

**CITY OF LAURINBURG  
CITY COUNCIL MEETING  
APRIL 18, 2023  
CITY HALL AND POLICE DEPARTMENT  
303 WEST CHURCH ST.  
6:00 p.m.**

**Minutes**

The City Council of the City of Laurinburg held its regular meeting on Tuesday, April 18, 2023, in the Council Chambers of the City Hall and Police Department at 6:00 p.m. with the Honorable James T. Willis, Mayor, presiding. The following Councilmembers were present: Mary Jo Adams, Mary Evans, Rosemary Rainer, Barbara Rogers, and Andrew G. Williamson, Jr.

Also present were Charles D. Nichols III, City Manager; William P. Floyd, Jr., City Attorney; Harold W. Haywood, City Clerk; Susan K. Coble, Deputy City Clerk.

Mayor Willis called the meeting to order at 6:00 p.m. and gave the Invocation and led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Councilmember Adams moved to approve the agenda, with second by Councilmember Williamson and the vote was unanimous.

**PUBLIC COMMENT PERIOD**

Billy Campbell, who resides on West Boulevard in Laurinburg, spoke to Council with concerns about a housing development that is possibly being built close to his house. Mr. Mac McInnis informed the council that, at this time, there has only been a phone call inquiring about the land, but there have not been any proposals given to the City of Laurinburg. City Attorney Floyd informed Mr. Campbell that once something is submitted, he will receive a notice in the mail for rezoning and he should attend the Planning Board Meeting that will be held in reference to it.

**CONSENT AGENDA**

Mayor Willis read aloud the Consent Agenda:

- a) Consider minutes of March 21, 2023, Regular Meeting
- b) Consider closing East Railroad Street for additional Bike Nights in 2023 Consent Agenda

Councilmember Evans moved to approve the Consent Agenda. Councilmember Rainer moved to second the motion, and the vote was as follows:

Ayes: Adams, Evans, Rainer, Rogers, Williamson

Nays: None

## **PUBLIC HEARINGS**

### **REQUEST FOR SPECIAL USE PERMIT TO ALLOW MICROBLADING AT 1000 SOUTH MAIN STREET**

Mayor Willis opened the public hearing to consider a request for a special use permit to allow microblading at 1000 South Main Street.

Mr. Mac McInnis, City Planner/Code Enforcement Officer, being duly sworn, explained that Ms. Kayla Heffner, owner of Kay Cosmetics LLC located at 1000 South Main Street, Suite 9 & 10, has requested a special use permit to add microblading as a service. Microblading is a semi-permanent form of cosmetic tattooing for eyebrows. Any form of tattooing requires a special use permit per City Code. The City of Laurinburg Planning Board heard the request on March 14, 2023, and unanimously recommended approval of the request.

Ms. Kayla Heffner, being duly sworn, explained that she would like the opportunity to supply a service known as microblading/micro-shading in her salon. If approved, the Scotland County Health Department will inspect and approve not only the area of the salon the service is performed in, but the tools and technique in which the service is offered.

The Council ensued in discussion with Ms. Heffner concerning her proposed services and the location.

There being no one to speak in opposition to the request, Mayor Willis closed the public hearing.

Councilmember Rogers moved to approve the request for a special use permit to allow microblading at 1000 South Main St. because:

- (1) The development is within the planning jurisdiction of the City AND
- (2) The application is complete AND
- (3) The development is in substantial compliance with the regulatory provisions of the UDO (for example, setbacks, decommissioning plan, location, clustering, etc.)

#### **AND BECAUSE THE APPLICANT PROVIDED EVIDENCE THAT:**

- (1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare; AND
- (2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the neighborhood; AND
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; AND

- (4) The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or during construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; AND
- (5) Adequate utilities, access roads, drainage, parking, or necessary facilities have been or are being provided; AND
- (6) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; AND
- (7) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located; AND
- (8) Public access shall be provided in accordance with the recommendations of the city's land use plan and access plan or the present amount of public access and public parking as exists within the city now. If any recommendations are found to conflict, the system requiring the greatest quantity and quality of public access, including parking, shall govern. The proposed use shall be consistent with recommendation and policy statements as described in the adopted land use plan; AND
- (9) The proposed use shall be consistent with recommendation and policy statements as described in the adopted land use plan.

Councilmember Williamson moved to second the motion, and the vote was unanimous.

**REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR THE  
DEVELOPMENT OF AN 84-UNIT APARTMENT COMPLEX ON PLAZA ROAD**

Mr. Mac McInnis, City Planner/Code Enforcement Officer, being duly sworn, explained this request for a special use permit to construct a multi-unit apartment complex on Plaza Road. The Unified Development Ordinance allows seven (7) units or less in the Residential-6 zoning district by right; however, more than seven (7) units requires a special use permit. The Residential-6 zoning district allows a density of 7 to 12 units per acre. This development will consist of 84-units in five (5) two-story residential buildings, one (1) one-story club house, a playground area, a covered picnic area, and a gazebo. The application is complete, and the development meets all of the requirements of the Unified Development Ordinance. The request was heard by the Planning Board on March 14, 2023, and the Planning Board unanimously recommended approval of the request.

Mr. Joey Russell, Vice President of Southern Properties & Development, being duly sworn, explained that there would be five (5) two-story buildings, one (1) one-story club house for amenities for the residents, playground area, covered picnic area and a gazebo. There will be one (1), two (2) and three (3) bedroom units. Mr. Russell explained that the funding has not been approved as of this time, but a special use permit has to be obtained to apply for the funding again.

The Council ensued in discussion concerning the project and if any aspect had changed from previous applications that were approved by Council. Mr. Russell stated no material aspect has changed, other than construction costs.

There being no one to speak in opposition to the request, Mayor Willis closed the public hearing.

Councilmember Evans moved to approve the request for a special use permit to allow for the development of an 84-unit apartment complex on Plaza Rd. because:

- The development is within the planning jurisdiction of the City AND
- The application is complete AND
- The development is in substantial compliance with the regulatory provisions of the UDO (for example, setbacks, decommissioning plan, location, clustering, etc.)

AND BECAUSE THE APPLICANT PROVIDED EVIDENCE THAT:

- (1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare; AND
- (2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the neighborhood; AND
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; AND
- (4) The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; AND
- (5) Adequate utilities, access roads, drainage, parking, or necessary facilities have been or are being provided; AND
- (6) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; AND
- (7) The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located; AND
- (8) Public access shall be provided in accordance with the recommendations of the city's land use plan and access plan or the present amount of public access and public parking as exists within the city now. If any recommendations are found to conflict, the system requiring the greatest quantity and quality of public access, including parking, shall govern. The proposed use shall be consistent with recommendation and policy statements as described in the adopted land use plan; AND
- (9) The proposed use shall be consistent with recommendation and policy statements as described in the adopted land use plan.

Councilmember Rainer moved to second the motion, and the vote was unanimous.

## **CITY MANAGER REPORTS**

### **CONSIDER NO PARKING SIGNS FOR TRADE STREET**

The City Manager explained the request from a housing development to install “No Parking” signs on Trade Street. This road is located directly behind Captain Larry’s restaurant and the restaurant business is causing a lot of congestion with the housing development located down from there.

Councilmember Evans moved to approve the request for the installation of “No Parking” signs on Trade Street. Councilmember Adams moved to second the motion, and the vote was unanimous.

### **CONSIDER TAX FORECLOSURE ATTORNEY AGREEMENT**

The City Manager explained that the foreclosure process with the county delinquencies begins after property owners are three years in arrears. The city has noticed a trend with some citizens to pay the county taxes to keep the property from going into foreclosure but will not pay the city taxes accordingly. The manager is asking the council to consider an agreement with Zacchaeus Legal Services to pursue foreclosure of properties for property owners that do not pay their city taxes. The agreement has been reviewed by the City Attorney, who is also in agreement with the process.

Councilmember Williamson moved to approve the Tax Foreclosure Attorney Agreement and authorizing the City Manager to execute the agreement. Councilmember Rainer moved to second the motion, and the vote was unanimous.

## **APPOINTMENT**

Mayor Willis will appoint Michael McLeod to complete the unexpired term of Gloria Brown on the Laurinburg Housing Authority Board.

### **COMMENTS FROM THE MANAGER, MAYOR, AND COUCILMEMBERS**

The City Manager informed the council that he is still working on planning a visit to Raleigh to meet with Representative Garland Pierce and Senator Danny Britt. Both Representative Pierce and Senator Britt recommend waiting for a few more weeks to allow them to get further along in the session, but there are still positive indications for the city’s funding requests that have been submitted. The manager will update the council once he receives the dates that everyone can make this trip.

The City Manager asked for each council member to get with Harold Haywood or Susan Coble to let them know who will be able to attend the Chamber Annual Awards Dinner that will be held at Cypress Bend Vineyards in Wagram, NC on May 4, 2023, at 6:00 p.m.

Councilmember Rainer reminded the council that the Chamber Litter Sweep is April 17-22, 2023. Mrs. Rainer encouraged everyone to join her team on Thursday, April 20, 2023.

Mayor Willis commended all the work going on at the airport, as well as the success of the First Annual Suds & Swine BBQ Festival that took place April 14<sup>th</sup> and April 15<sup>th</sup> at McDuffie Square. The City Manager stated that Laurinburg is locked in for the 2<sup>nd</sup> weekend in April every year to host the Suds & Swine Festival. The event had a huge turnout with lots of positive reviews from everyone that attended and/or took part in the event.

Councilmember Williamson expressed to council that, with the great turnout at McDuffie Square for the festival, the city needs to look at installing a plaque to honor Mr. McDuffie and acknowledge the location. The City Manager stated he would discuss with community development about adding funding in next year's budget for a plaque and dedication ceremony.

#### **CLOSED SESSION – (Economic Development)**

Councilmember Williamson moved to go into closed session pursuant to NC General Statute 143-318.11 (a) (4) for economic development. Councilmember Adams moved to second the motion, and the vote was unanimous at 6:32 pm.

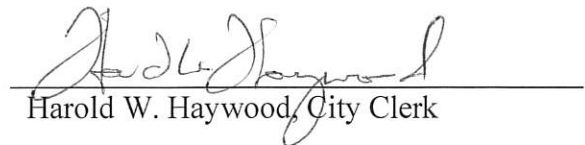
Councilmember Rainer moved to adjourn the closed session and return to the open meeting. Councilmember Williamson moved to second the motion, and the vote was unanimous at 7:01 pm.

#### **ADJOURNMENT**

Motion was made by Councilmember Williamson, seconded by Councilmember Adams, and unanimously carried to adjourn the meeting.

The meeting was adjourned at 7:01 p.m.

  
James T. Willis, Mayor

  
Harold W. Haywood, City Clerk