

SPECIAL MEETING OF MARCH 8, 2022

The City of Kings Mountain, North Carolina held a Special Meeting at 5:00 p.m. on Tuesday, March 8, 2022 in the Council Chambers of City Hall with Mayor Scott Neisler presiding.

ATTENDANCE

The following Councilmembers were present: Keith Miller, Mike Butler, Jimmy West, Annie Thombs, and Tommy Hawkins. Councilmembers David Allen and Jay Rhodes were absent.

Also, present: Mickey Corry, City Attorney, Marilyn Sellers, City Manager, Nick Hendricks, Asst. City Manager/Energy Services Director, Stuart Gilbert, Economic Development and Planning Director, and Karen Tucker, City Clerk.

INVOCATION

The invocation was given by Mayor Scott Neisler.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Scott Neisler.

SPECIAL MEETING

Stuart Gilbert, Economic Development and Planning Director addressed Council regarding the annexation petition that is being presented stating that a revised petition was provided to Council which corrected the acreage of the property being annexed, as well as a revision on page two showing that the owners have declared vested rights. The zoning of the property is currently Kings Mountain ETJ Industrial and they would like for that to remain. On the application, the owners have proposed connection to the City of Kings Mountain water, sewer and gas utilities. Earlier in the day, the developer signed that they would like to have City electric services as well. Mr. Gilbert reviewed the benefit that the city would receive stating that this project would bring about \$600,000 into the General Fund each year just on the real estate investment. If there was a development agreement with Mr. Nations, then the added benefit would be multiple new jobs.

The petition was received on February 22nd and reviewed by the Economic Development Committee on February 28th. It was agreed unanimously to proceed in trying to get this annexation process expedited by scheduling a Special Meeting prior to the regular meeting at the end of the month.

Drew Nations, Panattoni Development Company, Inc. addressed Council regarding the project stating that this will be industrial buildings that serve distribution and manufacturing. People need more space to store, assemble and distribute goods. This project will consist of four buildings comprising just over 900,000 square feet, and all of these will be built simultaneously. He also addressed the expedited request stating that the requirement of the survey and metes and bounds description of the property delayed the application due to the fact that survey crews are very behind schedule right now.

Upon Motion by Councilmember Mike Butler, seconded by Councilmember Tommy Hawkins it was unanimously voted to adopt **Resolution 22-07** to direct the City Clerk to investigate the Voluntary Contiguous Annexation Petition.

Mickey Corry, City Attorney addressed Council regarding the notice requirements to set a Special Meeting to accept the Certificate of Sufficiency from the City Clerk and schedule a time for the public hearing on this matter. As with any other special meeting, this requires a forty-eight-hour notice. Mr. Corry stated that once the public hearing is scheduled, a notice of public hearing would be advertised. In this case, since the property is located in both Cleveland and Gaston Counties, a notice would be published in both counties to ensure that anyone who might be interested would be able to attend. He stated that nothing in this matter is being short circuited and that the statutory requirements are being met in each step.

Upon Motion by Councilmember Keith Miller, seconded by Councilmember Jimmy West it was voted unanimously to schedule a Special Meeting on Thursday, March 10, 2022 at 6:00 p.m. to receive the Certificate of Sufficiency from the City Clerk.

Mickey Corry, City Attorney asked for clarification stating that Council should go a step further to include scheduling a Public Hearing for the matter.

Councilmember Keith Miller made a Motion to reconsider the previous action. This was seconded by Councilmember Mike Butler and it was voted unanimously to reconsider.

Upon Motion by Councilmember Keith Miller, seconded by Councilmember Jimmy West, it was unanimously voted to schedule a Special Meeting on Thursday, March 10, 2022 at 6:00 p.m. to receive a Certificate of Sufficiency for the annexation petition from the City Clerk and potentially schedule a Public Hearing for the Regular Meeting of March 29, 2022.

ADJOURNMENT

Upon Motion by Councilmember Tommy Hawkins, seconded by Councilmember Annie Thombs, it was unanimously voted to adjourn at 5:25 p.m.

ATTEST:

BY:



G. Scott Neisler, Mayor



Karen A. Tucker, City Clerk