

NORTHWEST CITY COUNCIL  
REGULAR COUNCIL MEETING  
TUESDAY, AUGUST 25, 2020  
7:00 PM

**ASSEMBLY**

The Northwest City Council held their regular meeting on Tuesday, August 25, 2020 at 7:00 PM at 4889 Vernon Road.

Present were James Knox, Mayor; Councilmen: Charles Carroll, Haywood Miller, Aaron Perkins, Michael Troy, and Councilwoman Sheila Grady.

Also present was: Donna Strickland City Clerk/Finance Officer, Justin Brantley and Brandon Hackney, Brunswick County Project Planners.

**CALL TO ORDER & INVOCATION**

Mayor Knox called the meeting to order at 7:00 PM.

Councilman Michael Troy gave the invocation.

**CONSENT AGENDA**

A. Finance Report

- Bank Balances
- Budget Vs. Actual

Councilman Charles Carroll **MOVED, SECONDED** by Councilwoman Sheila Grady to approve the Consent Agenda as presented. The **MOTION CARRIED UNANIMOUSLY.**

Due to pandemic guidelines, Mayor Knox stated that after the Liaison reports the Conditional Rezoning Public Hearing will be held outside City Hall.

**LIAISON REPORTS**

- |   |                    |
|---|--------------------|
| • Administration  | Councilman Miller  |
| Nothing to report   |                    |
| • Annexation  | Councilman Perkins |
| Nothing to report   |                    |
| • Park  | Mayor Knox         |
| Nothing to report   |                    |
| • Police  | Councilman Carroll |
| Introduction of new Officer – Lieutenant Perez  |                    |
| • Roads   | Councilman Troy    |
| • Information Technology & Marketing  | Councilman Perkins |
| • Finance   | Councilwoman Grady |
| ○ Will be meeting with North Carolina Capital Management to make sure we are getting the best rate of return on our investments |                    |

Councilman Charles Carroll **MOVED, SECONDED** by Councilman Haywood Miller to have a disaster readiness meeting on September 15<sup>th</sup> at 7:00 PM at City Hall. The **MOTION CARRIED UNANIMOUSLY.**

## **DISCUSSION & ACTION ITEMS**

### **A. Conditional Rezoning – 20-01 CZ Elizabeth Pence**

- **Staff Report**

- Elizabeth Pence has applied for a Conditional Rezoning (CZ) of Tax Parcels 0150000912 and 0150000502 located at 4532 Northwest Road NE.
- These two parcels are 17 acres in size.
- Ms. Pence is requesting that the property to be used for residential and agricultural uses such as the keeping of livestock, growing of crops, private farm tours, operation of a farm stand on the property, as well as hosting seasonal events.
- This request includes an Amendment to the Northwest Future Land Use Map (FLUM) from commercial to residential/agricultural for Tax Parcel 0150000912.
- The FLUM denotes Tax Parcel 0150000912 with a small portion of the property designated for commercial use with the majority designated for residential/agricultural use.
- The FLUM would need to be amended with the zoning change.
- The FLUM amendment would see the entire parcel designated for residential/agricultural use.
- The CZ and the associated FLUM Amendment have been recommended for approval by the Northwest Planning Board on March 10, 2020.

- **Public Hearing – Conditional Rezoning 20-01 CZ - Elizabeth Pence**

Councilman Charles Carroll **MOVED, SECONDED** by Councilman Michael Troy to open the public hearing at 7:35PM. The **MOTION CARRIED UNANIMOUSLY.**

Mayor Knox asked if there would be buffers for the project. Justin Brantley, Brunswick County Project Planner explained that the site plan proposes a 25' buffer for structures around all property boundaries around the site and a 50' buffer for outdoor areas where animals will be kept. Brandon Hackney, Brunswick County Project Planner clarified that the 25' boundary buffer is vegetated and will remain mostly undisturbed. Mrs. Pence stated that the vegetation will remain in the buffer around the property.

Mayor Knox asked if this project creates any access issues for the adjacent properties. Planning Staff explained that the project does not create access issues for any nearby properties. Parcel 0150000502 was purchased to serve as an access/driveway for the property. Mr. Brantley stated that the property was historically accessed from Smith Trail on the north side of the property but now the owners intend to access the property via Parcel 0150000502.

Councilwoman Sheila Grady asked what type of animals will be kept on the property. Mrs. Pence stated that the animals would be livestock – small farm.

- **Automatic Amendment to the Land Use Plan Map LUM-20-01  
(with approval of the conditional rezoning 20-01CZ Elizabeth Pence)**

Justin Brantley, Brunswick County Project Planner explained that with the approval of the Conditional Rezoning the Land Use Plan Map will automatically update.

Councilman Charles Carroll **MOVED, SECONDED** by Councilman Haywood Miller to close the public hearing at 7:45 PM. The **MOTION CARRIED UNANIMOUSLY.**

Councilman Charles Carroll **MOVED, SECONDED** by Councilman Haywood Miller to approve the Conditional Rezoning 20-01CZ Elizabeth Pence as presented. The **MOTION CARRIED UNANIMOUSLY.**

Mayor Knox read the consistency statement recommended by the Planning Board. The consistency statement will be in Exhibit book V.

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

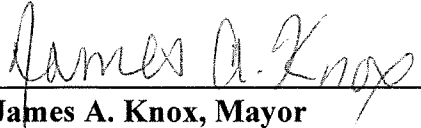
- The Northwest City Council finds that the proposed zoning amendment is NOT consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:  
The proposed zoning amendment is not consistent with the CAMA LAND USE PLAN and FUTURE LAND USE MAP because a portion of the site is designated for Commercial use with the majority of the site designated for Residential/Agricultural use. The proposed rezoning is for Residential/Agricultural uses.
- The Northwest City Council further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community:  
The proposed amendment would result in the Future Land Use Map being amended for the entire site to be designated for Residential/Agricultural use so that the permitted use is consistent with the Comprehensive Plan.
- The Northwest City Council further finds that the proposed zoning amendment is reasonable and in the public interests for the following reasons:  
The proposed amendment is reasonable and in the public interest because it is compatible with surrounding land uses. A set of conditions that mitigates impacts to adjacent properties is proposed.


**PUBLIC COMMENT**

None

**ADJOURNMENT**

Councilman Charles Carroll **MOVED, SECONDED** by Councilman Aaron Perkins to adjourn the Council meeting at 7:55 PM. The **MOTION CARRIED UNANIMOUSLY.**

  
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James A. Knox, Mayor

  
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Donna Strickland, City Clerk