

COUNCIL MINUTES  
REGULAR WORKSHOP MEETING

May 16, 2017

A regular workshop meeting of the City Council of the City of Jacksonville was held Tuesday, May 16, 2017 beginning at 5:00 PM in Meeting Rooms A and B of Jacksonville City Hall. Present were: Mayor Sammy Phillips, presiding; Mayor Pro-Tem Michael Lazzara and Council Members: Jerry Bittner, Randy Thomas, Bob Warden, Angelia Washington, and Jerome Willingham. Also present were: Richard Woodruff, City Manager; Ronald Massey, Deputy City Manager; Gayle Maides, Finance Director; Glenn Hargett, Assistant Manager for Communications and Community Affairs; Anthony Prinz, Transportation Services Administrator; Michael Liquori, Parks Services Director; Carmen Miracle, City Clerk; and John Carter, City Attorney. \*A video recording of the Council Meeting is presently available for review on the City's website.

CALL TO ORDER

Mayor Phillips called the meeting to order at 5:04 PM.

ADOPTION OF PROPOSED AGENDA

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Bittner, and unanimously approved to adopt the agenda as presented.

WORKSHOP TOPICS

AUDITOR-PRESENTATION OF STATEMENT OF AUDITING STANDARDS

Mr. Andrew Brothers, RSM, Inc. said the SAS114 letter addressed the timing and scope of the audit and was required to be presented to the Mayor and Council by auditing standards each year. He stated RSM was an independent third party to the City and their personnel had to comply with professional independent standards. He provided a time line for the audit. Preliminary fieldwork would commence May 17, 2017 and go through May 23, 2017 if necessary. During the preliminary work, they would update their understanding of the City and internal controls currently in place. They would also look at Grants to make sure the funds were in compliance. Final fieldwork would begin August 21, 2017 and would last approximately one and a half weeks. The second week would be directed to the Tourism Development Authority.

Mr. John Carter, City Attorney stated that as part of the information provided to the Council by RSM, Inc. there was a LGC Contract to Audit Accounts. This document had to be approved by the Council as the Audit should not be started until the contract was approved.

There being no questions or concerns, a motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Willingham, and unanimously adopted to approve the contract for the audit as presented.

DCERP- (DEFENSE COASTAL & ESTUARINE RESEARCH PROGRAM) – BASE  
AREA ENVIRONMENTAL STUDY OVERVIEW

Ms. Susan Cohen, Coordinator for the Defense Coastal Estuarine Research Program (DCERP) using the PowerPoint presentation herein attached as Exhibit A, provided an overview of why natural resource research and monitoring was happening at Marine Corps Base Camp Lejeune, NC (MCBCL). She said Strategic Environmental Research and Development Program (SERDEP) was the Department of Defense (DoD) Premier Science and Technology Program. Ms. Cohen provided a conceptual model of where they started; what they knew about the eco systems on MCBCL; how they knew how the eco systems were connected; inputs, exports and stressors. She said the New River began in Northern Onslow County where it was approximately two feet wide at its headwaters. By the time it reached Jacksonville it had taken every nutrient and sediment from that watershed and loaded it into the New River Estuary, which began where the fresh water from the River met the salt water that came up through the inlet. That was where the estuary began and was primarily surrounded by Camp Lejeune and ended at the New River Inlet. She said part of the research was to determine the response of the estuary to inputs from the New River.

One interesting fact she provided was that the Intracoastal Waterway was currently 60 meters wider than 60 years ago. This was mainly attributed to the constant dredging to maintain the waterway.

Councilman Bittner asked about salt water intrusion. Ms. Cohens said that issue was not part of their field of study.

Councilman Warden asked about water table studies that may affect flood maps. Ms. Cohen said their data study was not in terms of residential areas.

In response to Mr. Woodruff, Ms. Cohen said the program stops but resouces would remain available for a time. She said they hoped the Base would continue the program in a scaled down version.

### FY18 BUDGET DISCUSSION

Referring to Exhibit A, Mr. Richard Woodruff, City Manager, gave a detailed report of the FY18 Budget Schedule with potential adoption on June 6, 2017. Mr. Woodruff stated the final issue for Council decision was employee compensation. He advised that Onslow County planned on a 2.6 % increase, ONWASA proposed CPI and Onslow County Schools was still to be determined. He reviewed the history of increases and CPI for City employees, the effect of the \$1,000 increase if selected again this year, and other salary increase options.

Mayor Phillips asked if Onslow County was facing the same increase in health insurance premiums. Mr. Woodruff said he did not know.

Mayor Pro-Tem Lazzara said he was a proponent of a percentage increase. He proposed a one and one half percent increase in salary in addition to the money the City had contributed towards health insurance premiums, which would equate to slightly more than two percent, which he felt, was appropriate. He said while there was a \$1,000 increase last year, he felt a flat amount again this year could create compression issues to some of the salary ranges. He felt they were losing valuable employees due to salary ranges. An increase across the board would not eliminate those losses but it would not make them worse.

A motion was made by Mayor Pro-Tem Lazzara and seconded by Councilwoman Washington to provide one and one half percent (1½%) increase in employee compensation.

Councilwoman Washington said since the \$1,250 deductible was being eliminated and moved to a \$1,750 deductible her biggest concern was with staff at the bottom of the pay scale; however, she did support the percentage increase motion as she felt employees should be paid competitive wages.

Discussion ensued regarding salary increases in percentages and the loss of quality personnel. Mayor Pro-Tem Lazzara said the City could train and retain good employees or be a training ground for other government entities.

Councilman Bittner agreed but felt the City should provide at least the same as the County, which was a 2.6% increase across the board.

Mr. Woodruff said in the General Fund, every one percent equaled \$197,000. In regards to health insurance, the City was contributing approximately \$300,000 to help keep the employees increase down to ten percent.

Councilman Willingham said he did not mind the one and one-half percent and the health care benefits. He felt the discussion that the City was losing people due to salary issues required further analysis. It would require a survey as to who we were losing, for what positions and for what reasons. He did not think it could be summed up in this discussion.

Councilman Bittner made a motion to amend by increasing the one and one-half percent to two percent; however, this amendment died for lack of a second.

A vote was taken on the motion to provide a one and one half percent increase in employee compensation and was approved on a 5 – 1 vote with Councilman Bittner voting “nay.”

Mr. Woodruff asked if there were any further questions regarding the budget, as he would like to have it finalized and ready for Council’s consideration at the June 6, 2017 meeting. In regards to questions about the Recreation Fee Schedule, Mr. Woodruff said the only change was that Jack Amyette would no longer be available to rent separately from the front area.

Following discussion, Mr. John Carter advised that Council’s prescheduled Workshop Meetings were Regular meetings which meant the Budget Adoption could be added to the Agenda and a Special Meeting was not required. It was the consensus of Council to consider adoption of the FY 18 budget at their June 6, 2017 Regular Workshop Meeting.

#### UPDATE AND DISCUSSION: HOLIDAY CITY POOL / POTENTIAL CITY LEASE

As shown in Exhibit A, Ms. Susan Baptist, Director of Recreation Services, provided a detailed report on a proposal for a City/Public operation of the Holiday City Pool. She provided dates and times of possible operations. City resources would provide for staffing and chemical expenses. She provided two options for maintenance along with options for lifeguards and their responsibilities.

Mr. Woodruff said with no idea of the level of participation, this would be a ten-week pilot program. This opportunity would show the level of interest the community had for a pool. There were some challenges, mainly in parking. Northeast Creek Park was located nearby, which could provide for additional parking options. The location was also on the City transit route and for \$1.25 citizens could catch the bus and ride to the pool.

Discussion ensued regarding the times of operation and the capacity for the pool along with options for the lease. Mr. Carter said the lease would be prepared and brought before Council for their approval.

It was the consensus of Council was to move forward with the lease and bring it back to Council at the June 6, 2017 meeting.

ADJOURNMENT

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Thomas, and unanimously adopted to adjourn the meeting at 6:14.

Adopted by the Jacksonville City Council in regular session this 6th day of June, 2017.

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Sammy Phillips, Mayor

ATTEST:

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Carmen K. Miracle, City Clerk

Exhibit "A"

**Jacksonville City Council**



Regular Workshop Meeting  
May 16, 2017

**Proposed Workshop Agenda**

1. Auditor Presentation
2. DCERP Presentation
3. FY18 Budget Discussion
4. Holiday City Pool Discussion




**Auditor Presentation**



**DCERP**  
Defense Coastal Estuarine Research Project  
**Dr. Susan Cohen**  
DCERP Onsite Coordinator



Defense Coastal/Estuarine Research Program  
Marine Corps Base Camp Lejeune

Susan Cohen  
DCERP Onsite Coordinator  
Department of the Navy  
May 16 2017

- Why is natural resource research and monitoring going on at a DoD installation ?
- Who sent DCERP to MCBCL?
- What's in it for us?



Measuring elevation on Onslow Beach ↑  
← Measuring productivity in the NRE

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### Why do environmental research at a DoD Installation?

DoD manages nearly 29 million acres of land (4% of Fed Land Total) and hundreds of square miles of air and sea to conduct missions vital to national security.

[Federal Land Holdings - 650 Million Acres (30% of US Land Total)]

29 million acres includes:

- 420 federally-listed species, more than 40 species only found on DoD lands
- 523 species at-risk, more sensitive species per acre than any other federal land managing agency.



Twenty-nine Palms, California



Forester's Tern

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Critical military training lands along the nation's coastal and estuarine shorelines are increasingly at risk because of:

- development pressures in surrounding areas,
- impairments due to other man-made and climatic disturbances, and
- requirements for compliance with environmental regulations.

Man-made Stressors





Natural Stressors



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### Who sent DCERP to MCBCL?

**SERDP**  
DoD • EPA • DOE

Strategic Environmental Research and Development Program

SERDP is DoD's environmental science and technology program and invests across a broad spectrum of basic and applied research, as well as advanced development.

Natural Resource Management for mission needs must be maintainable over long time horizons and be responsive to changing requirements, new challenges, and potential climate futures.



Authorizing Legislation - Congress established SERDP in 1990 to address DoD environmental issues.

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### Defense Coastal/Estuarine Research Program



10 years

Highly integrated, monitoring and research program

- 25 senior researchers
- 8 universities
- 3 federal agencies
- 4 small businesses

External review and stakeholder input

Data and Information Management System (DIMS)  
50 datasets, >25 million records

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Longleaf pine forests



Onslow Beach, Barrier Island



New River, Tributary Creeks and the Estuary



Coastal Wetlands

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### What's in it for us?




77 Surface Elevation Tables, NOAA Sentinel Site Program

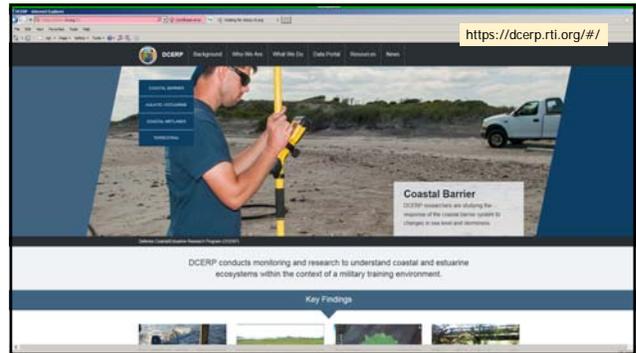
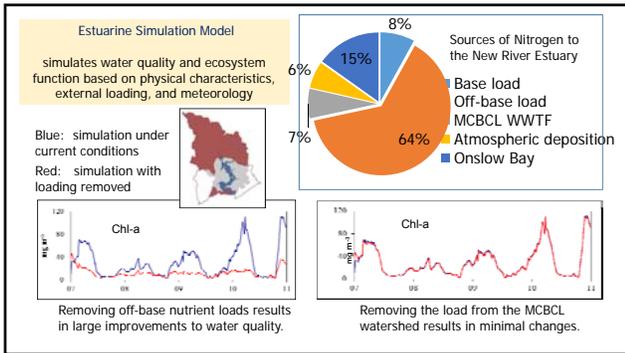


Kevin Reopallo, photo

gradient of end-user usefulness, something for everyone

- Direct use of DCERP data, models and tools.
- Make a link to other end-users.
- Gets you thinking in a different way, or helps you make a connection.

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Defense Coastal/Estuarine Research Program  
Stakeholder Meeting  
May 18, 9:00 am – 4:00 pm  
Jacksonville youth Center

New River Estuary - Current condition, sources of impairments, and predictions for the future  
Coastal Wetlands - Current status of coastal marshes, sediment accumulation, and resilience to sea level rise  
Coastal Barrier Island - Barrier island evolution over time and future potential scenarios  
Terrestrial - Management of southeastern longleaf pine forests, fire, and endangered species  
DCERP Data and Information Management System (DIMS) - Exploring data, geospatial tools and products

susan.cohen@usmc.mil      <https://dcerp.rti.org/>

## FY18 Budget Discussion

### Schedule

April 4	Opening Workshop	
April 11	Budget Workshop	5 PM
April 18	Budget Workshop Public Hearing	5-6:45 PM 7 PM
April 25	Advisory Board & Committee Appreciation Dinner	6-8 PM
May 2	Budget Workshop	5-6:45 PM
May 9	Budget Workshop	5-8 PM
May 16	Budget Workshop as needed Potential Budget Adoption	5-6:45 PM 7 PM

### Schedule: June 6 adoption

April 4	Opening Workshop	
April 11	Budget Workshop	5 PM
April 18	Budget Workshop Public Hearing	5-6:45 PM 7 PM
April 25	Advisory Board & Committee Appreciation Dinner	6-8 PM
May 2	Budget Workshop	5-6:45 PM
May 9	Budget Workshop	5-8 PM
May 16	Budget Workshop	5-6:45 PM



## Budget Focus Topic

Compensation

## Budget Focus Topic:

### Wage Adjustment

Onslow County	2.6%
ONWASA	A-CPI
Onslow County Schools	TBD



## History of Increases & CPI

Fiscal Year	COLA	One time	CPI
2017	\$1,000		0.5%
2016	1%		0.6%
2015	2%		1.8%
2014	0%		1.7%
2013	1%	\$200	3.3%
2012	2%	\$200	1.4%
2011	1.5%		2.9%
2011 mid year	\$1,200		2.9%



## Effect of the \$1,000 Increase

% Increase	# of Employees	% of Employees	% Cumulative
4.5% to 5%	3	0.6%	0.6 %
4.0% to 4.5%	28	5.3 %	5.9 %
3.5% to 4%	34	6.4 %	12.3 %
3.0% to 3.5%	88	16.5 %	28.8 %
2.5% to 3%	161	30.3 %	59.1 %
2.0 to 2.5%	116	21.8 %	80.9 %
1.5% to 2%	71	13.3 %	94.2 %
1.0% to 1.5%	21	3.9 %	98.1 %
Less than 1%	10	1.9 %	100.0 %



## Salary Increase Options

	\$1,000 per Employee	1% per Employee
General Fund	\$448,243	\$197,626
Water/Sewer Fund	\$ 93,014	\$ 36,089
Solid Waste Fund	\$ 49,265	\$ 16,045
Stormwater Fund	\$ 25,828	\$ 9,576
Internal Service Funds	\$ 34,530	\$ 16,773
Grants	\$ 8,611	\$ 4,259



## Budget focus Topic:

### Wage Adjustment

Considerations:

- Health Plan Increases
- Local Competition
- Impact on fund Balance
- Employee Morale



## Budget Focus Topic

10% Rate Increase Vs Premiums per Year

	\$1,750 Plan		\$2,750 Plan	
	Number	Impact	Number	Impact
Employee Only	152	\$78	96	\$52
Employee & Child	20	\$260	31	\$195
Employee & Children	8	\$364	31	\$281
Employee & Spouse	15	\$520	31	\$364
Employee & Family	14	\$598	70	\$416



## Public Pools

Susan Baptist  
Director of Recreation Services

## Public Private Partnership

- Swimming Pool Facility
- City of Jacksonville and Holiday City Mobile Home Park



## Pool Opportunity at Holiday City

- Private Residential Housing Area
- Corbin Street
- In Ground Pool
- 40 x 20 Feet



## Holiday City Pool



## Holiday City Pool



### Holiday City pool operations

Holiday City	Maintenance & Operations	Revenue Source
June 30-Sept. 5 Mon – Sat 10AM – 4PM	2 Lifeguards on duty Pool attendance to supervise Certified Pool Technician – daily and continuous maintenance and monitoring	Fee
Residents & guest only	Chemical cost average – \$5,000 per season	



### City-Public Operation

City of Jacksonville	Maintenance	Revenue Source
Hours: Mon – Sat, 10-4PM	<p><b>Option 1:</b> COJ take full responsibility to purchase and manage pool chemicals and maintenance.</p> <p><b>Option 2:</b> Reimburse HC to continue responsibility for maintenance and associated cost.</p> <p><b>Average cost:</b> Chemicals - \$5,000 HC Maintenance staff - \$5,000</p>	User Fees Classes

### City-Public Operation

Staffing	Cost
Head lifeguard – oversee daily operations	\$15 per Hour, 6 Hours, 6 days a week \$540
Lifeguard – oversee pool and safety of patrons	\$12 per Hour, 6 Hours, 6 days a week \$432
Attendant – greet, collect fee and monitor patrons	\$7.50 per Hour, 6 Hours, 6 days a week \$270



### City-Public Operation

Staffing	Cost
Head lifeguard – oversee daily operations	10 weeks x \$540 per week=\$5400
Lifeguard – oversee pool and safety of patrons	10 weeks X \$432 per week=\$4320
Attendant – greet, collect fee and monitor patrons	10 weeks X \$270 per week=\$2700
<b>Total Staffing Cost</b>	<b>10 weeks=\$12,420</b>



### City-Public Operation

Staffing	Cost
Staff	10 weeks=\$12,420
Chemicals	10 weeks=\$5,000
Maintenance	10 weeks=\$5,000
<b>Total Cost</b>	<b>1 weeks=\$22,420</b>



### City-Public Operation

Revenue	Estimate
\$1 Adm. Fee	50 per day for 10 weeks=\$3,000
\$1 Children/\$2 Adult	30 Child/20 Adult X 10 weeks=\$4,200
\$2 Adm. Fee	50 per day for 10 weeks=\$6,000
Total Cost	10 weeks=\$22,420



## COUNCIL MINUTES

## REGULAR MEETING

May 16, 2017

A Regular Meeting of the City Council of the City of Jacksonville was held Tuesday, May 16, 2017 beginning at 7:00 PM in the Council Chambers of City Hall. Present were: Mayor Sammy Phillips presiding; Mayor Pro-Tem Michael Lazzara and Council Members: Jerry Bittner, Randy Thomas, Bob Warden, Angelia Washington and Jerome Willingham. Also present were: Richard Woodruff, City Manager; Ronald Massey, Deputy City Manager; Gayle Maides, Finance Director; Glenn Hargett, Assistant Manager for Communications and Community Affairs; Carmen Miracle, City Clerk; and John Carter, City Attorney. \*A video of the Council Meeting is presently available for review on the City's website.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Boy Scout Troop 879 from First Presbyterian Church led the Pledge of Allegiance.

INVOCATION

Mr. John Carter pronounced the invocation.

ADOPTION OF AGENDA

A motion was made by Councilman Thomas, seconded by Councilwoman Washington and unanimously approved to adopt the agenda as presented.

PRESENTATIONSONslow COMMISSION FOR PERSONS WITH DISABILITIES AND CITY OF JACKSONVILLE: POSTER, POETRY, AND ESSAY CONTEST AWARDS

The Onslow Commission for Persons with Disabilities and the City of Jacksonville, sponsored a Poster, Poetry, and Essay Contest for Onslow County, Camp Lejeune, and Private Schools to help promote "Disabilities Awareness Week. The theme for the contest again this year was "Let's Change Attitudes. There were 49 entries this year from elementary and middle school grades. There were no entries received from high schools. A winner from each grade level that participated was selected for a First Place Award. One teacher from each grade group was selected for an "Excellence in Participation" Award based on student entries that most clearly related to

this year's theme. Each winner received a certificate and a \$50 gift card. In addition, the winning teacher's classroom received gift cards to hold a pizza party. In honor of "Disabilities Awareness Week" the winning entries were on display in the lobby of City Hall May 15– May 19.

Ms. Marcia Wright, representing the Onslow Commission for Persons with Disabilities assisted Mayor Phillips to present awards to the following: Kindergarten – Megan Daldos; Second Grade – Shaleigh Carpenter; Third Grade- Katie-Lynn Riegelsperger; Fourth Grade – Hailee Melvin; Fifth Grade – Aislinn Nash; and Seventh Grade – Autumn Orlich. First Grade – Sara Bhonhariya was not present. Winning Teachers were: Ms. Chi Hoyn-Siboura from Northwoods Elementary School and Ms. Andrea Hurst from Dixon Middle School.

#### PROCLAMATION – MOTORCYCLE SAFETY AWARENESS MONTH

Mayor Phillips presented a Proclamation recognizing National Motorcycle Safety Awareness Month in the City of Jacksonville, to Ms. Marguerite Crawford, International Women's Motorcycle Club, Leather and Lace Motorcycle Club. The goal of Motorcycle Awareness Safety Month was to encourage all motorists, both vehicular and cyclists, to share the road safely and to make a conscious effort to drive fully engaged and undistracted.

#### PROCLAMATION: HYPERTENSION AWARENESS DAY

Heart Disease and stroke are the second and fourth leading causes of death in North Carolina, and high blood pressure, also known as hypertension, is a major and modifiable risk factor for heart disease and stroke. The City of Jacksonville was honored to support Onslow Memorial Hospital in their effort to promote education and awareness about Hypertension by issuing a Proclamation naming May 17, 2017 as Hypertension Awareness Day in the City of Jacksonville. Mayor Phillips presented the Proclamation to representatives from Onslow Memorial Hospital as follows: Dr. Penney Burlingame Deal, Chief Executive Officer; Erin Tallman, Senior Vice President, Patient Advocacy Officer; Amy Sousa, Senior Vice President, Public Relations/Marketing; Susan Taphous, Stroke Nurse Coordinator and Josephine Malfitano, Director, Performance Improvement & Accreditation.

#### PRESENTATION OF CERTIFIED LOCAL GOVERNMENT FINANCE OFFICER DESIGNATION TO SR. FINANCE MANAGER ALLEN WEEKS

The North Carolina Certified Local Government Finance Officer program is designed to enhance the public finance profession in North Carolina and is sponsored by the North Carolina Government Finance Officers Association. In addition to experience, candidates must take several

educational core courses, as well as rigorous examinations to meet the program's standards in becoming a Certified Local Governmental Finance Officer. Allen Weeks, Sr. Finance Manager, met the program's standards of experience, education, and examination and was awarded his Certified Local Governmental Finance Officer Certificate at the annual meeting of the North Carolina Government Finance Officer Association meeting on March 2, 2017.

Mayor Phillips presented Mr. Weeks with his Certificate.

#### PUBLIC COMMENT

There was no one desiring to speak at this Public Comment section.

#### ADOPTION OF CONSENT ITEMS AND MINUTES

A motion was made by Councilman Bittner, seconded by Mayor Pro-Tem Lazzara, and unanimously approved to adopt the consent items as presented and to adopt the minutes of the April 18, 2017 Workshop Meeting and the April 18, 2017 Regular Meeting.

#### CONSENT ITEMS

##### VOLUNTARY SATELLITE ANNEXATION PETITION – WOLFE PROPERTIES- 1150 PINEY GREEN RD – 1.32 ACRES

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On behalf of Wolfe Properties LLC, John Pierce and Associates, P.A. submitted a voluntary satellite annexation petition for 1.32 acres that are not contiguous to the current City limit boundaries. The property is located along Piney Green Road and Hemlock Drive. Tentative plans for the parcel included a 5,520 square foot commercial space. (Proposed 4-unit tenant occupied shopping center) Pursuant to Resolution 2016-02, Council authorized Voluntary Annexation petitions to be investigated for sufficiency upon receipt. The City Clerk conducted the required investigation and found as a fact that said petition was signed by all owners of real property lying in the area described. As provided in North Carolina General Statute 160A-31, a Resolution was prepared scheduling a Public Hearing for this annexation for the June 20, 2017 Meeting.

Resolution 2017-03, Bk. 7, Pg. 230

PUBLIC HEARING (*LEGISLATIVE*) MAP AMENDMENT – REZONING FROM  
RESIDENTIAL MULTI-FAMILY – LOW DENSITY (RMF-LD) TO CORRIDOR  
COMMERCIAL (CC) – 191 PINEY GREEN ROAD.

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Mr. Jeremy Smith, Senior Planner stated Thomas G. and Jennifer L. Collins submitted a rezoning request for a 3.62-acre tract of land located at 191 Piney Green Road. The applicant was requesting the parcel currently zoned Residential Multi-Family – Low Density (RMF-LD) be rezoned to Corridor Commercial (CC). If approved the parcel would be allowed to be used more broadly. This property is currently located in the City’s Extraterritorial Jurisdiction.

Mayor Phillips recessed the regular meeting at 7:28 PM in order to conduct the public hearing.

With no one desiring to speak, Mayor Phillips closed the public hearing at 7:29 PM and reconvened the regular meeting.

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Thomas and unanimously adopted to approve the rezoning request based on Findings of Facts A through J being found in the affirmative. The rezoning advanced the public interest by creating more development opportunities and making it consistent with the Future Land Use map.

Ordinance 2017-22, Bk. 12, Pg. 592

PUBLIC HEARING (*LEGISLATIVE*) MAP AMENDMENT – REZONING FROM  
RESIDENTIAL SINGLE-FAMILY - 7 (RSF-7) TO CORRIDOR COMMERCIAL (CC)  
– 501 PINEY GREEN ROAD

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Mr. Jeremy Smith, Senior Planner said Larry and Sandra Barker submitted a rezoning request of a 1.24-acre tract of land located at 501 Piney Green Road. The applicant requested the parcel currently zoned Residential Single-Family - 7 (RSF-7) be rezoned to Corridor Commercial (CC). If approved the parcel would be allowed to be used more broadly. This property is currently located in the City’s Extraterritorial Jurisdiction.

Mr. Smith stated that the recommendation was that Findings of Fact C through J were found in the affirmative. If staff were directed to update the CAMA Land Use Plan, Findings of Fact A & B would then be consistent and the rezoning would advance the public interest by creating more development opportunities.

Mayor Pro-Tem Lazzara asked if there plans to modify the Land Use Map on Piney Green Road, which seemed outdated and this action also could offer protection in the form of required buffers. Mr. Richard Woodruff, City Manager, said the Council could direct staff to do a study on

the remaining properties on Piney Green Road to determine if the City should initiate its own rezoning action. This would be a proactive way for the City to proceed. He said a significant amount of single-family property located behind this site would soon transition out of the City's Extra Territorial Jurisdiction (ETJ.) Previously, Council agreed for the City to retain ETJ jurisdiction over the road frontage.

In regards to buffers, Mr. Smith said if the property was rezoned any development would trigger the requirement. As long as the properties remained residential, this would require a Type A buffer which was a 30-foot vegetative buffer along with a solid 6 foot fence.

Mr. Ryan King, Planning/Permitting Administrator, stated if the many homes along Piney Green Road were rezoned to Corridor Commercial, they could become non-conforming. As non-conforming, if they were damaged or destroyed problems could arise with respect to rebuilding.

Mayor Phillips recessed the regular meeting at 7:35 PM in order to conduct the public hearing.

Kimberly Walker, 102 Knight Place, said her home was located exactly behind the site. She said her home had belonged to her family since 1976. She asked that Council deny the request, pointing out there were several vacant commercial lots on Piney Green Road that could be utilized for commercial. She said there were numerous gas stations, convenience stores, and a grocery store. She did not see a need to change this property to commercial.

Mr. John Pierce, 405 Johnson Boulevard, said that due to the development of Piney Green Road the subject property was not an ideal location for residential use. He said commercial zoning afforded his client the highest and best use of the property and he felt this was the best use for the City of Jacksonville.

Clare Martin, 523 Piney Green Road, wanted to know if there were any development plans for the property if the rezoning was approved. Mayor Phillips said they had not gotten to that point at the current time. Ms. Martin said that the Piney Green Road project took most of her front yard, which would make it hard to sell. She was also concerned that her home value would decrease if a business located next door.

With no one else desiring to speak, Mayor Phillips closed the public hearing at 7:42 PM and reconvened the regular meeting.

A motion was made by Councilman Bittner, seconded by Mayor Pro-Tem Lazzara and unanimously adopted to approve the rezoning request based on Findings of Fact C through J being

found in the affirmative, direct staff to update the CAMA Plan which will make the rezoning consistent and Finding of Fact A and B affirmative and that the rezoning advanced the public interest by creating more development opportunities, with the proviso that staff be instructed to review all property within the City limits along the Piney Green Road Corridor to determine the effects of road development and whether a rezoning action or CAMA map updates should occur. Ordinance 2017-23, Bk. 12, Pg. 593

By consensus of Council, agenda items were handled out of order to review 445 Western Boulevard prior to reviewing 820 Barn Street.

**SPECIAL USE PERMIT AND TYPE III SITE PLAN – TELECOMMUNICATION  
TOWER – 445 WESTERN BOULEVARD**

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Mayor Phillips recessed the regular meeting at 7:43 PM in order to conduct the public hearing.

Mayor Phillips swore in Mr. Jeremy Smith, Senior Planner. Mr. Smith stated TowerCom IV, LLC submitted a Special Use Permit and Type III Site Plan application seeking approval of a proposed 184-foot tall telecommunications tower. The proposed site is located on a 1.06-acre tract of land at 445 Western Boulevard. The property was zoned Corridor Commercial (CC) and within this zone, telecommunication towers required a Special Use Permit.

Mayor Phillips swore in Dana Pellizari, Rogers, Townsend, and Thomas, 1221 Main Street, Columbia, SC. Ms. Pellizari submitted a copy of the application into the record. She stated there was a new tower Parcel ID # 162037. As part of the requirements there was a Type A buffer, she said there was a portion of the parcel that was very heavily wooded. TowerCom was not planning on cutting any of the vegetation except for the area where the tower would be placed. They were requesting that any remaining vegetation be used for meeting the Type A buffer.

Mr. John Carter, City Attorney, stated staff would handle the buffer issue administratively as it would not require action from Council. Mr. Smith said on the site plan it was noted that TowerCom would maintain the natural vegetation, however, if the property no longer met that intent after construction a requirement would be issued for compliance.

Mayor Pro-Tem Lazzara asked if it was typical for natural vegetation to be used for Type A buffers. Mr. Smith said natural vegetation was often used and was preferred as there would be more mature growth.

With no one else desiring to speak, Mayor Phillips closed the public hearing at 7:50 PM and reconvened the regular meeting.

A motion was made by Councilman Warden, seconded by Councilman Thomas and unanimously adopted to approve the Special Use Permit and Type III Site Plan based upon findings of fact A through G being found in the affirmative and that no white light to be installed but that the red light remain as a requirement.

SPECIAL USE PERMIT AND TYPE III SITE PLAN – CITY OF JACKSONVILLE  
RECREATION AND PARKS COMMUNITY CENTER – 820 BARN STREET

Mayor Phillips recessed the regular meeting at 7:51 PM in order to conduct the public hearing.

Mayor Phillips swore in Jeremy Smith, Senior Planner. Mr. Smith stated the City of Jacksonville Recreation and Parks Department submitted a Special Use Permit and Type III Site Plan application seeking approval of a proposed community center. The existing 4,253 square foot former fire station sits on a 1.13-acre development site located at 820 Barn Street. The property is zoned Residential Single-Family - 7 (RSF-7) and within this zoning district a community center required a Special Use Permit approval.

With no one else desiring to speak, Mayor Phillips closed the public hearing at 7:54 PM and reconvened the regular meeting.

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Thomas and unanimously adopted to approve the Special Use Permit and Type III Site Plan based on Findings of Facts A, through G being found in the affirmative.

REPORTS

DONATION TO THE CITY

Councilman Thomas reported that he had attended the dedication of the Dr. Ken and Mary Morgan Dental Clinic at 1 Dewitt Street. The Morgan's donated the building and property to the Onslow Community Outreach Center and they would also be donating their services to the Clinic for dental work.

PEACE OFFICERS MEMORIAL

Mayor Phillips reported that he had attended the Peace Officers Memorial on May 15, 2017 at Jacksonville Commons. He complimented everyone who took part in the event and thanked all guests and visitors for attending.

GENERAL THOMAS WEIDLEY

Mr. Woodruff said he and Mr. Ron Massey, Deputy City Manager along with Mayor Phillips had the honor and pleasure of presenting General Thomas G. Weidley with a token of the City's appreciation. General Weidley, recently transferred to Okinawa, Japan, said he appreciated the way the Mayor and Council had made the community a true "Caring Community" for the military.

FISCAL YEAR 2018 CITY BUDGET

The Budget would be adopted, according to Council's instructions at 5:00 PM at their Workshop Meeting in Rooms A&B on June 6, 2017.

SECOND MAINTENANCE BATTALION

Mr. Woodruff said there would be approximately 90 individuals from the 2nd Maintenance Battalion attending a presentation at City Hall on Wednesday, May 17, 2017. These individuals were interested in information regarding living in the City and rules and regulations of the City in order to help them better prepare and guide young Marines who entered the Battalion. This would help them provide guidance to the young recruits. Information would include Police, Finance, Recreation, and every facet of City Government would be reviewed.

ADJOURNMENT

A motion was made by Councilman Thomas, seconded by Councilwoman Washington, and unanimously adopted to adjourn the meeting at 7:59 PM.

Adopted by the Jacksonville City Council in regular session this 6th day of June, 2017.

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Sammy Phillips, Mayor

ATTEST:

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Carmen K. Miracle, City Clerk