

**Minutes
Spruce Pine Town Council
Monday, February 26, 2024**

A meeting of the Town Council was held on February 26, 2024. Present were Mayor Phillip Hise and Council Members Wayne Peight, Larry McKinney, and Jackie Rensink. Staff in attendance included Darlene Butler, Crystal Young, Brooke Peterson, Kasey Cook, and Spencer Bost. Others attended, including Town Attorney Chad Donnahoo.

CALL TO ORDER

Mayor Phillip Hise called the regular meeting to order at 5:30 PM. Jackie Rensink gave the invocation. Wayne Peight led the Pledge of Allegiance.

APPROVAL OF AGENDA

Larry McKinney moved to approve the agenda as presented. Jackie Rensink seconded the motion, which carried unanimously.

APPROVAL OF MINUTES

Larry McKinney moved to approve the minutes of the regular meeting of February 12, 2024. Wayne Peight seconded the motion, which carried unanimously.

CLOSED SESSION

Mayor Hise requested a motion to enter into closed session, citing NCGS 143-318.11 (a) (3) – To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege. Larry McKinney moved to enter into closed session. Jackie Rensink seconded the motion, which carried unanimously. Crystal Young, Kasey Cook, and Spencer Bost departed the board room.

RETURN TO OPEN SESSION

Council Member Larry McKinney moved to resume open session. Wayne Peight seconded that motion, which carried unanimously. No action was taken by the council during closed session. Crystal Young and Kasey Cook returned to the board room.

PUBLIC COMMENT

There were no public comments.

ACTION AGENDA

- Larry McKinney moved to approve the application for providing water service at outside rates without annexation to Michael Gunter at 422 Rockledge Rd. Jackie Rensink seconded the motion, which carried unanimously.

TOWN MANAGER

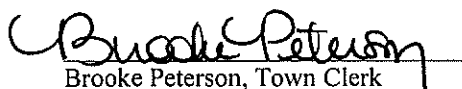
- ✓ Town Manager Darlene Butler advised the Council that a Planning and Zoning Board meeting was held on Tuesday, February 20, 2024 to recommend rezoning both the Mitchell House and The Greens from R-3 (High-Density Residential) to M-1 (Medical Arts). She then passed out the minutes from that meeting to the Council to read through. Said minutes are attached to these minutes. The next step in this process is to set a public hearing according to general statute, notify surrounding property owners, and mark those properties.

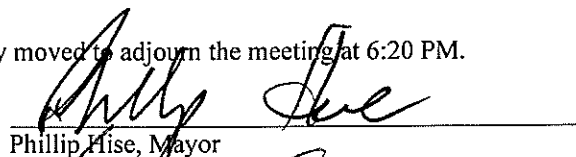
MAYOR/COUNCIL REQUESTS / COMMENTS

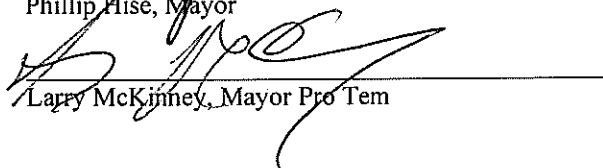
There were no comments.

ADJOURNMENT

With no further business, Larry McKinney moved to adjourn the meeting at 6:20 PM.


Brooke Peterson, Town Clerk


Phillip Hise, Mayor

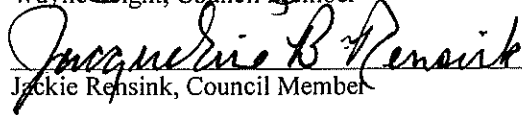

Larry McKinney, Mayor Pro Tem

Absent

Rocky Buchanan, Council Member



Wayne Peight, Council Member



Jackie Rensink, Council Member

**Planning and Zoning Board Meeting
February 20, 2024 3:00 PM**

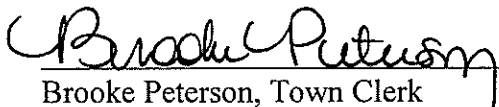
A meeting of the Spruce Pine Planning and Zoning Board was held on February 20, 2024 at 3:00 PM in the Boardroom of Town Hall. Members present were Ken Borders, Zan Sistare, Tommy Westall, and Cassandra Horton. Also attending were Town Clerk Brooke Peterson and Town Manager Darlene Butler.

Town Manager Darlene Butler opened the meeting and presented a rezone request regarding two parcels. She advised the board that both requests involve nursing group homes, a use more suited for M-1 zoning.

1. Darlene Butler presented a request for Mitchell House parcel numbers 0798-00-67-6269 and 0798-00-67-5063 to be rezoned from R-3 (High-Density Residential) to M-1 (Medical Arts). She informed the Board that the surrounding properties in the area are outside city limits, and therefore have no zoning conflicts with M-1. The board considered the Land Use Plan, noting no conflicts concerning it. Zan Sistare made the motion to recommend rezoning the property to M-1. Tommy Westall seconded the motion, which carried with all present in favor.
2. Darlene Butler presented a request for The Greens parcel number 0789-07-58-2579 to be rezoned from R-3 High-Density Residential to M-1 Medical Arts. Darlene Butler informed the Board of the zoning of the surroundings properties in the area. She noted that the use of the property as a nursing home had been in place for years, and that the M-1 zoning designation was suitable. Ken Borders made the motion to recommend rezoning of the property from R-3 to M-1. Zan Sistare seconded the motion, which carried with all present in favor.

With no further discussion, the meeting was adjourned by Chairman Ken Borders.

Respectfully submitted,



Brooke Peterson, Town Clerk