



**Minutes  
Town of Chadbourn, North Carolina  
Chadbourn Council Special Called Meeting  
Tuesday, January 13, 2015**

The Special Called Meeting for a Public Hearing by the Chadbourn Town Council was held Tuesday, January 13, 2015 at 6:00 p.m., in the Council Meeting Room.

**Members Present:** Mayor Donald Ray Bass; Councilmembers: Rashad Roberts, Brian Edwards, Edwin Roberts, James Green and David Worley.

**Members Absent:** None

**Staff Present:** Interim Town Manager Patricia Garrell and Linda Gaddy, Deputy Town Clerk.

**CALL TO ORDER AND ROLL CALL**

Mayor Bass called the meeting to order at 6:00 p.m. Linda Gaddy, Deputy Town Clerk took roll call.

**INVOCATION**

Councilmember Edwards led the assembly in prayer.

**PLEDGE OF ALLEGIANCE**

Mayor Bass led the assembly in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mayor Bass asked Council to make a motion on the agenda.

Councilmember Edwards made a motion to approve the Agenda. The motion was seconded by Councilmember Worley to approve the Agenda. The motion carried with a vote of 5 - 0.

**PUBLIC HEARING**

*Anyone seeking to speak during the public hearing must state your name, address and what organization you represent.*

Mayor Bass opened the Public Hearing at 6:02 p.m.

- 1. Case No.: RZ-01-15 – This request is to approve the rezoning of a portion of two parcels located on the east side of N. Brown Street and between E. Strawberry Blvd (US 74 Business) and Andrew Jackson Hwy. SW (US 76) from Open Space to B-2.  
Presented by: Mr. Greg Davidson with United Property Management**

During the public hearing, Mr. Davidson presented a presentation before Town Council in which he gave an overview of the proposed housing development complex. Mr. Davidson stated that the complex would consist of 48 two and three bedroom apartments with the rent to be determined. He, also, stated that water,

sewer and garbage would be included in the rental fee. Mr. Davidson, also, reviewed the screening guidelines for accepting tenants for the housing development complex as follows:

Criminal

Applicants will be denied if any household member's prior conviction or arrest involved a crime that, had the crime occurred in our community, would have likely interfered with the health, safety, or right to peaceful enjoyment of the premises by other residents. Misdemeanor traffic violations are excluded. In addition, applicants can be denied if any household member has been charged with or convicted of any of the following including, but not limited to:

- Drug related criminal activity within the last seven years.
- Violent criminal activity within the last ten (10) years, such as homicide, burglary, rape, assault, kidnapping, armed robbery, larceny, motor vehicle theft, arson, terrorism, etc.
- Registered sex offender (including charges directly related to children, such as molestation or pornography).
- Prior convictions or arrests involved a crime that, had the crime occurred in our community, would have likely interfered with 1) the health, safety, or right to peaceful enjoyment of the premises by other residents; or 2) any employee or contractor involved with the site.
- History of habitual criminal activity: Five (5) or more non-traffic misdemeanors (violent or not) or three (3) or more felonies (violent or not) during the last seven (7) years.

Credit

The credit report must demonstrate that the applicant has paid financial obligations as agreed. The application may be rejected if the report demonstrates a history of bad credit with no effort to address the bad credit. Student loans and medical debts are not looked upon negatively. Examples of unfavorable credit history:

- Landlord collections or utility collections within the last five (5) years. You must provide written proof that any outstanding balances are paid in full prior to consideration.
- Any eviction records within the last five (5) years (including judgments and dismissals, particularly if a habitual pattern is shown).
- Any legal items (including tax lien, repossession, or other public records) against the applicant that are less than three (3) years old.
- Bankruptcy that is less than three (3) years old (unless discharged or good credit established since).

Landlord Reference

A satisfactory rental history is required. Any applicant who has been evicted for nonpayment of rent, damages, or material noncompliance may not be accepted. Any applicant who owes past due funds to a previous landlord may be rejected until all funds have been paid in full (proof of payment required). Other examples of unfavorable rental history are late rental payments, disturbances or complaints from other residents, and bad housekeeping.

At the conclusion of Mr. Davidson's presentation, Mr. Russell Gause stated that he was in favor of the rezoning request and that the apartment complex was a good idea. Ms. Pauline Williams, Ms. Latanya Pattillo, Ms. Charlene Smith, Mr. Oneil Baker and Mr. Robert Cox were, also, present at the public hearing and spoke in opposition to the rezoning request.

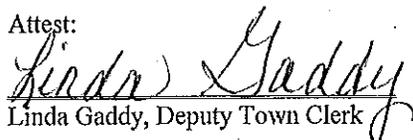
Mayor Bass closed the public hearing at 6:55 p.m.

After much discussion by Council and consideration of Mr. Davidson's presentation and comments from the public, Councilmember Edwards made a motion to approve Case No.; RZ-01-15 – the rezoning of a portion of two parcels located on the east side of N. Brown Street and between E. Strawberry Blvd (US 74 Business) and Andrew Jackson Hwy. SW (US 76) from Open Space to B-2. The motion was seconded by Councilmember Worley. The motion failed by a vote of 3 – 2. Yas: Brian Edwards and David Worley. Nays: Rashad Roberts, Edwin Roberts and James Green.

**ADJOURNMENT**

With no further business, Mayor Bass adjourned the meeting at 7:49 p.m.

Attest:

  
Linda Gaddy, Deputy Town Clerk

  
Donald Ray Bass, Mayor