

MINUTES
LOUISBURG TOWN COUNCIL
JUNE 15, 2020

The Town Council met on Monday, June 15, 2020, at 7:30 p.m. at the Operations Center. Mayor Karl Pernell and Council Members Chris Neal, Emma Stewart, Boyd Sturges, Betty Wright, Tom Clancy and Mark Russell were present.

Finance Director Sean Medlin gave the invocation.

Council Member Sturges moved that the minutes be approved. Council Member Stewart seconded the motion and it carried unanimously.

Mayor Pernell opened the public hearing on the 2020 – 2021 Budget. No one was present to speak in favor of or in opposition to the Budget. Mayor Pernell closed the public hearing.

Mayor Pernell opened the public hearing on Conveyance of Property at the Louisburg Industrial Park to ACI. No one was present to speak in favor of or in opposition to the Conveyance of Property. Mayor Pernell closed the public hearing.

Council Member Sturges moved to approve the Conveyance of Property to Activated Carbon Innovation, LLC for \$60,000 at the Louisburg Industrial Park on T. Kemp Road, approximately 4 acres, Parcel #036970. Council Member Clancy seconded the motion and it carried unanimously.

Town Administrator Jonathan Franklin reviewed the proposed text amendments – (1) To allow apartments as a mixed use with commercial uses in the Central, B-1 Zoning District; (2) To modify parking regulations to establish minimum parking lot requirements; and (3) Placement of Solar Panels and Solar Arrays. Council Member Sturges moved to approve the following text amendments: (1) Allow “upper-story” residential apartments as a mixed use with commercial uses in the B-1, Central Business Zoning District – Under Current Provisions – 5. Downtown Business District (B-1) – c. Special Exceptions (2) Delete multi-family dwelling units, including apartments, condominiums and townhouses. Add: Residential apartments as a mixed use, “upper-story” development, in conjunction with a primary commercial use located on the lowest building floor. (2) Section 15. Off-Street Parking and Off-Street Loading Requirements – A. Remove: Whenever the required number of parking spaces for a use is three or less in number, the use is exempt from the requirement of pavement and curb and guttering. Add: All uses shall provide a minimum of 5 paved parking spaces and access driveway(s). Uses shall otherwise comply with the specific space requirements defined herein and 3. Business Uses – Add: Auto Sales Lots shall provide paved, curb and gutter, and landscaped display areas where vehicles or products are parked for customer inspection and display. (3) Existing Definitions for Solar Panel and Solar Array – Modify to Read: Solar Panel: A photovoltaic panel that converts light into electricity and is attached directly to a structures roof or the roof of a permitted accessory structure. Roof panel installations shall be single tier, directly onto the roof and not stacked or multi-tier installations. Solar Array: A large scale, multiple paneled unit that produces power at higher values and is attached to the roof of a structure in an Industrial District OR as freestanding modules attached to each other and installed directly on a frame system in the ground: often referred to as a solar farm. Such arrays may

vary in type and are most often, but not limited to, utility scale installations that provide energy back onto an electric utility distribution system. Solar arrays shall be a principle use. Solar Panel Regulations- Agriculture – Residential District - Solar Arrays Prohibited – Commercial/Institutional Districts Solar Panel: Solar Arrays Prohibited – Industrial District Solar Panel: Permit roof mount Solar Panels OR Solar Array banks as a Special Exception – Amend the Ordinance to add the following as a standard for solar arrays when being considered as a Special Exception – ADD: Solar Arrays shall be enclosed with a protective fence and screened with an evergreen hedge to create an opaque screen a minimum of six (6) ft. in height. Decorative trees shall be planted on 30 ft. center around the perimeter of the development exterior to the required fence and hedge.

Council Member Stewart seconded the motion and it carried unanimously.

Council Member Sturges moved to approve the agreement with Municipal Engineering Services for the Water AIA Grant. Council Member Stewart seconded the motion and it carried unanimously.

Council Member Sturges moved to approve the agreement with Municipal Engineering Services for the Wastewater AIA Grant. Council Member Wright seconded the motion and it carried unanimously.

Council Member Sturges moved to approve the contract with the Kerr-Tar Council of Governments for grant administration for the 2019 CDBG-I for Water Line Improvements along Bullock Drive, Wright Street and Westover Road. Council Member Neal seconded the motion and it carried unanimously.

Council Member Sturges moved to approve the contract with Hartigan Management Enterprises, Inc. to provide Industrial Development Fund Grant (IDF) Administration Services for the Louisburg Industrial Park Infrastructure Project. Council Member Stewart seconded the motion and it carried unanimously.

Council Member Clancy moved to pre-approve the budget amendments necessary to close our Fiscal Year 2019-2020. Council Member Wright seconded the motion and it carried unanimously.

Council Member Sturges moved to approve the road right-of-way for Kenmore Avenue (a 40 ft. road right-of-way extension across David Wammock's property). Council Member Neal seconded the motion and it carried unanimously.

Council Member Sturges moved that the meeting be adjourned. Council Member Wright seconded the motion and it carried unanimously.

Carolyn D. Patterson

Administrative Assistant/Town Clerk CMC