



# Town of Mars Hill

## MAYOR AND BOARD OF ALDERMEN

John L. Chandler  
*Mayor*  
Nicholas A. Honeycutt  
*Vice-Mayor*  
Robert W. Zink  
*Treasurer*  
Stuart L. Jolley  
*Clerk*  
Larry H. Davis  
*Secretary*

### MINUTES REGULAR MEETING Mars Hill Town Hall – Conference Room December 1, 2025 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in regular session on Monday, December 1, 2025, at 6:00 p.m. in the Mars Hill Town Hall.

**MEMBERS PRESENT:** Mayor John Chandler; Aldermen Larry Davis, Nicholas Honeycutt, Stuart Jolley, and Robert W. (Bob) Zink.

**STAFF PRESENT:** Nathan R. Bennett, Town Manager; Larry Leake, Town Attorney; Chad Wilson, Police Chief; Kaitland Finkle, Regional Planner – Land of Sky Regional Council; and Travis Keever, Principal, Gould Killian CPA Group

**OTHERS PRESENT:** Larry Smith, James Heinl, Srea Bloch, Joe Stanis, Ryan Bell, Debbie Capps, Clay Capps, and other members of the general public.

#### Call to Order

The meeting was called to order by Mayor John Chandler. Mayor Chandler welcomed those in attendance.

#### Approval of the Agenda

Mayor Chandler asked the Board to review the proposed agenda for approval. Upon review of the agenda, Mayor Chandler called for a motion. **Alderman Larry Davis made a motion that the agenda be approved as presented.** Alderman Stuart Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the agenda was unanimously approved. (Attachment A)

#### Approval of Minutes

Mayor Chandler then asked the Board to review the minutes of the regular meeting held on November 3, 2025. There being no modifications to the minutes, **Alderman Jolley made a motion that the minutes for November 3, 2025, be approved as presented by management.** Alderman Davis seconded the motion. Upon a call for a vote on the motion by the Mayor, the minutes were unanimously approved.

#### Organizational Meeting

Mayor Chandler then convened the organizational meeting of the Board pursuant to N.C.G.S. 160A-68. Mayor Chandler introduced Town Attorney Larry Leake, retired N.C. District Court Judge, to conduct the administration of the oath of office to those officials elected at the November 4, 2025, municipal general election. Those elected as certified by the Madison County Board of Elections were Mayor-elect John L. Chandler, Alderman-elect Nicholas Honeycutt, and Alderman-elect Robert (Bob) W. Zink. Judge Larry Leake made opening comments including recognition of the long and distinguished service of Mayor Chandler on this Board. Judge Leake then

administered the oath of office individually to Mayor John Chandler, Alderman Nicholas Honeycutt, and Alderman Bob Zink. Mayor Chandler thanked Judge Leake for his assistance in administering the oath of office and expressed appreciation to the voters for entrusting him and the aldermen with another term. (Attachment B)

#### **Election of Board Officers – Vice-Mayor, Treasurer, Clerk, and Secretary**

Mayor Chandler then moved to the election of those Board members to serve in the board offices of Vice-Mayor, Treasurer, Clerk and Secretary. **Mayor Chandler made a motion to elect Board officers as follows:**

**Alderman Nicholas Honeycutt as Vice-Mayor, Alderman Bob Zink as Treasurer, Alderman Stuart Jolley as Clerk, and Alderman Larry Davis as Secretary.** Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved.

#### **Board Appointments and other Organizational Items**

Mayor Chandler then moved to address an appointment to the Mars Hill Fire Department Firefighters Relief Fund Board. Mayor Chandler advised the Board that the seat designated for a member of the Mayor and Board of Aldermen is due for appointment to a new term. Mayor Chandler advised that he currently serves in that position and is willing to continue if it is the pleasure of the Board. **Alderman Bob Zink made a motion to appoint Mayor John L. Chandler to the Mars Hill Firefighters Relief Fund Board in the seat designated for the Town of Mars Hill.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved.

There were no other organizational business items.

#### **Old Business**

Mayor Chandler then moved to address old business.

#### **North Main Street Small Area Plan**

Mayor Chandler then recognized Kaitland Finkle, Regional Planner with Land of Sky Regional Council to provide information on the North Main Street Small Area Plan project. Ms. Finkle reminded the Board that this planning effort is fully funded by a grant from the N.C. Department of Commerce Rural Economic Development Division. Ms. Finkle advised that the proposed plans are a vision for future potential development activity for this subject area bound by Mountain View Road, Anderson Street, and Ivey Street, as well as Short Street. Ms. Finkle reviewed all aspects of the draft plans and outlined strategies that can guide future development in the short and long term. These proposed plans involve both public and private investment ideas for this area. The Plan envisions a mix of public improvements including street and sidewalk improvements, public parking, green space to include a greenway and park, and infrastructure to support potential private investments such as mixed-use structures for residential and business use. The Plan serves as a conceptual vision for the future and is visionary and advisory in nature with no mandate or requirement for private participation or any change to those privately held properties. Ms. Finkle stated that interviews have been completed with the property owners in the plan area, residents, business owners, library, fire department, and other private and public entities in the subject planning area. The plans have also been reviewed and modified through several meetings with the Town Planning and Zoning Board, and their recommendations have been included in these draft documents and the Planning Board voted to endorse these proposed plans. The next step will be for the Board of Aldermen to conduct the public hearing tonight as advertised in the newspaper and then consider taking action for approval after that hearing.

Mayor Chandler then opened the public hearing to receive comments regarding the North Main Street Small Area Plan. Larry Smith, a property owner in the planning area, was recognized. Mr. Smith stated that the plan is very good, however, he thinks the scope should be bigger to include other adjacent properties, to include properties

across Anderson Street. Mr. Smith also stated he thought the Town should convene a meeting of all the property owners in the area to discuss the plan further. Mayor Chandler then recognized Clay Capps, son of property owner Deborah Capps. Mr. Capps said he had not been contacted about the plan. Mr. Capps states he has no plan to ever sell their property; however, he was interested to hear more about how a cohesive plan could enhance his property. Mayor Chandler then recognized an unknown male speaker who asked if items in the plan could be modified over time should conditions and needs change and make the plan more customizable. Ms. Finkle advised, yes, that is the purpose of the plan. There being no further public comments, Mayor Chandler closed the public hearing.

Mayor Chandler then moved to consider action on the proposed North Main Street Small Area Plan and whether to move forward. Aldermen Honeycutt asked if taking action was to include phase one only or accepting the entire draft plan to move forward. Alderman Jolley asked if the Board approved the draft plan, how much flexibility is there to adjust the conceptional items in the future. Aldermen Zink stated that this is just a plan and that it does not change any regulations or tie the Town's hands from making future changes. Ms. Finkle stated that the plan is intended to be a conceptual plan and that actual improvements made over time could certainly be different than those suggested in the plan. Aldermen Zink stated that the Town needs a conceptual plan to show grant funding agencies that the Town has a formal plan for proposed infrastructure improvements. Mayor Chandler acknowledged the comments made by the public speakers stating that before actual work would occur there would be further planning and conversations with those impacted by any such element implementation. Mr. Bennett advised the Board that this plan positions the Town to pursue publicly available grant funds to implement the public improvements, the things the Town would need to do regardless of if the private property owners did anything with their properties.

Mr. Bennett stated the plan would allow the Town to access funding sources to make street improvements, streetscape improvements, sidewalks, stormwater improvements, parks and recreation projects, which are things that the Town could already do on currently Town owned public properties that would enhance the area generally, and put those private property owners in an excellent position to do whatever they may decide to do or not do at their complete discretion. Mr. Bennett summarized that with this plan the Town is telling the private property owners that the Town would endorse their chosen development opportunities if they decided to do so consistent with the elements identified in the plan. Mr. Bennett recommended approval of the plan as proposed. Upon completion of discussion by the Board, Mayor Chandler asked for a motion. **Alderman Honeycutt made a motion to adopt the North Main Street Small Area Plan for the Town of Mars Hill, as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved. Alderman Honeycutt thanked Mr. Bennett for providing clarity on the subject matter. Mayor Chandler and Board members thanked Ms. Finkle for her work on this project, and the public for their comments on the plan.

(Attachment C)

### **New Business**

Mayor Chandler then moved to address new business.

### **AUDIT REPORT – FISCAL YEAR 2024-2025**

Mayor Chandler recognized Mr. Travis Keever with Gould Killian CPA Group who provided information concerning the Town of Mars Hill comprehensive audit for Fiscal Year 2024-2025. Mr. Keever advised the Board that, as of today, all audit work is complete and the audit has been submitted to the N.C. Local Government Commission. He thanked the Board for the opportunity for Gould Killian to serve as the Town's auditor. Mr. Keever thanked Mr. Bennett and the town's administrative staff for their assistance in providing the information necessary to complete the audit process. Mr. Keever advised that this was a good audit and the firm issued an unmodified "clean" opinion of the financial statements. This opinion provides reasonable assurance that the

financial statements are free of material misstatement. There were no material weaknesses with internal control and no noncompliance with laws and regulations. There is one financial performance indicator of concern (FPIC), which is a benchmark item that notes the water and sewer fund infrastructure is more than 50% depreciated at 53%. Mr. Keever noted this FPIC is an arbitrary benchmark and is intended to ensure the Town is aware of the financial status of the water and sewer system infrastructure. This item was identified last year, and the Town will be required to write a letter to LGC to acknowledge the FPIC. Mr. Bennett advised that the Town is acutely aware of this depreciation benchmark and explained that the Town will address this matter fully over the next twelve months with the Asset Inventory and Assessment grant program that has been approved by the NC Department of Environmental Quality. This work will identify capital improvements that the Town will work to implement over time. Alderman Zink asked if this percentage would be impacted when the Town takes over the ownership of the NC 213 waterline project that is currently under construction. Mr. Keever stated that the value of the new water asset will certainly result in a positive improvement to the depreciation value. Mr. Keever reported that the Town has again improved its financial position and noted increased ad valorem tax revenues due to an increase in the property tax base from the recent Madison County property reappraisal. There was a slight increase in expenses, primarily due to capital expenditures in the fire and police departments. Available fund balance increased again this year to continue a healthy trend over time. The Town has an 183.3% fund balance available which is approximately 20 to 21 months of expenditures, and higher than the peer group average. Mr. Keever stated the Town is in a very healthy financial position giving the Town considerable flexibility in operations and capital planning. Upon completion of the presentation and discussion with the Board, Mayor Chandler asked for a motion. **Alderman Jolley made a motion to accept the FY 2024-2025 audit report for the Town of Mars Hill, as presented by Gould Killian CPA Group.** Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved. Mayor Chandler thanked Mr. Keever for the presentation and the work done by town staff and the audit firm. The full audit report can be found on the Town website.

#### **BUDGET AMENDMENT – FY 2026-01**

Mayor Chandler recognized Town Manager Nathan Bennett to provide information concerning a proposed budget amendment to the current year budget. Mr. Bennett presented a summary of proposed FY 2025-2026 Budget Ordinance Amendment – FY 2026-01. Mr. Bennett explained the amendment allocates \$82,000 from fund balance to purchase an additional trash truck for backup purposes and potential service expansion for leaf collection. Mr. Bennett advised the Board he has located and secured a 2020 Freightliner trash truck from the City of Greenville, South Carolina. The amendment increases the allocation in the sanitation department – capital outlay equipment for purchase of this vehicle. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Zink made a motion to approve “FY 2025-2026 Budget Ordinance Amendment – FY 2026-01, Ordinance # 304” as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved. (Attachment D)

#### **Purchase Authorization for 2020 Freightliner Trash Truck**

Mr. Bennett requested the Board consider a motion to authorize the purchase of the 2020 Freightliner trash truck from the City of Greenville, South Carolina, through GovDeals auction, for the amount of \$81,542.25, as discussed above. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to approve and authorize the purchase of the 2020 Freightliner trash truck, as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved.

#### **Town Manager Report – Nathan Bennett, Town Manager**

Mayor Chandler then recognized Mr. Bennett to provide the Town Manager Report.

### **General Update**

Mayor Chandler then recognized Mr. Bennett to provide the Town Manager Report. Mr. Bennett reminded the Board that at the November Board meeting there was public comment concerning perceived issues with vehicle speed, pedestrian access, and excessive noise along Carl Eller Road in the area between Main Street and Ingles. Mr. Bennett advised the Board that he wrote a letter to the NC Department of Transportation (NCDOT) Asheville Office the day following the meeting requesting NCDOT conduct a safety study of this area. NCDOT responded to the request and has initiated a traffic safety study of the area as requested. NCDOT traffic engineers will conduct this work and will communicate progress to the town manager over the coming weeks. Mr. Bennett also advised that signage has been ordered reminding motorists that unmuffled engine breaking (i.e. jake brakes) is prohibited by the Town noise ordinance. The signs will be installed as soon as they are delivered. Mr. Bennett advised he will update the Board on NCDOT progress.

Mr. Bennett provided an update on the NC 213 water project. He stated that little has changed since the November report. The remaining significant construction items on the Mars Hill section are construction of the water pump station near Petersburg and the resurfacing of Athletic Street. Mr. Bennett advised he has been told by the contractor that repaving of Athletic Street may not occur until spring.

Mr. Bennett advised the Board that the Mars Hill Christmas Parade is this Saturday, December 6, at 6:00 p.m. Alderman Honeycutt advised that Tommy Justus, Pastor of Mars Hill Baptist Church, has volunteered to set up a sound system at the church and announce the parade participants to the crowd. Mr. Bennett advised Alderman Honeycutt it would be great if Mr. Justus would be willing to provide these public announcements. Mr. Bennett will work to provide a list of participants for Mr. Justus to use.

Mr. Bennett then advised the Board that the Town has submitted a safety grant application to the NC League of Municipalities to assist with funding to purchase a second portable light tower to use at the parade, other town events, and at public works work zones and public safety scenes. Mr. Bennett also advised the Board that the Town has purchased two portable LED message board signs, and they were delivered last week. These message board signs will be used to communicate important information regarding public events in town as well as work zones and public safety situations.

Mr. Bennett advised the Board that the Town Employee Christmas Luncheon will be on Tuesday, December 23 at 11:30 a.m. at Town Hall. He also reminded the Board of the dates observed by the Town for the holiday period, those being December 24, 25, and 26 for Christmas and January 1, 2026, for the New Year Holiday.

Mr. Bennett provided the Board with a summary of other activities, ongoing projects, and other items of interest to the Board. Mayor Chandler thanked Mr. Bennett for his report.

### **Public Comment**

Mayor Chandler then moved to public comment. Mayor Chandler recognized Larry Smith who provided additional comments regarding the Town planning and zoning board and the way the Town engages the community in planning processes. He encourages a communications plan to ensure community members can be involved. Mr. Bennett stressed that every formal Town board and committee is open to the public and the dates and times of those meetings are posted on the Town bulletin board as well as on the Town website. Mayor Chandler thanked Mr. Smith for his comments and will keep them in mind for future initiatives.

**Closed Session (Pursuant to N.C.G.S. 143-318.11(a)(3) & (4)**

Mayor Chandler advised the Board that there is an item concerning a confidential economic development project that requires a closed session. **Alderman Zink made a motion to enter closed session for the purpose of discussion of a confidential economic development project and consultation with legal counsel pursuant to N.C.G.S. 143-318.11(a)(3) & (4).** Alderman Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

***CLOSED SESSION***

Upon completion of discussion of the matter subject to the closed session, Mayor Chandler called for a motion to return to open session. **Alderman Zink made a motion that the Board end the closed session and return to open session.** Alderman Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

**Open Session**

Upon return to open session, Mayor Chandler announced there was no action subject to the closed session.

**Adjourn**

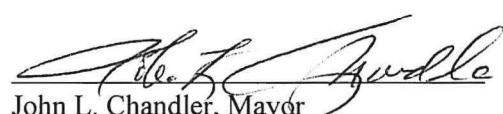
There being no further business before the Board, Mayor Chandler called for a motion to adjourn. **Alderman Zink made a motion to adjourn.** Alderman Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion to adjourn was unanimously approved.

Approved and authenticated this the 5<sup>th</sup> day of January, 2026.

ATTEST:



Nathan R. Bennett,  
Town Manager



John L. Chandler, Mayor



## ATTACHMENT A

# Town of Mars Hill

## MAYOR AND BOARD OF ALDERMEN

John L. Chandler  
*Mayor*  
Nicholas A. Honeycutt  
*Vice-Mayor*  
Robert W. Zink  
*Treasurer*  
Stuart L. Jolley  
*Clerk*  
Larry H. Davis  
*Secretary*

### AGENDA REGULAR MEETING Mars Hill Town Hall Conference Room December 1, 2025 at 6:00 p.m.

1. Call to Order – Mayor John L. Chandler
2. Approval of Agenda
3. Approval of Minutes: November 3, 2025 – Regular Meeting
4. Organizational Meeting
  - a. Oath of Office Administration for Mayor-Elect and Board of Aldermen-Elect
  - b. Election of Board Officers – Vice-Mayor, Treasurer, Clerk, and Secretary
  - c. Board Appointments – Firefighters Relief Fund (*Town Seat*)
  - d. Other Organizational Items
5. Old Business
  - a. North Main Street Small Area Plan – Update – Kaitland Finkle, Regional Planner, Land of Sky RC
    - i. **PUBLIC HEARING** on Proposed N. Main Street Small Area Plan
    - ii. **ACTION** on Proposed N. Main Street Small Area Plan
6. New Business
  - a. **PRESENTATION** – FY 2025 Audit – Travis Keever, Gould Killian CPA Group
  - b. **BUDGET AMENDMENT** – FY 2026-01
7. Town Manager Report – Nathan Bennett, Town Manager
  - a. General Update
8. Public Comment

[Policy: Each speaker shall be limited to a maximum of three (3) minutes. The public comment period is not intended to require the Board of Aldermen or staff to answer any impromptu questions. The Board will not take action on an item presented during the public comment period. The Board may refer inquiries made during the public comment period to the Town Manager to address as appropriate. If necessary, the item may be placed on the agenda of a future meeting.]
9. Closed Session (*Pursuant to N.C.G.S. 143-318.11(a)*)
10. Adjourn



# TOWN OF MARS HILL

## *Oath of Office Ceremony*

*Mars Hill Town Hall*

*Mars Hill, North Carolina*

*December 1, 2025*

*6:00 o'clock P.M.*



## WELCOME

John L. Chandler

Mayor, Town of Mars Hill

## ADMINISTRATION OF OATHS

The Honorable Larry Leake  
N.C. District Court Judge, Retired

## OATH OF OFFICE TO MAYOR

The Honorable John L. Chandler

## OATH OF OFFICE TO BOARD OF ALDERMEN MEMBERS

The Honorable Nicholas A. Honeycutt

The Honorable Robert W. Zink

## CLOSING OF CEREMONY



# Town of Mars Hill

## OATH OF OFFICE

**The Honorable**

**JOHN L. CHANDLER**

**MAYOR**

**Town of Mars Hill  
Mayor and Board of Aldermen**

*North Carolina Constitution, Article VI, Sec. 7 Oath*

I, **JOHN L. CHANDLER**, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as **MAYOR** for the Town of Mars Hill, so help me God.

*North Carolina General Statute 11-7 Oath*

I, **JOHN L. CHANDLER**, do solemnly and sincerely swear that I will support the Constitution of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; and that I will endeavor to support, maintain and defend the Constitution of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; so help me God.

This the 1<sup>st</sup> day of December, 2025.

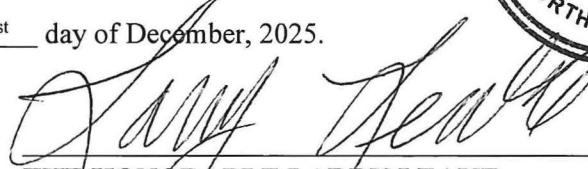
  
**JOHN L. CHANDLER**



The seal is circular with a double-line border. The outer ring contains the text "TOWN of MARS HILL" at the top and "NORTH CAROLINA" at the bottom. The inner circle contains the words "CORPORATE SEAL" in the center.

STATE OF NORTH CAROLINA  
MADISON COUNTY

Oath of office administered this the 1<sup>st</sup> day of December, 2025.

  
**THE HONORABLE LARRY LEAKE,  
N.C. District Court Judge, Retired**



# Town of Mars Hill

## OATH OF OFFICE

**The Honorable**

**NICHOLAS A. HONEYCUTT**

**ALDERMAN**  
**Town of Mars Hill**  
**Mayor and Board of Aldermen**

*North Carolina Constitution, Article VI, Sec. 7 Oath*

I, **NICHOLAS A. HONEYCUTT**, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as **ALDERMAN** for the Town of Mars Hill, so help me God.

*North Carolina General Statute 11-7 Oath*

I, **NICHOLAS A. HONEYCUTT**, do solemnly and sincerely swear that I will support the Constitution of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; and that I will endeavor to support, maintain and defend the Constitution of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; so help me God.

This the 1<sup>st</sup> day of December, 2025.

A handwritten signature of Nicholas A. Honeycutt in black ink.

**NICHOLAS A. HONEYCUTT**

STATE OF NORTH CAROLINA  
MADISON COUNTY

Oath of office administered this the 1<sup>st</sup> day of December, 2025.

A handwritten signature of Larry Leake in black ink.

**THE HONORABLE LARRY LEAKE,  
N.C. District Court Judge, Retired**





# Town of Mars Hill

## OATH OF OFFICE

**The Honorable**

**ROBERT W. ZINK**

**ALDERMAN**

**Town of Mars Hill**

**Mayor and Board of Aldermen**

*North Carolina Constitution, Article VI, Sec. 7 Oath*

I, **ROBERT W. ZINK**, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as **ALDERMAN** for the Town of Mars Hill, so help me God.

*North Carolina General Statute 11-7 Oath*

I, **ROBERT W. ZINK**, do solemnly and sincerely swear that I will support the Constitution of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; and that I will endeavor to support, maintain and defend the Constitution of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; so help me God.

This the 1<sup>st</sup> day of December, 2025.

A handwritten signature of Robert W. Zink in black ink.

**ROBERT W. ZINK**



STATE OF NORTH CAROLINA  
MADISON COUNTY

Oath of office administered this the 1<sup>st</sup> day of December, 2025.

A handwritten signature of Larry Leake in black ink.

**THE HONORABLE LARRY LEAKE,  
N.C. District Court Judge, Retired**



**TO:** TOWN OF MARS HILL TOWN COUNCIL  
**FROM:** KAITLAND FINKLE, REGIONAL PLANNER, LAND OF SKY REGIONAL COUNCIL  
**SUBJECT:** SMALL AREA PLAN  
**CC:** NATHAN BENNETT, TOWN MANAGER

A small area plan is a detailed strategy for a specific area to guide future development. The attached visualization is broken down into two phases. The short term envisions a mix of public improvements and private investments which can be realized in the next 5 years. The long term is dependent on the development of private properties and is not expected for at least 10 years. The breakdown between Phase 1 (Short Term) and Phase 2 (Long Term) are outlined below. Private investments have been italicized.

#### **PHASE 1 – “Short Term”**

The plan supports a rezoning of the two vacant parcels to C-2 Highway Business District in order to accommodate two levels of residential (24 apartment style housing units) over 21,000 sf of retail. This matches the zoning of the adjoining parcel to the east and the parcel across the street to the north. The request for rezoning will likely come from an interested developer with property owner consent, although the Town could pursue moving forward with the rezoning to increase the marketability of the parcels.

Improved steps connecting Short St. to Main St.

New steps connecting library to Short St.

New parking lot off Mountain View Rd. adjacent to library

New street trees + sidewalk along Mountain View Rd.

Safety improvements at the Mountain View Rd. and Anderson St. intersection

*Addition of two levels of housing above retail:*

- *12 units of retail, +/- 1,750 sf each = 21,000 sf*
- *24 apartment style housing units, +/- 1,500 sf each = 36,000 sf*

*Addition of surface parking (+/- 74)*

*Addition of parking for housing under retail (+/- 48-56)*

#### **PHASE 2 – “Long Term”**

As mentioned, this phase is largely dependent upon private investment occurring on the vacant parcels.

Possible retail +/- 5,000 sf at 63 Short Street

*Possible retail +/- 3,000 sf at 94 North Main Street*

Connect Short St. to Main St. between 94 and 133 North Main Street

Additional angled parking added to Short St.

Road re-configuration at Short St., Mountain View Rd., Ivey St. intersection

Addition of open space - public park/ playground between Short St. & Mountain View Rd

Addition of open space - possible amphitheater at 75 Anderson St.

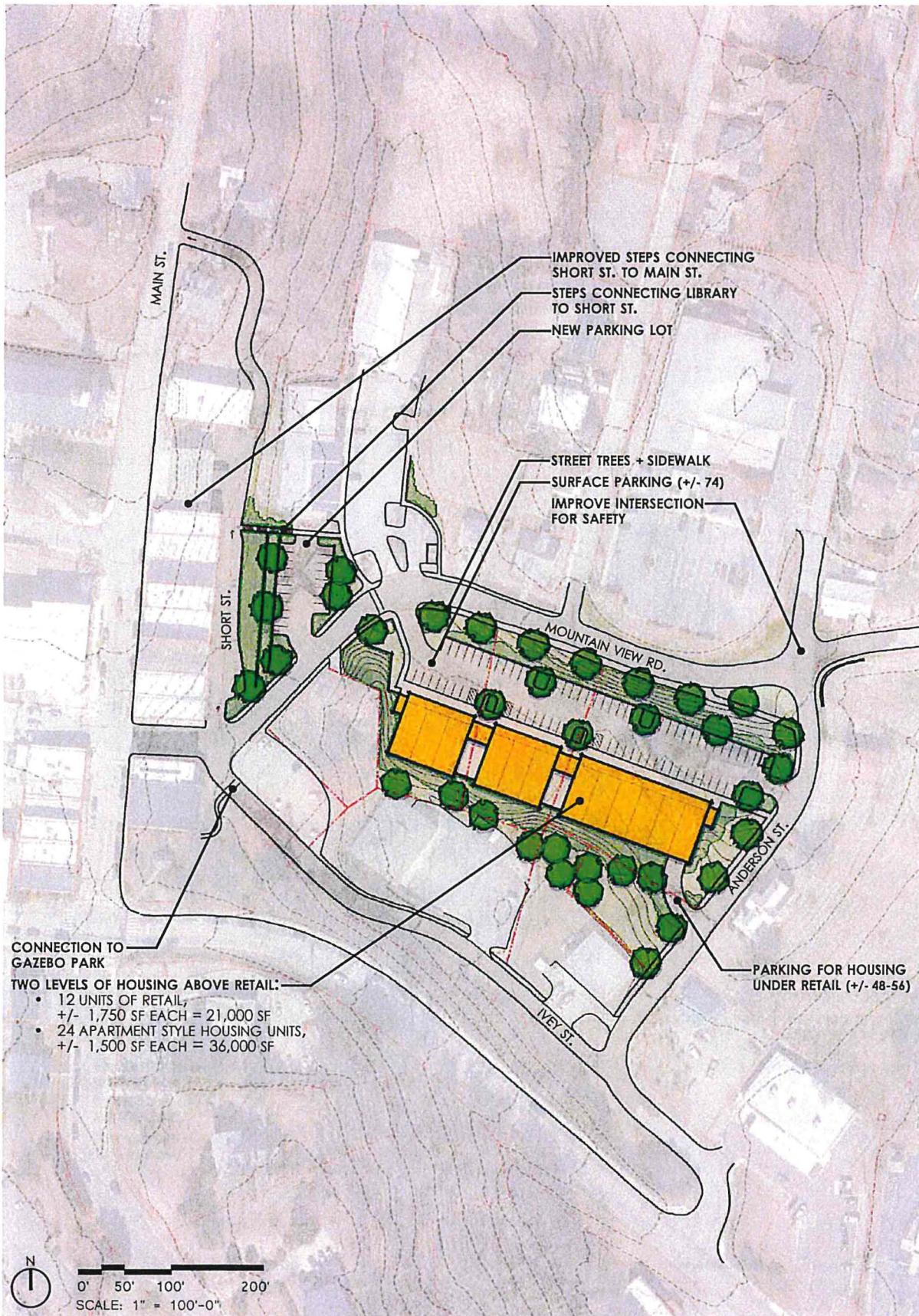
*Addition of open space - linear park from Anderson St. to Mountain View Rd.*

Addition of stormwater management at 91 Ivey St.

Addition of retail/restaurant on annex footprint, roof deck overlooking park

- *+/- 3,600 sf footprint*
- *+/- 18 parking spaces*

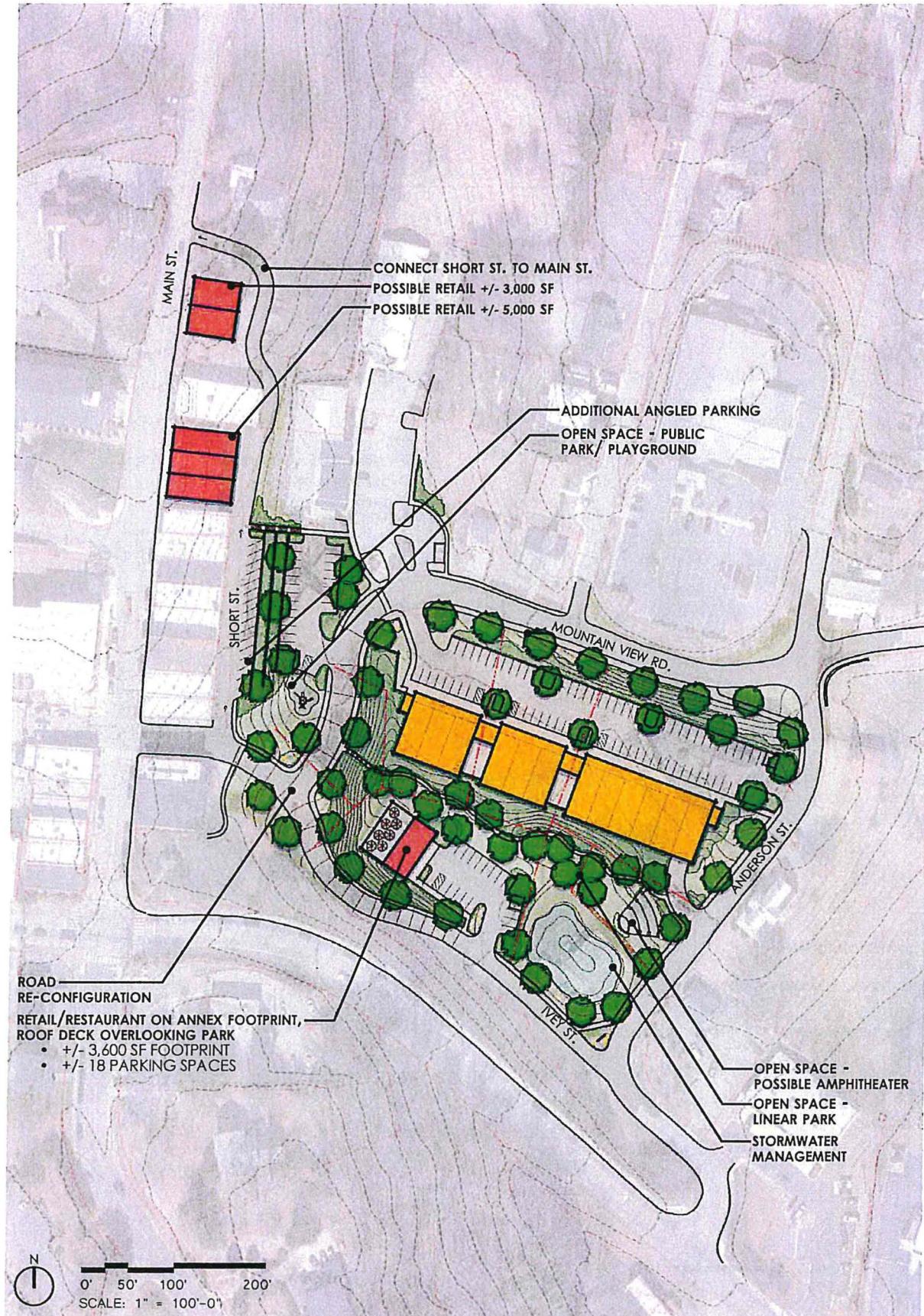
By adopting this Small Area Plan, the Town can pursue grant funding opportunities for the specified public improvements. The Plan will also serve to show property owners and developers the desired vision for the future.



## MARS HILL::SMALL AREA PLAN

PHASE 1

NOVEMBER 03, 2025



## MARS HILL :: SMALL AREA PLAN

PHASE 2

NOVEMBER 03, 2025

## TOWN OF MARS HILL

2025 – 2026 Fiscal Year

BUDGET ORDINANCE AMENDMENT  
FY 2026-01ORDINANCE #: 304

✓

The purpose of this budget amendment is to update the FY 2025-26 **GENERAL FUND** budget as follows:

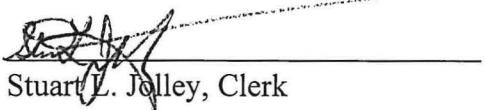
| Budget Code  | Description  | Expenditures | Revenues  |
|--------------|--|--------------|-----------|
| 10-3994-0000 | Appropriated Fund Balance  | \$ 82,000    | \$ 82,000 |
| 10-5800-7400 | Capital Outlay – Equipment<br>(Purchase of trash collection truck) | \$ 82,000    | \$        |
|              | <b>TOTAL ADDITIONAL EXPENSES AUTHORIZED</b>                        | \$ 82,000    | \$        |
|              | <b>TOTAL ADDITIONAL REVENUES ANTICIPATED</b>                       | \$           | \$ 82,000 |

This budget amendment is hereby **ADOPTED** and incorporated into the FY 2025-26 Budget Ordinance by the Mars Hill Mayor and Board of Aldermen meeting in regular session on this the 1<sup>st</sup> day of December, 2025.



John L. Chandler, Mayor

ATTEST:



Stuart L. Jolley, Clerk

