



City of Havelock, North Carolina  
Board of Commissioners

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## AGENDA COMMUNIQUE

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**TO:** Mayor William L. Lewis, Jr.  
Board of Commissioners  
City Attorney Troy Smith

**FROM:** City Manager Chris McGee  
City Clerk Cindy Morgan

**SUBJECT:** Board of Commissioners Meeting – Monday, March 28, 2022 – 7:00 PM

**DATE:** 3/25/2022

**CC:** Department Heads; Press

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### I. CALL TO ORDER:

Mayor Will Lewis will call the meeting to order.

### II. OPENING PRAYER/MOMENT OF SILENCE:

The Mayor or a Board member shall request a clergy member to offer the opening prayer or the Board shall conduct a moment of silence.

### III. PLEDGE OF ALLEGIANCE:

Mayor Will Lewis will lead the Commissioners and those in attendance in reciting the Pledge of Allegiance to the Flag.

*“I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.”*

### IV. REGULAR & CONSENT AGENDA:

The City Clerk respectfully submits to Board, the Regular Agenda and the below Consent Agenda items, which there is thought to be of general agreement and little public interest or no controversy. These items may be voted on as a single group without Board discussion “or” if so desired, the Board may vote to remove any item(s) from the consent agenda and place same on the regular agenda for discussion and consideration.

<b>Consent Agenda Item A</b>	Minutes of the February 28, 2022 Board of Commissioners Regular Meeting
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<b>Consent Agenda Item B</b>	Solid Waste Contract Amendment for Extension (5 year term): GFL Environmental <i>(Original Contract is included has background information)</i>
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**Request:** Commissioners motion and second are being sought as to approving or not, the following agenda matters:

- A. Consent Agenda as presented; and
- B. Regular Agenda as presented.

**City Manager’s Opinion:** The Board may by majority vote add items to or subtract items from both the proposed consent and regular agenda. As of this writing, the manager understands that the presented consent agenda items are routine and therefore concurs with adopting the presented consent agenda.

## V. PUBLIC COMMENTS:

If any citizen wishes to address the City of Havelock Board of Commissioners during this “Public Comments” segment of this meeting, they may do so by signing up prior to the beginning of the meeting.

The City Clerk shall provide the sign-up sheet, which lists the name and address. It should be noted that comments shall be limited to five (5) minutes and Board reserves the right not to act on requests first presented this evening.

## VI. REGULAR AGENDA ITEMS:

### Item #1. **Public Hearing: Rezoning Request - Zoning Map Amendment** *R-20 (Single-Family Residential) to HC (Highway Commercial)*

Planning Director Katrina Marshall shall appear before the Board of Commissioners this evening to present a rezoning request. In summary, G&H Tire and Auto, Inc. is requesting to rezone 0.88 acres located at 242 US Highway 70 West, Tax Parcel #6-045-024 and a portion #6-045-022, from R-20 (Single-Family Residential) to HC (Highway Commercial). Michael Gray is the agent for the request.

A copy of the application is attached (**Exhibit #1A**). The site is located on the east side of US 70 near Ketner Boulevard and is the site of G&H Tire & Auto Inc. The aerial map and zoning map are included (**Exhibit #1B**). The Technical Review Committee reviewed this request at the February 8, 2022 meeting and the notes are attached (**Exhibit #1C**). The Planning Board heard this request at the March 1, 2022

meeting and voted unanimously to recommend approval to the Board of Commissioners. The motion included that the request is consistent with the City's future land use map. Draft minutes are attached for your review **(Exhibit #1D)**. The two properties identified in this request are among several owned by Mr. Michael Gray of G&H Tire and Auto and Gray's Towing. The properties are contiguous and most are zoned HC with the exception of tax parcel 6-045-024 and the rear portion of 6-045-022 that are zoned R-20. Tax parcel 6-045-024 has no access to Greenway Court and could not be used for residential purposes. Since all the parcels are being used for at least one of the businesses, staff supports that it would be appropriate for all the parcels to be zoned HC.

A public notice was published in the March 18, 2022 edition of the Sun Journal **(Exhibit #1E)** and notices were mailed to abutting property owners and via certified mail to USMC Cherry Point Commander, as required. A certificate of mailing is included **(Exhibit #1F)**.

**City Code References:** UDO Chapter 160

- Request:**
- a. Mayor Lewis is to open the public hearing and call upon the Planning Director Katrina Marshall to present the rezoning request; and
  - b. Solicit comments from Board and/or public; and
  - c. Upon receiving no further comments, Mayor Lewis is to close the public hearing portion on this matter, and thereafter
  - d. First, a Commissioner's motion and a second is being sought to state that the proposed map amendment is consistent with the Future Land Use Map as this area is classified on the map as "Business and Office," as this category accommodates the full range of sales and service activities including retail and services; and furthermore, the proposed amendment is reasonable and in the public interest since the subject properties are on a major highway and are bordered on two (2) sides by commercial properties.
  - e. Secondly, a Commissioner's motion and a second is being sought to "approve or deny" the Planning Board's recommendation to rezone Tax Parcels 6-045-024 and a portion of Parcel 6-045-022 from R-20 (Single-family residential) to HC (Highway Commercial).

**City Manager's Opinion:** The manager supports approval of the described rezoning request.

## Item #2. Upcoming Parks & Recreation Events

The Havelock Parks & Recreation Department will be hosting two (2) events in the month of April. First, the Easter Egg Hunt will be held on Saturday, April 9, 2022 beginning at 10:00 a.m. at Havelock City Park (**Exhibit #2A**). The park will be divided into four (4) age groups to include all participants. In addition to the Easter Bunny; free games, prizes and refreshments will be available. Secondly, the department will be hosting a Spring Movie Event on Thursday, April 21, 2022 beginning at dusk at Havelock City Park (**Exhibit #2B**). The featured movie will be Disney's "Encanto."

**City Code References:** N/A

**Request:** This presentation is for public announcement purposes, no Board action is needed.

**City Manager's Opinion:** The manager commends the Parks & Recreation Department for planning and hosting community events that our citizens can enjoy.

## Item #3. Elected/Appointed Officials Reports/Comments:

- a. **City Manager:** At this time, City Manager Chris McGee submits a manager's report as referenced in the agenda packet (**Exhibits #3A**) and at this evening's meeting may offer other comments.
- b. **City Attorney:** At this time, City Attorney Troy Smith is provided an opportunity to report on any related City business matters.
- c. **Commissioners:** At this time, Commissioners are provided an opportunity to report on any related City business matters.
- d. **Mayor:** At this time, Mayor Will Lewis is provided an opportunity to report on any related City business matters.

## VII. ADJOURNMENT/RECESS