

Mount Jackson
Special Town Council Meeting (Joint Public Hearing)

December 7, 2020

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Special Meeting

Mayor Donnie Pifer called the council meeting to order at 7:01 PM with Councilmember Roger Rudy present. Councilmembers Rod Shepherd, Bonnie Good, Dennis Andrick, Judy Fultz, and Whitney Miller attended electronically through Zoom.

Also present Neil Showalter, Town Manager; Debbie Stover, Town Clerk; Reggie Barnacascel with Boddie-Noell Enterprises, and Billy French representing French Brothers LLC. Darla Orr, the Town's zoning consultant from The Berkley Group attended electronically through Zoom. Dave Moore from Cornerstone Technology was present to video record the meeting.

Visitors were Bill Holtzman and Andrew Thayer.

Joint Public Hearing

Special Use Permit Application (SUP 20-06) – French Brothers, LLC and Boddie-Noell Enterprises, Inc. – Hardees Restaurant Sign.

Mr. Barnacascel stated Boddie-Noell has made modifications to the free standing sign, reducing it in size. He stated their branding and signage consultants feel the original larger sign is best, but this modification will be feasible.

Chairman Ambrose asked for the height and width of the free standing sign. Mr. Barnacascel stated the width is 17 feet 3.5 inches, and the height is 7 feet 4.25 inches.

Mr. Showalter stated one minor change was made to the application after it was introduced last month, which is the back of the free standing sign will be black, with no illumination or graphics.

Visitor Bill Holtzman stated he feels it is important the Planning Commission and Council approve Hardees plans, as the process has taken over a year. He stated Mount Jackson should be welcoming new businesses, and he came tonight to speak in favor of it.

Visitor Andrew Thayer stated he grew up in Avondale Acres, the neighborhood beside the Hardees site, and his mom has lived there for 40+ years. He stated he is neither for nor against it, but would like more information. Upon entering the Food Lion shopping center, there are street lampposts of the same height, until you reach the parking lot where the lampposts get taller. He asked how tall the Hardees sign will be relative to those lampposts. Mr. Barnacascel stated the proposed sign height is 30 feet tall, and presented a picture showing the perspective of the Hardees sign compared to the traffic signal. Mr. Thayer stated it appears the Hardees sign will be approximately the same height as the lampposts beginning at the entrance road.

Mr. Thayer also asked what type of border will divide Hardees from the subdivision to keep people from crossing over, because now there is only a small fence and trees. Mr. Barnacascel stated Mr. French would need to address that because there is a parcel between Hardees and the residential neighborhood, but that Hardees would landscape along their restaurant boundary edges only.

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Mr. Showalter stated the Town has an approved site plan showing the layout for Hardees, and he could make a copy for Mr. Thayer. Mr. French stated the parcel Hardees is building on, which abuts Avondale Acres, is approximately 9 acres, but Hardees is only developing a small portion of that parcel, approximately 1.3 acres. Mr. French stated there is a sewer line to tie into, so some construction will be done, but there will be no changes on the remaining acreage regarding boundary upgrades at this time, until such point someone would want to lease another parcel.

With no further public comments, Chairman Ambrose closed the joint public hearing.

Mayor Donnie Pifer called for adjournment of the Town Council; motion was made by Councilmember Rudy, seconded by Councilmember Fultz, and adjourned at 8:10 PM.

Mr. Showalter reminded the Town Council of the opportunity to review the staff report tomorrow at their regular meeting.

ROLL CALL VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Councilmember Fultz			
Councilmember Miller			
Councilmember Andrick			
Councilmember Shepherd			
Councilmember Rudy			
Councilmember Good			
6 AYES, motion carried			

Debbie A. Stover, Clerk

Donald I. Pifer, Mayor