the Pledge of Allegiance.

**ADOPT AGENDA:** Mayor Johnnie Greene asked for a motion to adopt the February 19, 2019 Agenda.

Keith Warren made a motion, and Rebecca Johnson seconded, to adopt the February 19, 2019 Agenda. All were in favor.

**APPROVE JANUARY 15, 2019 REGULAR MEETING MINUTES:** Mayor Johnnie Greene asked for a motion to approve the January 15, 2019 regular meeting minutes.

Joe Norman made a motion, and Rebecca Johnson seconded, to approve the January 15, 2019 regular meeting minutes. All were in favor.

**APPROVE JANUARY 17, 2019 SPECIAL MEETING MINUTES:** Mayor Johnnie Greene asked for a motion to approve the January 17, 2019 special meeting minutes.

Joe Norman made a motion, and Keith Warren seconded, to approve the January 17, 2019 special meeting minutes. All were in favor.

**PUBLIC COMMENT:** Mayor Johnnie Greene asked if anyone had any questions or comments at this time.

No one wished to speak

**RECOGNITIONS:**

**RECYCLE REWARDS WINNER:** Mayor Johnnie Greene announced Mr. Roger Teague as the February Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to his sanitation bill.

No Council action was required.

**SAWMILLS VOLUNTEER FIRE & RESCUE DEPARTMENT AWARDS:** Mayor Johnnie Greene, on behalf of the Town Council, presented plaques of appreciation to the following:

<b>Member of the Year:</b>	Christy Bumgarner
<b>Office of the Year</b>	Josh Lakey
<b>Most Calls Run</b>	Robert Clontz

No Council action was required.

**PUBLIC HEARING: ANNEXATION:**

**OPEN PUBLIC HEARING:** Mayor Johnnie Greene asked for a motion to open the public hearing.

Keith Warren made a motion, and Rebecca Johnson seconded, to open the public hearing. All were in favor.

**STAFF COMMENTS/RECOMMENDATIONS:** Town Administrator Christopher Todd stated that the Town of Sawmills had received a petition for Voluntary Annexation from Lori Ann White Summerlin for one (1) parcel (NCPIN 2756908140).

**PUBLIC COMMENT:** Mayor Johnnie Greene asked if anyone wished to speak on the voluntary annexation.

No one wished to speak

**CLOSE PUBLIC HEARING:** Mayor Johnnie Greene asked for a motion to close the public hearing.

Joe Norman made a motion, and Rebecca Johnson seconded, to close the public hearing. All were in favor.

**COUNCIL ACTION:** Rebecca Johnson made a motion, and Keith Warren seconded, to adopt the Annexation Ordinance for Lori Ann White Summerlin for one (1) parcel (NCPIN 2756908140) to be effective February 22, 2019. All were in favor.

**FINANCIAL MATTERS:**

**DISABLED AMERICAN VETERANS CHAPTER 6 DONATION REQUEST:** Mayor Johnnie Greene stated that the Disabled American Veterans Chapter 6 had requested a donation in the amount of fifty dollars (\$50.00).

Keith Warren made a motion, and Joe Norman seconded, to give a donation in the amount of one hundred dollars (\$100.00) to the Disabled American Veterans Chapter 6. All were in favor.

**PLANNING MATTERS:**

**COMPREHENSIVE LAND USE PLAN:** Town Administrator Christopher Todd stated that the Planning Board and Council have reviewed the Comprehensive Land Use Plan and recommends the following changes:

Housing-

5. Remove Housing Recommendation #5: Consider hiring a full-time Sawmills Code Enforcement Officer.

Transportation-

1. Change Transportation Recommendation #1 to read: Study potential traffic solutions to help alleviate traffic issues that occur at the beginning and end of each school day at Sawmills Elementary School.

Public Service-

1. Remove "Consider prohibiting gravel parking lots for commercial purposes."
3. Remove Public Services Recommendation #3: Determine a suitable location for (and build) a town park along the Sawmills School Road corridor.

Future Land Use & Economic Development-

3. Remove Future Land Use Recommendation #3: Continue to pursue the development of an additional public park along Sawmills School Road, and require new housing developments to incorporate dedicated open spaces.

15. Change Future Land Use Recommendation #15 to read: Design and implement strategies to create a positive business environment.

Joe Norman made a motion, and Rebecca Johnson seconded, to approve the Town of Sawmills Comprehensive Land Use Plan with the recommended changes. All were in favor.

**DISCUSSION:**

**YARD OF THE MONTH COMMITTEE:** Town Administrator Christopher Todd stated that the Town of Sawmills is currently looking for members for the Yard of the Month Committee.

Council will talk to potential members and discuss this item further during the regular scheduled March 19, 2019 Council Meeting.

**PUBLIC COMMENT:**

No one wished to speak.

**FEBRUARY CODE ENFORCEMENT REPORT:** There are eight (8) code enforcement cases open:

- Teresa Annas Compton is the owner of a dilapidated house located at 4476 Sawmills School Road. The property has been abated and Town can move forward with lien;
- Jose Montes, owner 4321 Cherokee Court. High grass/junk vehicles. Town Planner stated that the property was spot checked on June 14, 2018. Still no proper driveway has ever been installed. Town Planner stated that a letter was sent giving the owner thirty (30) days to install a driveway. The thirty (30) days are up on July 14, 2018, and homeowner will start to accrue fines if not compliant from that date. Town Planner stated that another letter was sent on August 28, 2018, giving the home owner ten (10) more days. Town Planner stated that the property was spot checked on September 11 and the homeowner was not in compliance. Town Planner stated that she spoke with homeowner on September 18, 2018 and homeowner stated that he would have the driveway completed on September 22, 2018. Town Planner stated that the driveway was not completed until October 4, 2018. Four hundred fifty dollars (\$450.00) have been incurred. Town Planner stated that Town Attorney Terry Taylor will send and letter and a lien will be filed if fines not paid upon receipt of letter;
- Chaney Carter, owner of 4361 Sawmills School Rd. Overgrown vegetation. Town Planner stated that a letter was sent on July 19, 2018, with a deadline of August 3, 2018. Town Planner stated that the nuisance was abated by the Town on August 10, 2018. Town Planner stated that a lien will be placed on the property for the cost of

the mowing. Town Planner stated that a hearing was held on September 6, 2018. The homeowner did not show so the Town can proceed to demolish house;

- Timberline Lumber Company, Inc., owner of 4219 US Highway 321A. Overgrown vegetation. Town Planner stated that a NOV letter was sent on July 19, 2018, with a deadline of August 3, 2018. Town Planner Becca Bleich stated that an additional letter was sent by Town Attorney Terry Taylor on August 2, 2018, with a deadline of August 17, 2018. Owner has not complied with either NOV letter. Town Planner stated she was working with Town Attorney Terry Taylor to determine the next steps;
- Teresa Annas Compton, 2296 George Harris Dr. Lawnmower on sidewalks. Town Planner stated that a NOV letter was sent on January 8, 2019;
- Teresa Annas Compton, owner of 4486 Sawmills School Rd. Dilapidated house. Town Planner stated that a NOV letter was sent on January 8, 2019;
- Alexander Estates, Trash. Town Planner stated that a complaint was made on November 21, 2018. Town Planner spot checked property on November 22, 2018. No nuisance was spotted. Town Planner stated property was spot checked again on January 15, 2019 and two (2) mobile homes had mattresses on the property. Town Planner contacted the property owner on January 17, 2019 and property owner stated she will mention the violations to the mobile home owners;
- 2169 Oaktree Ln Apt #8, hole in ceiling-mold growing. Town Planner stated that she spoke with Larry Griffin, owner of apartment building, on January 29, 2019 and he informed Town Planner that he has went to property two (2) times to fix the ceiling and the tenant would not let him in the apartment. The tenant has appealed the eviction. Town Planner stated that she spoke with tenant on the phone and he stated that the landlord had not stopped to fix anything. Town Planner stated that on January 31, 2019 she spoke with tenant to set up an inspection and about getting pictures. Town Planner stated that she spoke with owner and his resident manager again on February 5, 2019 and owner stated that tenant was under eviction and has appealed with the court for a February 21, 2019 court date. Owner stated that the resident manager and himself had made several attempts to enter the apartment to make repairs and no one will allow them access, Town Planner stated she has spoken with tenant on three (3) occasions and he was to send pictures of the issues and he has never followed through. Town Planner stated that she has also attempted to contact building inspections to line up an inspection.

No Council action was required.

**TOWN ADMINISTRATOR UPDATES:** Town Administrator Christopher Todd stated that as of February 19, 2019 Baird Park is temporarily closed to the public due to the light replacement project.

Town Administrator Christopher Todd also stated that he felt the Town Council had a great budget retreat and staff enjoyed working with everyone during the retreat.

**COUNCIL COMMENT:** Mayor Johnnie Greene asked if anyone on the Council had any questions or comments at this time.

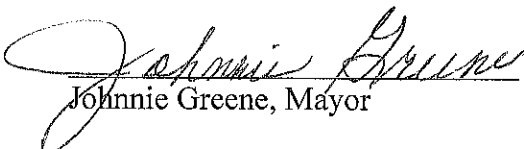
Joe Norman stated that he thought everything went well at the budget retreat.

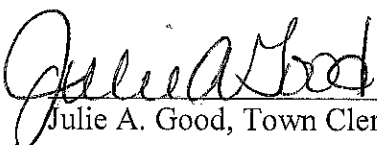
Keith Warren wanted to thank everyone for coming out.

**COUNCIL ADJOURN:** Mayor Johnnie Greene asked for a motion to adjourn.

Joe Norman made a motion, and Keith Warren seconded, to adjourn the meeting. All were in favor.

The meeting was adjourned at approximately 6:26pm.

  
Johnnie Greene, Mayor

  
Julie A. Good, Town Clerk

