



Town of Mars Hill

MAYOR AND BOARD OF ALDERMEN

John L. Chandler
Mayor
Nicholas A. Honeycutt
Vice-Mayor
Robert W. Zink
Treasurer
Stuart L. Jolley
Clerk
Larry H. Davis
Secretary

MINUTES SPECIAL MEETING Mars Hill Town Hall – Conference Room May 14, 2021 at 9:00 a.m.

The Town of Mars Hill Mayor and Board of Aldermen met in special session on Friday, May 14, 2021 at 9:00 a.m. in the Mars Hill Town Hall, upon notice duly given.

MEMBERS PRESENT: Mayor John Chandler; Aldermen Larry Davis, Nicholas Honeycutt (by phone), Stuart Jolley, and Robert W. (Bob) Zink.

STAFF PRESENT: Nathan R. Bennett, Town Manager and Jamie Stokes, Town Attorney

Call to Order

The meeting was called to order by Mayor John Chandler. Mayor Chandler welcomed those in attendance.

Approval of the Agenda

Mayor Chandler asked the Board to review the proposed agenda for approval. Upon review of the agenda, Mayor Chandler called for a motion. **Alderman Bob Zink made a motion the agenda be approved as presented.** Alderman Stuart Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the agenda was approved unanimously. (Attachment A)

Board of Adjustment - Membership

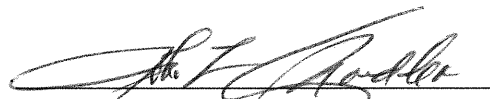
Mr. Bennett advised the Board that an appeal has been made subsequent to a decision of the zoning administrator. The zoning ordinance requires the appeal be heard by the Board of Adjustment. The Board of Adjustment has not met in several years and nearly every previous member is no longer available to serve in that capacity, therefore, the membership of the BOA needs to be reconstituted. Mayor Chandler advised that his understanding is that there are three options for reinstating the BOA: appoint a completely new board with new members, designate the Planning and Zoning Board to assume the additional duties of the BOA, or designate the governing board, the Mayor and Board of Aldermen, the duties of the BOA. Town Attorney Jamie Stokes advised those are the options available to the Board and further confirmed that the designation of the governing board to perform the duties of the BOA is allowed pursuant to N.C.G.S. 160D-302(b). That option would allow the Planning and Zoning Board to continue in their present role of recommending policy and the other designated functions and not burden them with the quasi-judicial functions of appeals and other variance requests to the zoning ordinance. All Board members agreed that the Mayor and Board of Aldermen could take on the duties

of the Board of Adjustment. Ms. Stokes advised that the current zoning ordinance would need to be amended to provide for this change. Mr. Bennett advised that the current zoning ordinance is presently being revised as required by the N.C. General Assembly through the enactment of N.C.G.S. 160D, and that this change could easily be included in the revised zoning ordinance scheduled to be considered at the Mayor and Board of Aldermen meeting in June. Upon completing discussion of the matter, Mayor Chandler called for a motion. **Alderman Nicholas Honeycutt made a motion to authorize an amendment, or other appropriate ordinance revision, to the Town of Mars Hill Zoning Ordinance to provide that the Mayor and Board of Aldermen, serving as the Town governing board, shall be designated to hear and decide all matters upon which it is required to pass under any statute or development regulation adopted under N.C.G.S. Chapter 160D and perform any duties of a board of adjustment as required by statute or Town ordinance.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.


Adjourn

There being no further business before the Board, Mayor Chandler called for a motion to adjourn. **Alderman Zink made a motion to adjourn.** Alderman Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion to adjourn was unanimously approved.

Approved and authenticated this the 7th day of June, 2021.


John L. Chandler, Mayor

ATTEST:


Nathan R. Bennett,
Town Manager





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AGENDA

SPECIAL MEETING

Mars Hill Town Hall Conference Room

May 14, 2021 at 9:00 a.m.

1. Call to Order – *Mayor John L. Chandler*
2. Approval of Agenda
3. Board of Adjustment – Membership
4. Adjourn

Mars Hill Town Hall

280 North Main Street • P.O. Box 368

Mars Hill, North Carolina 28754

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Notice of Special Meeting of the
Town of Mars Hill
Mayor and Board of Aldermen
Scheduled for 14 May 2021

PLEASE TAKE NOTICE that the Mars Hill Mayor and Board of Aldermen shall, pursuant to NC Gen. Stat. 160A-71 and NC Gen. Stat. 143-318.12(b)(2), hold a special meeting at the following designated place and time:

Date of Meeting: Friday, 14 May 2021

Time of Meeting: 9:00 a.m.

Place of Meeting: Mars Hill Town Hall
Large Conference Room
280 North Main Street
Mars Hill, North Carolina

Purpose of Meeting: Review and discuss membership of the Board of Adjustment and take action as may be appropriate to authorize such appointment of members and for other purposes.

This the 11th day of May 2021.

/s/
John L. Chandler, Mayor

Posted as required by NC Gen. Stat. 153A-40(b) and NC Gen. Stat. 143-318.12(b)(2) on this 11th day of May, 2021 at 4:00 o'clock p.m.



Nathan R. Bennett, Town Manager