



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 June 3, 2024 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in regular session on Monday, June 3, 2024, 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; Jamie Stokes, Town Attorney; and Chad Wilson, Police Chief

OTHERS PRESENT: Ryan Bell, Richard Bernier, 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 then asked the Board to review the proposed agenda for approval. Upon review of the agenda, Mayor Chandler called for a motion. **Alderman Bob Zink made a motion that the agenda be approved as presented.** Alderman Nicholas Honeycutt 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 May 6, 2024, and special meeting held May 28, 2024. There being no modifications to the minutes, **Alderman Stuart Jolley made a motion that the minutes for May 6, 2024, regular meeting and the May 28, 2024, special meeting be approved as presented by management.** Alderman Larry Davis seconded the motion. Upon a call for a vote on the motion by the Mayor, the minutes were unanimously approved.

Old Business

Mayor Chandler then moved to address old business. Mayor Chandler recognized Town Manager Nathan Bennett and Town Attorney Jamie Stokes to provide an update regarding the option to purchase agreement for the West property project approved at the May meeting. Ms. Stokes advised the Board that the option agreement has been drafted but in doing so there were certain conditions specified by the Board that should be included in a separate agreement between the Town and fundraising partner, the Richard L. Hoffman Foundation. Upon completion of discussion of the matter, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to authorize the Town Attorney to prepare an agreement between the Town of Mars Hill and the Richard L. Hoffman Foundation to specify the rights and responsibilities of each entity for provision of**

fundraising activities for the purchase of the West property consistent with the recommendation of the Town of Mars Hill Parks and Recreation Committee. Alderman Davis seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

New Business

Mayor Chandler then moved to address new business.

REZONING REQUEST – Vicinity of 871 South Main Street – PIN: 9747905820 – Donald & Regina Reed

Mayor Chandler then recognized Town Manager Nathan Bennett to present the Board information concerning an application requesting rezoning of a single parcel at the vicinity of 871 South Main Street from owners Donald and Regina Reed. Mr. Bennett advised the property is currently zoned Low Density Residential (R-2) and the owner is requesting it be rezoned Low Density Residential/Office (R-2A) to allow the owner to construct a professional office building. Mr. Bennett advised that the Planning and Zoning Board reviewed the rezoning application at their meeting on April 23, 2024, and voted unanimously to recommend approval of the rezoning application to the Mayor and Board of Aldermen. The Planning and Zoning Board Report is incorporated by reference. Alderman Zink asked if there had been any comments received from adjoining property owners. Mr. Bennett advised that there had been no negative comments received, and that only two individuals had been by the office to ask about the rezoning due to the rezoning signage on the property and the statutory letters mailed to adjoining property owners. Mr. Bennett advised the action necessary at this time is for the Board to hold the required public hearing to receive input from the public which has been noticed and published as required for this meeting. (Attachment B)

PUBLIC HEARING

Mayor Chandler opened the public hearing to receive comments on the rezoning application of a single parcel at the vicinity of 871 South Main Street. Mayor Chandler recognized Mr. Richard Bernier, a neighboring resident, who stated he received the mailed rezoning notice and saw the rezoning signage on the property and was interested in what was planned for the property. Mr. Bennett restated that the property owner proposes to construct an office building for their business and that use requires the R2-A designation which is consistent with the dental office that is adjacent to this property. Mr. Bernier stated that he is agreeable to that use and that he was primarily just curious regarding what was planned pertaining to usage and lighting as the property located directly across the street from his residence.

There being no other public comments, Mayor Chandler closed the public hearing.

ACTION ON REZONING REQUEST – Vicinity of 871 South Main Street

Upon completion of the public hearing and general analysis and discussion of the applicable statutes concerning the matter by the Board, Mayor Chandler called for a motion. Alderman Zink stated before a motion was made, he wanted to make the Board aware that he was a property owner within 200 feet of this subject property and wanted to inquire if he should vote on this matter. Mr. Bennett advised Alderman Zink that unless he had a personal financial interest in the property or other ethical consideration, that otherwise he would and should vote of the matter. Town Attorney Jamie Stokes reaffirmed that assessment and confirmed Alderman Zink was ethically and legally permitted to vote on this matter. **Alderman Davis made a motion to approve the application to rezone the parcel at vicinity of 871 South Main Street (PIN: 9747905820), Mars Hill, from the current Low Density Residential District (R-2) to Low Density Residential/Office District (R-2A), finding specifically that the action is consistent with the Town land-use plan and the recommendation of the Town Planning and Zoning Board and is reasonable upon consideration of the factors listed in NCGS**

160D-605(b) as applicable. Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Fiscal Year 2024-2025 Budget

BUDGET MESSAGE – Mayor Chandler then recognized Town Manager Nathan Bennett for a presentation of the proposed FY 2024-2025 Fiscal Year Budget and delivery of the Budget Message. Mr. Bennett provided a summary of the components of the budget to guide operations and initiatives of the Town of Mars Hill for the fiscal year beginning July 1, 2024, through June 30, 2025. Mr. Bennett advised that the proposed general fund budget is set at \$3,100,995. The property tax rate is recommended to be maintained at the current rate of \$0.47 (forty-seven) cents per \$100 (one-hundred dollars) of valuation. This rate is based on the preliminary property revaluation tax base of 201,126,253, calculated at 90% due to incomplete pending appeals and use value applications, as provided by the Madison County Tax Department. Madison County has not yet provided the final valuation for FY 2025. The preliminary base value of \$181,013,628 (90% of that County preliminary value) is then calculated at the proposed collection rate of 97%, it is expected this rate will provide the general fund with an estimated total property tax revenue of \$848,795. Ultimately, property tax, combined with other general fund sources, including specific function revenue sources such as the Madison County fire tax levy for the Mars Hill Fire District and state Powell Bill funds for street maintenance, are anticipated to be received for general fund operations.

There was extensive discussion by the Mayor and all Board members concerning the Madison County Real Property Reappraisal and the associated requirement to set a property tax rate commensurate with the anticipated increase in property values and the revenue neutral rate. Pursuant to the valuation numbers provided by the Madison County Tax Office, the increase in property value from the current year (\$173,146,936) to the proposed FY 2025 value (\$181,013,628) is only \$7,866,692, an increase of just 4.54%. Mr. Bennett and the entire Board do not understand how that valuation from the county can be accurate given the real estate activity in Mars Hill and the numbers the County is using for its' own budget purposes, reportedly an estimate 35-40% increase, as well as the Town of Marshall. Mr. Bennett recommended the Board continue the budget process tonight, including the public hearing, then table adoption of the budget ordinance until the last week in July to give the County more time to provide additional reappraisal valuation information to consider for setting the tax rate. The Mayor and Board agreed with that recommendation.

Mr. Bennett then addressed the proposed water and sewer fund budget. The water and sewer fund is an enterprise function which is required by the State of North Carolina to be supported only by the revenue generated from the service provided. In keeping with established Town policy, management recommends a 2.5% increase in water and sewer usage fees. This increase is necessary to keep the water and sewer fund solvent while providing safe drinking water, processing wastewater, and making necessary capital improvements to the water and sewer system. The water and sewer fund anticipates total revenue from customer charges, fees, and miscellaneous sources totaling \$1,322,581 and the proposed budget is set at that amount.

Expenditures are proposed to be set at or near current year levels in most areas of operation. Management recommends a cost of living pay increase of a flat \$3,000 per year for all permanent full-time employees and \$1,500 per year for all permanent part-time employees. This commitment to the Town workforce is to show appreciation for their hard work, as well as to allow the Town to retain and recruit necessary employees in a very competitive job market. Funding is recommended to provide the replacement of a patrol vehicle, additional training, and equipment in the police department. Mr. Bennett provided additional information regarding capital projects for improvements to the Woodhaven community wastewater pump station, water and sewer line

extension project at the Exit 11 interchange, and PARTF grant funded improvements at the Bailey Mountain Park and Preserve and other town initiatives. Mr. Bennett advised that copies of the full budget message and budget ordinance will be available in the administration office in Town Hall and on the Town website.

The FY 2024-2025 Budget Message is incorporated by reference to these minutes as Attachment C.
(Attachment C)

PUBLIC HEARING – Mayor Chandler and other Board members thanked Mr. Bennett for his work on the budget and for the presentation. Mayor Chandler then opened the floor to members of the public present for the public hearing on the proposed budget for FY 2024-2025. Mayor Chandler recognized Mr. Richard Bernier who asked if the town was looking to adopt a revenue neutral budget. Mr. Bennett advised that was the towns intent was to stay within revenue neutral. There was a brief discussion with Mr. Bernier regarding property valuation that has been provided from the county and how that impacts the ability of the town to make an informed decision on adopting an appropriate tax rate. There were no other comments from members of the public. Alderman Honeycutt asked the Chief of Police to provide the Board a listing of all department vehicles with their age and mileage so the Board can have a good idea on equipment needs. Mayor Chandler closed the public hearing.

BUDGET ORDINANCE – Mayor Chandler then moved to consider adoption of the Town of Mars Hill Budget Ordinance for Fiscal Year 2024-2025. Mr. Bennett recommended adoption of the budget ordinance be tabled until late June to allow time for Madison County Tax Office to provide reliable property valuations for town properties to accurately project the necessary tax rate as discussed previously. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Zink made a motion to table consideration of the “Town of Mars Hill Budget Ordinance for Fiscal Year 2024-2025,” until a special meeting to be held June 27, 2024, at 5:00 p.m.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Town Manager Report – Nathan Bennett, Town Manager

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

General Update

Mr. Bennett provided the Board with a status update on various town projects including the Bailey Mountain Park and Preserve (Smith Farm) Improvements, Woodhaven Wastewater Lift Station Improvements, and other items of interest to the Board.

Public Comment

Mayor Chandler then moved to public comment. Mayor Chandler recognized Richard Bernier who stated that he would encourage the Town and, specifically, the police department, to install additional traffic cameras to assist with investigations of criminal offenses in the Town. This would extend the human resources of the department and provide vital information when major events happen. Mayor Chandler then recognized Mr. Ryan Bell who provided comments regarding the upcoming June First Friday event this Friday, June 7, 2024. Mr. Bell noted that the Bailey Mountain exhibit at the MHU Rural Life Museum will have a grand opening at this event and everyone is invited to attend. There being no additional public comments, Mayor Chandler closed the public comment period.

Closed Session (Pursuant to N.C.G.S. 143-318.11)

Mayor Chandler advised the Board that there is a need for a closed session to discuss a personnel matter.

Alderman Zink made a motion to enter closed session to discuss a personnel matter pursuant to N.C.G.S.

143-318.11(a)(6). Alderman Honeycutt 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 Davis seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

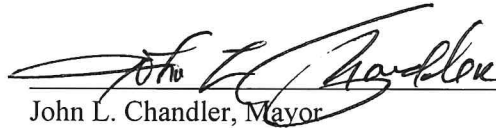
Open Session

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

Adjourn

There being no further business before the Board, Mayor Chandler called for a motion to adjourn. **Alderman Davis 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 _____ 5th day of _____ August _____, 2024.


John L. Chandler, Mayor

ATTEST:



Nathan R. Bennett,
Town Manager





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

June 3, 2024 at 6:00 p.m.

1. Call to Order – Mayor John L. Chandler
2. Approval of Agenda
3. Approval of Minutes: May 6, 2024 Regular Meeting; May 28, 2024 Special Meeting
4. Old Business
5. New Business
 - a. **REZONING REQUEST** – Vicinity of 871 South Main Street – PIN: 9747905820
Rezone Request from Low Density Residential (R-2) TO Low Density Residential/Office (R-2A)
OWNER: Donald & Regina Reed
 - i. **PUBLIC HEARING**
 - ii. **ACTION ITEM** – Rezone Request from R-2 to R-2A
6. Fiscal Year 2024-2025 Budget – Nathan Bennett, Town Manager
 - a. **BUDGET MESSAGE**
 - b. **PUBLIC HEARING**
 - c. **ORDINANCE** – Consideration and Adoption of FY 2024-2025 Budget Ordinance
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)(5)*)
10. Adjourn

Mars Hill Town Hall

280 North Main Street • P.O. Box 368

Mars Hill, North Carolina 28754

Phone: (828) 689-2301 • Fax: (828) 689-3333



Town of Mars Hill

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

MEMORANDUM

TO: Mayor and Board of Aldermen

FROM: Nathan R. Bennett, *Nathan R. Bennett*
Town Manager/Zoning Administrator

RE: **PLANNING AND ZONING BOARD REPORT**
Rezoning Application – Vicinity of 871 South Main Street, Mars Hill

DATE: May 30, 2024

This report is submitted on behalf of the Mars Hill Planning and Zoning Board. Please be advised that on April 23, 2024, the Town of Mars Hill Planning and Zoning Board reviewed an application submitted by Donald and Regina Reed regarding the rezoning of property owned by the applicant. The property is located at the vicinity of 871 South Main Street, Mars Hill, NC. The applicant requests the zoning district be rezoned from the current Low Density Residential (R-2) to the requested Low Density Residential/Office District (R-2A). The property subject to this rezoning request is identified by Madison County Property Identification Number as follows: 9747-90-5820. The applicant is the owner of the subject property and agrees with the requested change in zoning designation of their properties.

The Planning and Zoning Board found that the requested change in zoning district would be consistent with the Town of Mars Hill Land Use Plan and would be compatible with the existing character of the surrounding land uses. The Planning Board found that the existing infrastructure is adequate to meet the needs of the proposed designation. Further, the Board found that the change in zoning district would be in compliance with the criteria noted in the Mars Hill Zoning Ordinance and governing state statutes. The Planning and Zoning Board approved a motion to provide this written report recommending the Mayor and Board of Aldermen **APPROVE** the rezoning application for the requested zoning district change to Low Density Residential/Office (R-2A).

If you have any questions, please advise.



TOWN OF MARS HILL
 ADMINISTRATION OFFICE
 280 N. MAIN STREET • PO BOX 368
 MARS HILL, NC 28754
 PHONE: (828) 689-2301 • FAX: (828) 689-3333

**APPLICATION TO AMEND
 ZONING ORDINANCE**

GENERAL INFORMATION

Please print or type

Applicant Name: <u>Donald & Regina Reed</u>			Date: <u>4/18/2024</u>
Address: <u>871 S MAIN STREET</u>	City: <u>MARS HILL</u>	State: <u>NC</u>	ZIP: <u>28754</u>
Phone: <u>828-777-4186</u>	Fax:	E-mail address: <u>ReedPAVING@aol.com</u>	

LOCATION OF DEVELOPMENT / PROJECT

Project Name: Office

Project Street Address: S Main Street

Property Identification Number (PIN): 9747905820 Current Zoning District: R-2 Low Density Residential

Current Owner of Property (if different from Applicant): _____

Current Owner Address: 871 South Main Street, Mars Hill, NC 28754 Phone: 828-777-4186

Legal Relationship of Applicant to Owner: Owner Vacant Site: YES NO

REQUESTED DEVELOPMENT

I (WE) HEREBY FILE THIS APPLICATION TO THE TOWN OF MARS HILL MAYOR AND BOARD OF ALDERMEN FOR THE REZONING OF THE PROPERTY DESCRIBED HEREIN.

Description of Property:

GENERAL REQUIREMENTS

Fronting _____ feet on the _____ side of _____

Beginning _____ feet from the _____ corner of _____

Depth _____ feet.

Request the REZONING of said property to R-2A.

STATE REASON FOR REZONING

Rezoned to R-2A Low Density Residential/Office District to allow construction of business office building.

CERTIFICATION

I/We depose and say that all above statements and submitted materials are true to the best of my knowledge and belief.

SIGNATURE OF APPLICANT: R Reed DATE: 4/18/2024

STATE OF NORTH CAROLINA
COUNTY OF MADISON
REGISTERED THIS THE 22ND DAY OF July 2020
AT 2:07 AM PM RECORDED IN BOOK 9 PAGE 295
BY: *Susan Rector* REGISTER OF DEEDS
DEPUTY/ASSISTANT

I, JAMES ADAM CHANDLER, DO HEREBY CERTIFY THAT THIS SURVEY IS
OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT
CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
JAMES ADAM CHANDLER, PLS L-5007
DATE 5-21-2020

I, JAMES ADAM CHANDLER, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 882, PAGE
417). THIS SURVEY IS INTENDED TO BE USED AS A PART OF THE
AS DRAWN FROM INFORMATION FOUND IN THE ACTUAL SURVEY
THE RATIO OF PRECISION AS CALCULATED IS AT LEAST 1:10000. THAT
AN ANNUAL CHECK OF THE CALCULATION WITH O.S. 47-30 AS
AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND
SEAL THIS 21ST DAY OF MAY, A.D. 2020
JAMES ADAM CHANDLER
DATE 5-21-2020

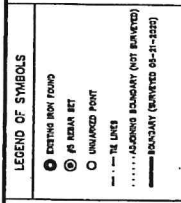


Filed: Madison County, NC
07/23/2020 02:07:00 PM
Susan Rector, Register of Deeds

BOOK 9 PAGE 295 (1)
37295



TOTAL ACREAGE
14.74 AC
641884.64 SQ. FT.
D.B. 882/417

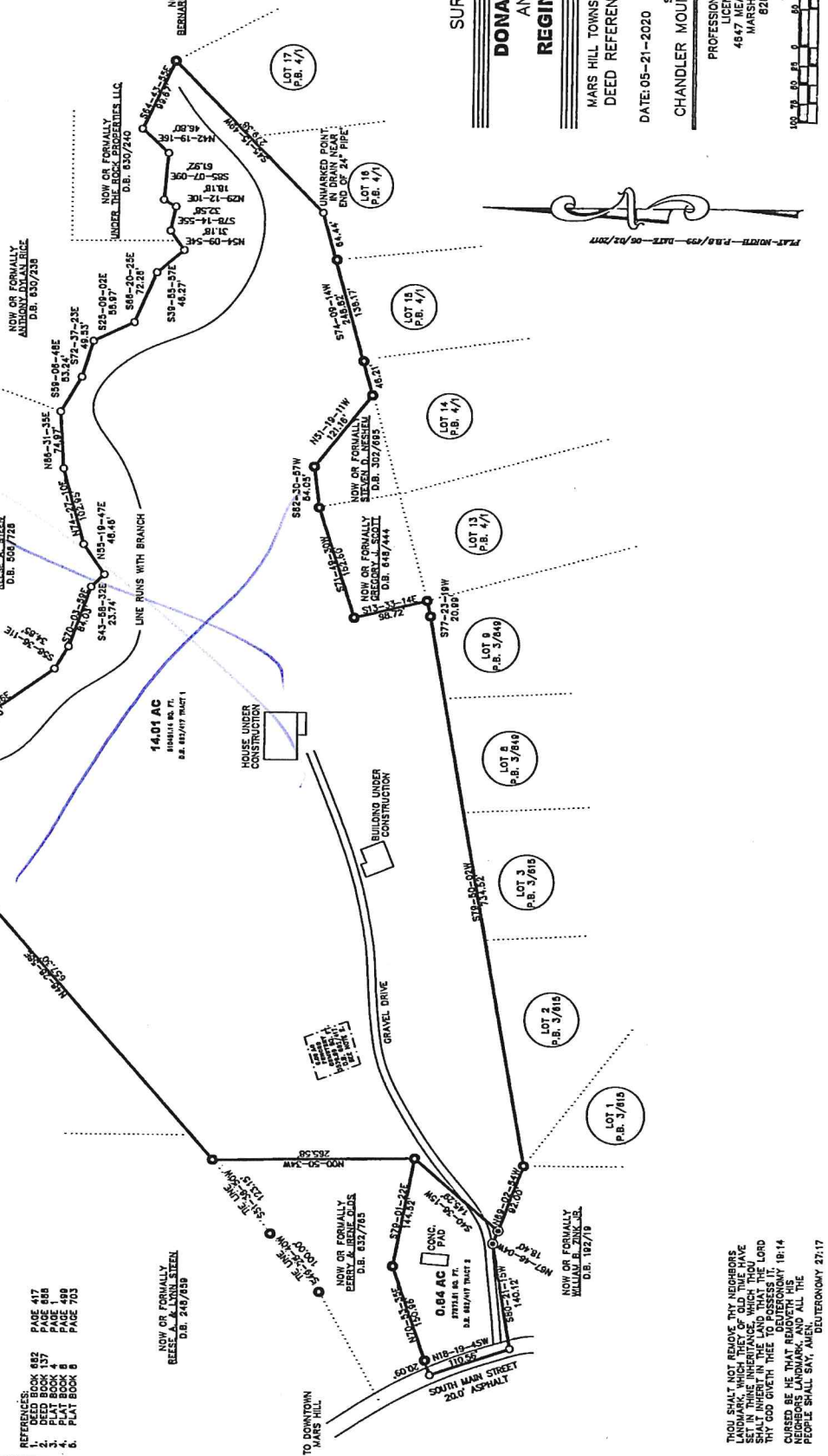


- LEGEND OF SYMBOLS
- EXTING BOW FOUND
 - BEAR SET
 - UNMARKED POINT
 - THE LINE
 - ADJOINING BOUNDARY (NOT BARRIQUED)
 - BOUNDARY (BARRIQUED 06-11-1920)

SURVEY NOTES

- THIS SURVEY IS TO LOCATE THE PROPERTY DESCRIBED IN D.B. 882 PG. 417 FOR DONALD J. REED AND WIFE REGINA A. REED, CALL FOR CLARIFICATION.
- NO N.C.O.S. HORIZONTAL CONTROL FOUND WITHIN 2000' OF THIS PROPERTY.
- PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD, SHOWN OR NOT SHOWN.
- PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- UNLESS OTHERWISE NOTED, HORIZONTAL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- AREA OF PARCEL COMPUTED BY COORDINATES.
- ADJOINING PROPERTY LINES AND OWNERS' NAMES ARE GATHERED FROM BUNCOMBE COUNTY GIS AND IS FOR INFORMATION ONLY. NO RELIANCE SHOULD BE PLACED ON THIS INFORMATION.
- THIS SURVEY IS NOT INTENDED FOR SITE DESIGN. ANY UTILITIES OR DRIVE CAGES SHOULD BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

- REFERENCES:
- DEED BOOK 882 PAGE 417
 - DEED BOOK 137 PAGE 688
 - PLAT BOOK 8 PAGE 498
 - PLAT BOOK 8 PAGE 703



SURVEY FOR
DONALD J. REED AND WIFE
REGINA A. REED
MARS HILL TOWNSHIP MADISON COUNTY, NC
DEED REFERENCE BK. 682 PG. 417
DATE: 05-21-2020
JOB NO.: 018-20
SURVEY BY
CHANDLER MOUNTAIN SURVEYING PLLC
PROFESSIONAL LAND SURVEYING
LICENSE # P-1232
4847 MEADOWS TOWN ROAD
MARSHALL, NC, 28753
828-206-1384
GRAPHIC SCALE
1 inch = 100 ft.

THOU SHALT NOT REMOVE THY NEIGHBORS LANDMARK, WHICH THEY OF OLD TIME HAVE SET IN THINE INHERITANCE, WHICH THOU HAST TAKEN FROM THEM TO POSSESS IT. LORD TRY-GOD GIVETH THEE TO POSSESS IT. LORD CURSED BE HE THAT REMOVETH HIS NEIGHBORS LANDMARK, AND ALL THE PEOPLE SHALL SAY, AMEN. DEUTERONOMY 19:14

Madison County, NC Parcel Map



Shows parcels of Madison County, NC

NC Center for Geographic Information and Analysis (NCCGIA), NC Flood Mapping Program, NCDOT-GIS Unit | NC CGIA, Maxar, Microsoft



**PARCEL SUBJECT
TO REZONING**

About Content Legend

Legend

Madison County 2022 Tax Parcels



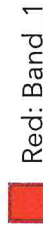
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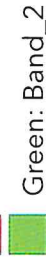
Roads



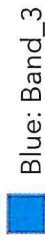
NCOneMap Orthoimagery Latest



Red: Band_1



Green: Band_2



Blue: Band_3

(1 of 2)

City	MARKSHALL
State	NC
Zip Code	28753
Address	3684 US 25-70 HWY
PIN	9747905820
Plat Book	9
Plat Page	295
Owner	REED, DONALD J.; REED, REGINA A.
REID	3735
Total Acres	0.64
Township	MARS HILL
Zoning	R2

Plats

4

[Zoom to](#)

Above are direct links to the Property Card, Tax Bill, Deed, and Plat if there is one recorded. Just us



Town of Mars Hill

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

May 22, 2024

CASE #: 2024-01-Z

**SUBJECT: PUBLIC HEARING NOTIFICATION
REZONING APPLICATION FOR
VICINITY OF 871 SOUTH MAIN STREET, MARS HILL
PIN#: 9747905820 (SINGLE PARCEL)
LOW DENSITY RESIDENTIAL (R-2) TO
LOW DENSITY RESIDENTIAL/OFFICE (R-2A)**

Dear Sir/Madam:

The Town of Mars Hill is providing this written notice of a **PUBLIC HEARING** to all property owners abutting the property located at 871 SOUTH MAIN STREET, Mars Hill, NC, pursuant to the requirements of NC General Statute 160D-602 and the Town of Mars Hill Zoning Ordinance.

Please be advised that the Town of Mars Hill Mayor and Board of Aldermen will hold a Public Hearing on **MONDAY, JUNE 3, 2024, at 6:00 p.m. at the Mars Hill Town Hall**. The purpose of the hearing is to consider an application for amendment to the Mars Hill Zoning Ordinance from DONALD & REGINA REED, to rezone approximately 0.64 acres located at the vicinity of 871 South Main Street, Mars Hill, NC, from Low Density Residential District (R-2) TO Low Density Residential/Office District (R-2A).

All interested persons are invited to attend this Public Hearing.

Sincerely,

NATHAN R. BENNETT,
Town Manager

Mars Hill Town Hall
280 North Main Street • P.O. Box 368
Mars Hill, North Carolina 28754
Phone: (828) 689-2301 • Fax: (828) 689-3333
www.townofmarshill.org

AFFIDAVIT OF PUBLICATION

Nathan R. Bennett
Attn Nathan Bennett
Town Of Mars Hill
Po Box 368
Mars Hill NC 28754-0368


STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned, a Notary Public, duly commissioned, qualified and authorized by law to administer oaths, personally appeared said legal clerk, who, being first duly sworn, deposes and says: that he/she is the legal clerk of The Asheville Citizen-Times, engaged in publication of a newspaper known as The News-Record & Sentinel, published and issued in the Town of Marshall and entered as periodical mail in the town of Mars Hill, in Madison County, North Carolina; that he/she is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached here to, was published in said newspaper in the issues dated:

05/22/2024, 05/29/2024

That said newspaper in which said notice, paper, document or legal advertisement was published was, at the time of each and every publication, a newspaper meeting all the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina.

Sworn to and subscribed before on 05/29/2024



Legal Clerk



Notary, State of WI, County of Brown

919.25

My commission expires

Publication Cost: \$103.96
Order No: 10173832 # of Copies:
Customer No: 948771 1
PO #: Rezoning 871 S.Main

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



VICKY FELTY
Notary Public
State of Wisconsin

**PUBLIC HEARING
NOTICE**

“The public will take notice that the Mayor & Board of Aldermen for the Town of Mars Hill, North Carolina, will hold a Public Hearing on Monday, June 3, 2024, at 6:00 p.m., at the Mars Hill Town Hall. The purpose of the public hearing is to consider an application from property owners Donald and Regina Reed, to rezone their property located in the vicinity of 871 South Main Street, Mars Hill, NC 28754, from the current Low Density Residential District (R-2) to the requested Low Density Residential/Office District (R-2A). The parcel subject to this rezoning request is identified by Madison County PIN: 9747-90-5820, and of record in the Madison County Register of Deeds Office in Deed Book 682 at Page 417.

All interested persons are encouraged to attend.

John Chandler, Mayor
Town of Mars Hill
May 22, 29, 2024
10173832

TOWN OF MARS HILL

FY 2023 – 2024

BUDGET MESSAGE



June 5, 2023

**Nathan R. Bennett
Town Manager**

TOWN OF MARS HILL BUDGET MESSAGE

FISCAL YEAR 2023-2024

*To the Town of Mars Hill Mayor and Board of Aldermen
and Citizens of the Town of Mars Hill:*

In accordance with North Carolina General Statute 159-11, the Town of Mars Hill Fiscal Year 2023-2024 proposed budget is respectfully submitted for your review and consideration. The proposed budget sets forth a plan of operations for all Town departments, programs, and initiatives for the coming year. This proposed budget is balanced in accordance with the Local Government Budget and Fiscal Control Act with General Fund revenues and expenditures each totaling \$2,991,247, an 8.9% increase over the prior year. The Water and Sewer Fund is balanced with revenues and expenditures each totaling \$1,215,000, a 3.9% increase over the prior year.

INTRODUCTION

This budget message will introduce the Town of Mars Hill Fiscal Year 2023-2024 proposed budget. The budgeting process begins in early spring with management requesting proposed appropriation use plans from departments, agencies, and other Town-supported entities. Management takes those requests and develops a balanced budget in line with expected revenue from numerous sources. This document will provide a summary of how the Town plans to utilize its fiscal resources and will highlight significant impacts to the Town's budget. I am pleased to present this budget that provides the tools and resources necessary for an effective and efficient government for the Citizens of the Town of Mars Hill.

REVENUES

It is the priority of elected officials and management to operate Town government in a professional, efficient, business-like manner. This budget provides a priority spending plan that attempts to minimize the tax burden on the Town taxpayer. The Town's primary general fund sources of revenue are property, sales, and utility franchise taxes. With the official end of the COVID-19 state of emergency, all town operations, revenues, and consumer water consumption levels have all stabilized at or above pre-COVID levels. The high inflationary growth from last year also appears to have peaked and stabilized as the April consumer price index was 4.9% growth year over year, with projected growth for 2023 at 2.3%.

Regarding property taxes for Fiscal Year 2023-2024, management recommends no change to the current property tax rate. The property tax rate is recommended to be maintained at the current rate of \$0.47 (forty-seven) cents per \$100 (one-hundred dollars) of valuation. This rate is based on the FY 2023 valuation of the property tax base of \$161,041,905 as provided by the Madison County Tax Department as the County has not yet provided the final valuation for FY 2024. With a collection rate of 96%, it is expected this rate will provide the general fund an estimated total property tax revenue of \$726,621. Ultimately, property tax combined with investment interest income, miscellaneous fees and other general fund sources, including specific function revenue sources such as the Madison County fire tax levy for the Mars Hill Fire District and state Powell Bill funds for street maintenance, are anticipated to total \$2,991,247.

The water and sewer fund is an enterprise function which is required by the State of North Carolina to be supported only by the revenue generated from the service provided. In keeping with established Town policy, management recommends a 2.5% increase to water and sewer usage fees. This increase is necessary to keep the water and sewer fund solvent while providing safe drinking water, processing wastewater, and making necessary capital improvements to the water and sewer system. The system is financially strong and consistent stewardship is necessary to maintain that status. The Water and Sewer Fund anticipates total revenue from customer charges, fees, and miscellaneous sources totaling \$1,215,000.

EXPENDITURES AND INITIATIVES

The Town of Mars Hill is dedicated to sound fiscal management, capital planning and responsible day-to-day operations. Accurate budget projections and a disciplined approach to budget administration have allowed the Town to successfully maintain essential public services, enhance public safety, make strategic investments to support community and economic development while maintaining financial stability. This budget is a comprehensive document that addresses the fiscal needs of some 12 departments and affiliated agencies. The intention of this section is to highlight some of the larger appropriations for departments and key initiatives included budget.

1. ***Fire Department:*** The Mars Hill Fire Department is a Town department that also serves county residents in the surrounding Mars Hill Fire District. The Department has a small full and part-time paid staff with 30 volunteers. It is vital that the Department has the equipment and resources needed to respond to any emergency whether it be a manmade or natural disaster. There is funding in this budget to fully fund increased personnel costs, including health insurance and retirement contributions mandated by the N.C. State Health Plan and Local Government Retirement System respectively, for the three (3) new full-time firefighters/EMTs employees added in the FY 2023 budget, along with the other five (5) full-time employees. There is also funding recommended for capital equipment, including replacement of air canisters and response gear, as needs warrant. The total fire department budget is recommended for an appropriation of \$877,826 utilizing the revenue from the fire tax district and additional town funds.

2. ***Police Department:*** The Town is committed to providing our citizens and visitors with a professional police force to ensure the safety and security of our community. Mars Hill is fortunate to have a very low crime rate, but this positive statistic is due in large part to the great community policing activities provided by our police officers. This budget proposes to add an additional full-time officer position, bringing the full-time force to seven sworn officers. This will provide needed coverage for expanded response area, increased service calls, and officer safety, coming from continued community growth. As always, funding is included for increased personnel costs for health insurance, retirement contributions, and supplemental retirement expenses. Additional funds are included for the acquisition of a replacement patrol vehicle for other needed equipment and training. The total police department budget is recommended for an appropriation of \$752,203.

3. ***Water and Sewer System:*** The Town continues planning for improvements to the water and sewer system as identified in the prior year. The Town expects to begin construction this fiscal year on the two important wastewater projects that have been delayed due to engineering availability. The \$700,000 grant-funded project to install 1,200 LF of new sewer line and 2,200 LF of new water line from the new sewer pump station at I-26 Exit 11 southward along Calvin Edney Road is in the final permitting stages to go to construction mid to late FY 2024. In a second project, the Town will replace an aging sewer pump station and rehabilitate an associated second station serving the Woodhaven/South Main Street service area in that same timeframe.

4. ***Bailey Mountain Preserve and Park:*** In the Fall of 2021, the Town received a N.C. Parks and Recreation Trust Fund grant award for \$268,536. This grant, together with additional local funds and other grant funds,

will be used to provide a number of recreational amenities at the Bailey Mountain Preserve and Park located on Forest Street, which serves as the public gateway entrance to the iconic Bailey Mountain. This project has also been delayed due to planning and design limitations by the consultant engineering firm. However, the first phase of construction to provide restroom facilities, parking enhancements, accessible walking trails, picnic shelters, a nature/discovery center, amphitheater, and other improvements is expected to proceed to construction in August 2023. This budget includes funds to begin the project and move forward with planning, permitting, and construction.

5. **Employee Compensation:** Town employees work hard to provide a safe, secure, healthy, and prosperous community. To keep good employees in all sectors of Town employment, particularly in the current highly competitive job market, compensation commensurate with the knowledge and skills in consideration of the current labor market and economic circumstances is necessary. This budget recommends an across-the-board cost-of-living pay increase of \$2,500 per year for all permanent full-time employees and \$1,500 per year for permanent part-time employees. In addition to compensation, the N.C. Local Government Retirement System has increased the employer (Town) contribution rate an additional 0.80% (to 12.90%) for all general employees and 1.0% (to 14.04%) for law enforcement officers who are members of the system requiring a significant additional contribution from the Town. The N.C. State Health Plan has not released rates for the next enrollment period effective January 1, 2024, however, an anticipated increase of 2% in those rates has been included in this budget.

BUDGET SUMMARY

The leadership of the Mayor and Board of Aldermen together with the diligent work of Town employees, has resulted in a financially stable, effective, and efficient Town government. This has allowed the Town of Mars Hill to undertake a number of capital projects for the long-term improvement of our community while at the same time providing excellent day-to-day services our citizens deserve. The goal of this proposed budget is to provide the financial resources to continue the excellent work that all departments, agencies, and community partners do to move the Town of Mars Hill forward.

Respectfully submitted this 5th day of June 2023.



NATHAN R. BENNETT,
Town Manager

AFFIDAVIT OF PUBLICATION

**PUBLIC HEARING
NOTICE**

Nathan R. Bennett
Attn Nathan Bennett
Town Of Mars Hill
Po Box 368
Mars Hill NC 28754-0368

Pursuant to N.C.G.S. 159-12(a)(b), notice is hereby given that the Budget Officer has submitted the proposed budget for Fiscal Year 2024-25 to the Town of Mars Hill Mayor & Board of Aldermen. A copy of the proposed budget has been filed in the Office of the Clerk and is available for public inspection during normal business hours in the administration offices at the Mars Hill Town Hall located at 280 North Main Street, Mars Hill, NC. The Mayor and Board of Aldermen will hold a Public Hearing on the proposed budget Monday, June 3, 2024, at 6:00 p.m., in the Mars Hill Town Hall.

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned, a Notary Public, duly commissioned, qualified and authorized by law to administer oaths, personally appeared said legal clerk, who, being first duly sworn, deposes and says: that he/she is the legal clerk of The Asheville Citizen-Times, engaged in publication of a newspaper known as The News-Record & Sentinel, published and issued in the Town of Marshall and entered as periodical mail in the town of Mars Hill, in Madison County, North Carolina; that he/she is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached here to, was published in said newspaper in the issues dated:


05/22/2024, 05/29/2024

That said newspaper in which said notice, paper, document or legal advertisement was published was, at the time of each and every publication, a newspaper meeting all the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina.

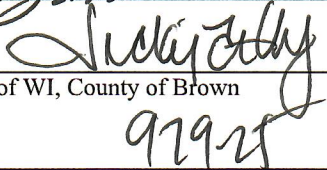
All interested persons are encouraged to attend.

Nathan R. Bennett,
Town Manager
Town of Mars Hill
May 22, 29, 2024
10173875

Sworn to and subscribed before on 05/29/2024



Legal Clerk



Notary, State of WI, County of Brown

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Notary Public
State of Wisconsin