



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 March 10, 2020 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in regular session on Tuesday, March 10, 2020 at 6:00 p.m. in the Mars Hill Town Hall.

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

Alderman Nicholas Honeycutt was absent due to a scheduling conflict.

STAFF PRESENT: Nathan R. Bennett, Town Manager; Jamie Stokes, Town Attorney

OTHERS PRESENT: Bill Downey

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 Bob Zink 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 approved unanimously. (Attachment A)

Approval of Minutes

Mayor Chandler then asked the Board to review the minutes of the regular meeting held on February 3, 2020. There being no modifications to the minutes, Alderman Jolley made a motion that the minutes for February 3, 2020 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 approved unanimously.

Town Manager Report – Nathan Bennett, Town Manager

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

Capital Project Ordinance – N. Main Waterline Project

Mr. Bennett presented the Board with a proposed capital project ordinance to identify the financial resources to fund the planned North Main Street waterline improvements for the business district in the vicinity of Short Street. Upon review and discussion of the proposed project ordinance, Mayor Chandler called for a motion. Alderman Jolley made a motion to approve “**CAPTIAL PROJECT ORDINANCE – DOWNTOWN WATER SYSTEM IMPROVEMENTS**” as presented. Alderman Davis seconded the motion. Upon a call for a vote on the motion by the Mayor, the ordinance was approved unanimously. (Attachment B)

Downtown Wi-Fi Grant Application

Mr. Bennett next advised the Board that he proposes applying to the Appalachian Regional Commission (ARC) to secure funding to establish a public Wi-Fi network for the core downtown area of town. This project will help support public access to the internet by businesses, citizens, students, and visitors to the area. Mr. Bennett advised he is working with the Land of Sky Regional Council to prepare a pre-application that is due in mid-April. The project is expected to cost approximately \$160,000. The Town would secure up to \$80,000 in ARC grant funds to be matched by an \$80,000 investment by a private internet service provider partner. Upon discussion of the proposal, the consensus of the Board was to support an application to ARC to secure funding for a public downtown Wi-Fi network. Management was directed to proceed with an application as appropriate and report back to the Board any developments.

Water System Study Grant Update

Mr. Bennett next advised the Board that the Town has been awarded a \$50,000 grant from the N.C. Department of Environmental Quality (DEQ) to complete a water system study from the application submitted in September 2019. Mr. Bennett advised that the next step is for the Town to provide DEQ a project scope of work including the cost and timeline for implementation of the study. The DEQ will then provide the Town a contract to review and approve to officially begin the project to look at the existing Mars Hill water system and identify potential improvements and projects in partnership with the Town of Weaverville and the Town of Marshall. No action needed at this time.

PARTF Grant Application

Mr. Bennett next advised the Board that the N.C. Parks and Recreation Trust Fund (PARTF) grant cycle is open and accepting applications for projects. Mr. Bennett reminded the Board this is the program that the Town applied to last year to secure funding for development of the popular Smith Farm property on Forest Street. Mr. Bennett advised the Board that this project ranked very highly with PARTF last year but fell just short of receiving funding and we have been strongly encouraged to reapply this cycle. Mr. Bennett advised that he has met with several community groups to discuss this property and potential development ideas to enhance the recreational opportunities available from this facility. Mr. Bennett advised he has met with the Friends of Bailey Mountain, Banjo Branch Community Group, Appalachian Barn Alliance, and the Mars Hill Parks and Recreation Committee. All of these groups are very supportive of Town plans to provide park amenities to include: walking trails with ADA access, hiking trails with connectivity to the Bailey Mountain and other neighboring

trail and greenway networks, an interpretive center, stream access, playground and picnic shelters. The Parks and Recreation Committee voted at their February 2020 meeting to officially recommend to the Mayor and Board of Aldermen that the Town submit a PARTF grant application to implement the proposed development plans. The proposed project will include these recreation elements and improvements and also the acquisition of a tract of property currently in a conservation easement owned and managed by the Richard L. Hoffman Foundation. The cost of the project is approximately \$571,000 and will be funded 50/50 between the PARTF and local funds and/or property match. All Board members and members of the public in attendance voiced enthusiastic support for the project. Upon discussion of the proposed project, Mayor Chandler called for a motion. Alderman Zink made a motion to authorize an application to the N.C. Park and Recreation Trust Fund (PARTF) for the Smith Farm Project and to schedule a public hearing for April 6, 2020 to receive additional public input. Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

NC Recreational Trails Program Grant Application

Mr. Bennett next advised the Board that the N.C. Recreational Trails Program Grant cycle is open and accepting applications for projects. Mr. Bennett advised the Board that this program provides funding for new trail/greenway construction and renovation. This State program provides grants from \$10,000 to \$250,000 for eligible projects and requires a 25% match from the local government which can be an in-kind contribution. Mr. Bennett advised that this grant program was also discussed by the Parks and Recreation Committee at their February 2020 meeting and they voted to officially recommend to the Mayor and Board of Aldermen that the Town submit a grant application to identify and develop appropriate trails at the Smith Farm property. Upon discussion of the program, the consensus of the Board was to support an application to the N.C. Recreational Trails Program to secure funding for trail development work at the Smith Farm property. Management was directed to proceed with an application as appropriate and report back to the Board any developments.

Fire QRV – Financing Proposal

Mr. Bennett then advised the Board that he has been working with Fire Chief Nathan Waldrup with the Mars Hill Fire Department on a plan to purchase a replacement QRV/Chief response vehicle. Mr. Bennett introduced Chief Waldrup who provided the Board more information on the status of the current vehicle, a 2007 Jeep Liberty, and his research into a replacement vehicle. The Jeep Liberty is a high mileage vehicle that is beginning to require additional maintenance to remain in service. After considerable research into various vehicle types, as well as new versus used solutions, staff have secured a proposal to purchase up to two (2) Chevrolet Tahoe's. The Town can self-fund the purchase of the vehicle(s) or enter a lease-to-own arrangement with Republic First National. The Board discussed the level of use and reviewed the various financing options information. Board members agreed with the need to purchase reliable vehicles and prefer to not finance the purchase. Upon completing discussion, Mayor Chandler called for a motion. Alderman Zink made a motion to authorize the purchase of one 2020 Chevrolet Tahoe out of this fiscal year budget and to look at the purchase of a second vehicle in the next fiscal year budget. Alderman Jolly seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Coronavirus – COVID-19 Update

Fire Chief Nathan Waldrup provided the Board an update on the coronavirus/COVID-19 situation. This is a very contagious virus (which there is no vaccine) affecting the respiratory system that originated in China and has begun to spread to other countries around the world. The U.S. is beginning to see cases in several states from Washington to New York. COVID-19 has a wide range of symptoms ranging from mild symptoms to severe illness. Symptoms include fever, cough, shortness of breath, muscle pain, headache and loss of taste or smell. Today, Governor Roy Cooper declared a state of emergency in response to COVID-19. Locally, the fire department and county emergency services have implemented a protocol to limit when to send first responders to calls with these types of symptoms to limit exposure unless necessary. Operationally, responders wear personal protective equipment on every call, however, this situation has placed an increased focus to ensure all appropriate personal protective measures are taken with assisting patients. Chief Waldrup advised he is attending meetings with the Madison County Emergency Management and will continue to take actions as appropriate and recommended by public health and emergency management officials. Mr. Bennett also advised the Board he is monitoring this situation very closely with our public safety staff, the county and Mars Hill University leadership and has participated on conference calls with the UNC School of Government, NC League of Municipalities and state and county officials. Mr. Bennett advised he has sent an email to all Town staff to identify symptoms with instructions for personal protective measures. The Town will continue to monitor this situation and take appropriate actions.

General Update

Mr. Bennett provided the Board with a status report on capital projects that are underway as well as a summary of various town activities. Mr. Bennett advised that he is working with NCDOT to renew our contract to purchase deicing salt from NCDOT which has recently expired. A new contract will come from NCDOT soon and will be renewed for this year. Mr. Bennett advised that NCDOT received and opened bids in February concerning the Crossroads Parkway extension to Calvin Edney Road at the I-26, Exit 11 interchange that has been discussed for some time. The project has not been awarded yet and Mr. Bennett advised he will provide more information on contractor and timeframe for construction when received from NCDOT. Mr. Bennett advised the Board that the contractor for the Rock School will be completing the water connection to the Rock School on Bailey Street. There will be a temporary interruption of water service in that neighborhood this Saturday, March 14, 2020, between 8:00 a.m. until approximately 10:00 a.m. Public works staff will be present to facilitate a smooth connection process. No other issues to note at this time.

Old Business

The Mayor then moved to address old business.

Request for Voluntary Annexation – 201 Pine Ridge Road

Mr. Bennett provided a report on the investigation into this request for voluntary annexation. Staff has completed the investigation and determined this property meets the criteria for contiguous annexation. The property does not, however, accommodate a connection to the town sewer system due to technical and topographical restrictions. The property owner is aware of the stipulation that the annexation can

proceed with the understanding that the town will not provide sewer service to the property from Pine Ridge Road due to these limitations. The property owner is in discussions with the neighboring property owner to secure a private easement for a sewer line to potentially connect to the town system on Parkway View Road. This is a technically feasible sewer access solution, however, the property owner is aware it will remain a private line and the town will have no obligation to maintain such. All other town services are available to the property and staff recommends approval with the sewer access stipulation. The next step is to hold the public hearing on the request for annexation.

PUBLIC HEARING – Mayor Chandler then convened the public hearing to hear comments from the public concerning the request for voluntary annexation of 201 Pine Ridge Road pursuant to notice duly published to the public. There being no comments from the public, Mayor Chandler closed the public hearing.

ORDINANCE – Upon completing discussion of the matter, Mayor Chandler called for a motion. Alderman Zink made a motion to approve “**An Ordinance to Extend the Corporate Limits of the Town of Mars Hill**” pursuant to the petition for voluntary annexation of 201 Pine Ridge Road by the property owner of record, Lori Richardson, more fully set forth in the petition application. Alderman Jolly seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment C)

Relinquishment of Extraterritorial Jurisdiction

Mayor Chandler then address the relinquishment of the extraterritorial planning jurisdiction (ETJ) currently administered by the Town of Mars Hill up to one mile outside of the corporate limits of the Town. The ETJ was established many years ago to assist the town in preparing for future growth beyond existing boundaries. This purpose is no longer necessary as the county has similar zoning requirements and the town can utilize other methods for growth without being overburdened with zoning issues outside of the town boundaries. The Town has been studying returning the ETJ area to Madison County for some time and has received valuable input from the Land of Sky Regional Council and the UNC School of Government on the process. The Town has published notice of the intent to relinquish the ETJ area back to Madison County and the next step is to hold a public hearing on the question.

PUBLIC HEARING – Mayor Chandler then convened the public hearing to hear comments from the public concerning the relinquishment of the one-mile extraterritorial planning jurisdiction currently administered by the Town of Mars Hill pursuant to notice duly published to the public. Mr. Bill Downey asked if this action would affect the former Exxon station on NC 213 that he has discussed with Board previously. Board members and Town Attorney Jamie Stokes commented and discussed with Mr. Downey the rationale for this action and that the area he mentioned would fall under Madison County zoning regulations going forward and not the Town. There being no further comments from the public, Mayor Chandler closed the public hearing.

ORDINANCE – Upon completing discussion of the matter, Mayor Chandler called for a motion. Alderman Davis made a motion to approve an “**Ordinance Repealing Ordinance Establishing Extraterritorial Jurisdiction Boundaries for the Town of Mars Hill, North Carolina.**” Alderman Jolly seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment D)

New Business

Mayor Chandler advised the only new business he had was the coronavirus situation and his discussion with Mr. Bennett yesterday to make sure Town employees had the all the appropriate personal protective equipment they need. Alderman Jolley did ask Mr. Bennett if information concerning the coronavirus/COVID-19 could be placed on the Town’s website. Mr. Bennett advised that he would have that information on the website as soon as possible.

Public Comment

The Mayor then opened the floor for public comments.

Bill Downey asked the Board if there was any plan for sidewalks and other improvement to Bruce Road to Mars Hill Elementary School. Mr. Bennett advise Mr. Downey that improvements to Bruce Road are very important to the Town but that road is owned by the NCDOT. However, the Town has recommended improvements be made by NCDOT through the State’s transportation improvement program and the French Broad Metropolitan Planning Organization of which the Town is a member for transportation project planning.

There were no additional public comments.

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

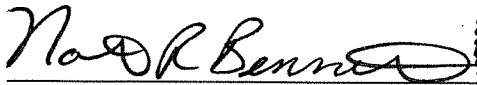
There was no closed session.

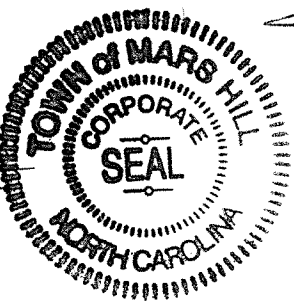
Adjourn

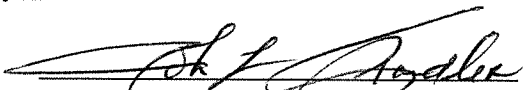
There being no further business before the Board, Mayor Chandler called for a motion to adjourn. Alderman Zink made a motion to adjourn, Alderman Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion to adjourn was unanimously approved.

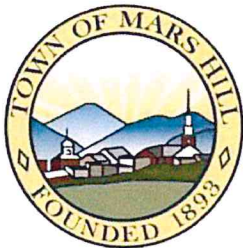
Approved and authenticated this the 4th day of May, 2020.

ATTEST:


Nathan R. Bennett,
Town Manager




John L. Chandler, Mayor



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

March 10, 2020 at 6:00 p.m.

1. Call to Order – *Mayor John L. Chandler*
2. Approval of Agenda
3. Approval of Minutes: February 3, 2020 meeting
4. Town Manager Report – *Nathan Bennett, Town Manager*
 - a. Capital Project Ordinance – N. Main Waterline Project
 - b. Downtown Wi-Fi Grant application
 - c. Water System Study Grant update
 - d. PARTF and NC Trail Grant Applications
 - e. Fire QRV – Financing Proposal
 - f. General Update
5. Old Business
 - a. Request for Voluntary Annexation – Lori Richardson – 201 Pine Ridge Road
 - i. **PUBLIC HEARING**
 - ii. **ORDINANCE** – An Ordinance to Extend the Corporate Limits of the Town of Mars Hill, North Carolina
 - b. Relinquishment of Extraterritorial Jurisdiction
 - i. **PUBLIC HEARING**
 - ii. **ORDINANCE** – An Ordinance Relinquishing Extraterritorial Jurisdiction
6. New Business
7. Public Comment
8. Closed Session (*Pursuant to N.C.G.S. 143-318.11 – if needed*)
9. 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



Notice of Special Meeting of the
Town of Mars Hill
Mayor and Board of Aldermen
Scheduled for 10 March 2020

PLEASE TAKE NOTICE that the Mars Hill Mayor and Board of Aldermen shall, pursuant to NC Gen. Stat. 160A-71 and NC Gen. Stat. 143-318.12(b)(2), hold a special meeting at the following designated place and time:

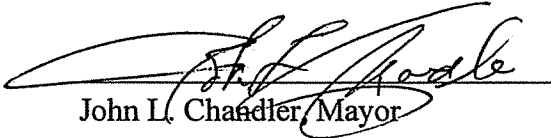
Date of Meeting: Tuesday, 10 March 2020

Time of Meeting: 6:00 p.m.

Place of Meeting: Mars Hill Town Hall
Large Conference Room
280 North Main Street
Mars Hill, North Carolina

Purpose of Meeting: Conduct the regular business for the month of March 2020 and take action on any related matters. Conduct a public hearing regarding the relinquishment of the extraterritorial jurisdiction. Conduct a public hearing on a question of voluntary annexation petition.

This the 14th day of February 2020.


John L. Chandler, Mayor

Posted as required by NC Gen. Stat. 153A-40(b) and NC Gen. Stat. 143-318.12(b)(2) on this 14th day of February, 2020 at 2:00 o'clock p.m.


Nathan R. Bennett, Town Manager



Town of Mars Hill

MAYOR AND BOARD OF ALDERMEN

CAPITAL PROJECT ORDINANCE DOWNTOWN WATER SYSTEM IMPROVEMENTS

BE IT ORDAINED, by the Town of Mars Hill Mayor and Board of Aldermen that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

- Section 1.** The project authorized by this ordinance is the DOWNTOWN WATER SYSTEM IMPROVEMENTS project to be financed as defined below.
- Section 2.** The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.
- Section 3.** The following amounts are appropriated as expenditures for the project:

Item	Amount
Planning, Engineering Design and Permitting	\$14,600
Construction Administration	\$11,300
Construction	\$60,000
Contingency	\$6,000
Total	\$91,900

- Section 4.** The following revenues are anticipated to be available to complete this project:


Item	Amount
Transfer from general fund	\$20,000
Transfer from water and sewer fund – FY 2020 (Capital Outlay)	\$51,900
Transfer from Town Reserve Funds	\$20,000
Total	\$91,900

- Section 5.** The Finance Officer is hereby directed to maintain within the DOWNTOWN WATER SYSTEM IMPROVEMENTS project fund detailed accounting records.


Section 6. The Town Manager shall include an analysis of costs and revenues on this capital project in future budget submissions made to this Board.

Section 7. Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Town Manager and the Finance Officer for direction in carrying out this project.

ADOPTED this the 10th day of March, 2020.


John L. Chandler, Mayor

ATTEST:


Stuart L. Jolley,
Town Clerk



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF MARS HILL, NORTH CAROLINA**

WHEREAS, the Board of Aldermen has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Mars Hill Town Hall at 6:00 o'clock, p. m. on the 10th day of March, 2020 after due notice by publication on the 19th day of February, 2020; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Mars Hill, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory, is hereby annexed and made part of the Town of Mars Hill as of the 10th day of March, 2020.

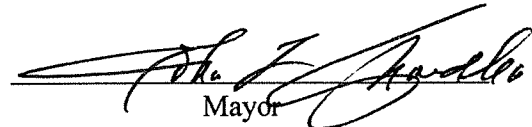
(Insert Metes and Bounds Description)

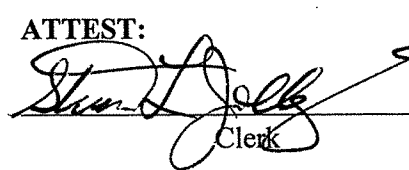
That real property as set forth and more fully described in Deed Book 683 at Page 261, and the same being that boundary survey found in Plat Book 9 at Page 97, in the Madison County Registry, Office of the Register of Deeds of Madison County, North Carolina.

Section 2. Upon and after the 10th day of March, 2020, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mars Hill and shall be entitled to the same privileges and benefits as other parts of the Town of Mars Hill. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

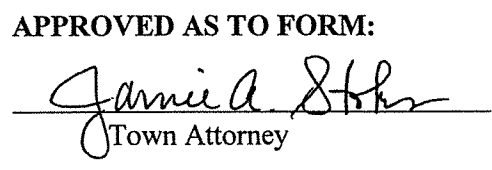
Section 3. The Mayor of the Town of Mars Hill shall cause to be recorded in the Office of the Register of Deeds, Madison County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

ADOPTED this the 10th day of March, 2020.


Mayor

ATTEST:

Clerk



APPROVED AS TO FORM:

Town Attorney

STATE OF NORTH CAROLINA
COUNTY OF MADISON
TOWN OF MARS HILL

I, Stuart Jolley, Town Clerk of the Town of Mars Hill in the State of North Carolina, **DO HEREBY CERTIFY**, that:

1. The attached is a copy of an Ordinance to extend the Corporate Limits of the Town of Mars Hill, North Carolina.
2. The Ordinance was adopted on the 10th day of March, 2020, at a regularly scheduled meeting of the Mayor and Board of Aldermen of the Town of Mars Hill, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the Corporate Seal of the Town of Mars Hill, North Carolina, this 10th day of March, 2020.

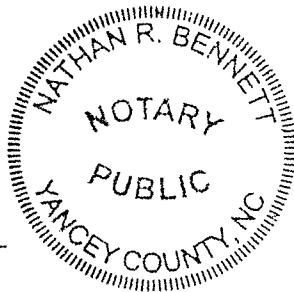


Stuart Jolley
TOWN CLERK

STATE OF NORTH CAROLINA
COUNTY OF MADISON

I, Nathan R. Bennett, a Notary Public of the aforesaid State and County, do hereby certify that Stuart Jolley, personally appeared before me this day and acknowledged the due execution of the foregoing certificate.

WITNESS my hand and Notarial Seal this 10th day of March, 2020.



Nathan R. Bennett
NOTARY PUBLIC

My Commission Expires:

November 19, 2022

BK 683 PG 261 - 263 (3)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Madison County, North Carolina
Susan Rector, Register of Deeds

DOC# 335302
01/27/2020 10:54:51 AM
Tax: \$56.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$56.00

Parcel Identifier No. 9657-16-7678 & 9757-16-6772 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801, Box # 81

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (19-4888)

Brief description for the Index: _____

THIS DEED made this 24th day of January, 2020, by and between

GRANTOR	GRANTEE
Hazel S. Willis as Trustee of the Robert Neal Willis Revocable Trust dated March 8, 2007, and any amendments thereto 3796 Beach Glen Rd. Mars Hill, NC 28754	Lori Richardson 297 Fairfax Ave Asheville, NC 28806

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Mars Hill, _____ Township, Madison County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by John R. Rose, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

The Robert Neal Willis Revocable Trust dated March 8, 2007 (SEAL)
(Entity Name) Print/Type Name: _____

By: Hazel S. Willis (SEAL)
Print/Type Name & Title: Hazel S. Willis, trustee Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

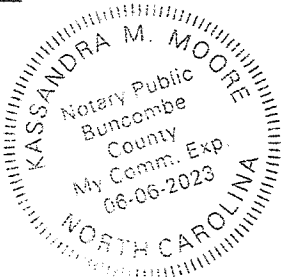
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Hazel S. Willis, personally appeared before me this day and acknowledged that she is the trustee of The Robert Neal Willis Revocable Trust dated March 8, 2007 and any amendments thereto, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29th day of January, 20 20

My Commission Expires: 6/6/23

[Signature]
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds

EXHIBIT "A"

Being all of that tract or parcel of property containing 0.90 acres, more or less, as shown on that plat recorded in Plat Book 9, at Page 97 of the Madison County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

The above-described Property is a portion of that property conveyed in that deed recorded in Record Book 424, at Page 155 of the Madison County, NC Register's Office.



VICINITY MAP
(NOT TO SCALE)

LEGEND OF SYMBOLS

- DESTINE HIGH ROAD
- UNIMPROVED RIGHT
- ADJACENT BOUNDARY (NOT SURVEYED)
- RECORDED (PARTIAL) (1-1-1-2019)

- SURVEY NOTES
1. THIS SURVEY IS TO RECOMBINE TWO LOTS INTO ONE PARCEL FOR THE PURPOSE OF RECORDING.
 2. NO N.C.G.S. HORIZONTAL CONTROL FOUND WITHIN 3000' OF THIS PROPERTY.
 3. THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD SHOWING ON RECORD.
 4. PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 6. AREA OF PARCEL COMPUTED BY COORDINATES.
 7. TAX RECEIVED FOR 2019 IS \$1,177.
 8. THIS SURVEY IS NOT INTENDED TO BE REFERRED TO BY AN ATTORNEY.
 9. MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.
 10. L.V. COMPUTER ASSISTED WITH THE PINE RIDGE ROAD IS 18' C/W. ADDITIONAL PROPERTY LINES AND CENTERLINE INFORMATION WAS OBTAINED FROM MADISON COUNTY GIS AND IS FOR INFORMATION PURPOSES ONLY. NO RELIANCE SHOULD BE PLACED ON THIS INFORMATION.
 11. THIS SURVEY IS NOT INTENDED FOR SITE DESIGN. ANY UTILITIES OR DRAINAGE PIPES SHOULD BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

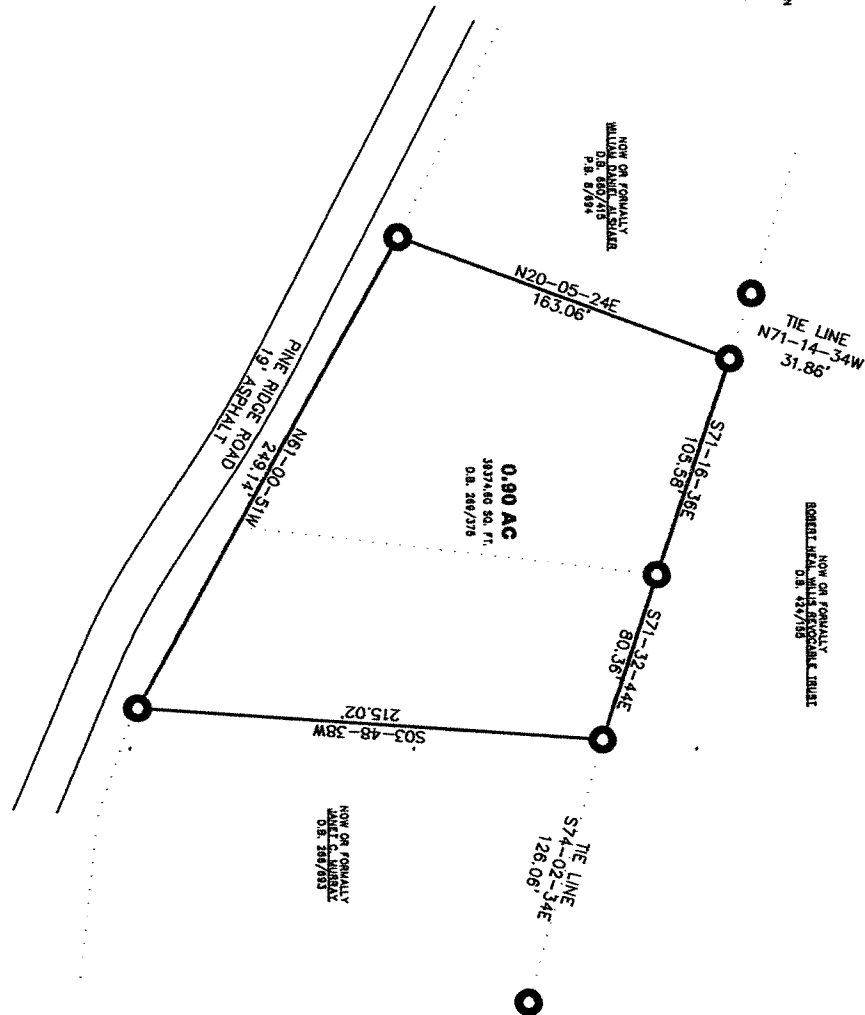
REFERENCES

1.	DEED BOOK 289	PAGE 375
2.	DEED BOOK 410	PAGE 415
3.	DEED BOOK 428	PAGE 185
4.	DEED BOOK 438	PAGE 883
5.	DEED BOOK 509	PAGE 883
6.	PLAT BOOK 8	PAGE 884

YOU SHALL NOT BELIEVE THE NEIGHBORS' STATEMENTS OR THE INFORMATION WHICH YOU SHALL HERETOFORE RECEIVED FROM THEM IN THE LAND THAT THE LORD THY GOD OWEN THEM TO POSSESS IT.

DEUTERONOMY 18:14
DEUTERONOMY 18:15
DEUTERONOMY 18:16
DEUTERONOMY 18:17

TOTAL ACRES
0.90 AC
383740 SQ. FT.
D.B. 289/375



PLAT NORTH - P.B. 8/2014 - DATE - 3/14/2018



STATE OF NORTH CAROLINA
COUNTY OF MADISON

REGISTERED THIS THE 9th DAY OF Nov 2019
AT 12:39 PM REGISTERED IN BOOK 9 PAGE 97

Lori Richardson REGISTER OF DEEDS
Stephan Quaranta DEPUTY/ASSISTANT

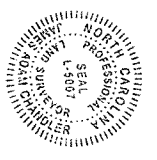
11-19-19
DATE

I, *Lori Richardson*, ZONING ADMINISTRATOR FOR THE TOWN OF MARS HILL, DO HEREBY CERTIFY THAT THE PLAN AND THE INFORMATION CONTAINED THEREIN ARE TRUE AND CORRECT. I HAVE REVIEWED THE PLAN AND THE INFORMATION CONTAINED THEREIN AND I AM SURE THAT THE PLAN AND THE INFORMATION CONTAINED THEREIN ARE TRUE AND CORRECT.

DATE 11-19-19

I, *Susan Reclor*, DO HEREBY CERTIFY THAT THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS.

DATE 11-15-2019



BOOK 9 PAGE 97 (1)
336973

Filed: Madison County, NC
11/19/2019 12:39:40 PM
Susan Reclor, Register of Deeds

RECOMBINATION SURVEY FOR
LORI RICHARDSON

MARS HILL TOWNSHIP MADISON COUNTY, NC
DEED REFERENCE BK. 289 PG. 375

DATE: 11-15-2019 JOB NO.: 040-18A

SURVEY BY
CHANDLER MOUNTAIN SURVEYING PLLC

PROFESSIONAL LAND SURVEYING
LICENSE # P-1232
4847 MEADOWS TOWN ROAD
MARSHALL, NC 28753
828-206-1354
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ATTACHMENT D

**ORDINANCE REPEALING ORDINANCE ESTABLISHING
EXTRATERRITORIAL JURISDICTION BOUNDARIES FOR
THE TOWN OF MARS HILL, NORTH CAROLINA**

WHEREAS, on June 1, 1987, the Town of Mars Hill, North Carolina, enacted an Ordinance establishing extraterritorial jurisdiction boundaries for the Town of Mars Hill, North Carolina, pursuant to the authority granted to it by N.C.G.S. 160A-360;

WHEREAS, the Board of Aldermen of the Town of Mars Hill deems it to be in the public interest and beneficial to the public health, safety and welfare to repeal that Ordinance establishing extraterritorial jurisdiction boundaries for the Town of Mars Hill, and to limit the jurisdiction of the powers of Town of Mars Hill as conferred under Article 19, Chapter 160A of the North Carolina General Statutes, to those properties physically located within the territorial town limits of the Town of Mars Hill;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF MARS HILL:

Section 1. The boundaries of the current Town Limits of the Town of Mars Hill are delineated by the thick red line displayed on the map attached hereto which is titled “Town of Mars Hill Zoning”, which map is hereby adopted and incorporated by reference (hereinafter “the Map”). The Town Limits as delineated on the Map, along with any properties annexed into the Town limits based upon annexations recorded in the Office of the Register of Deeds of Madison County, North Carolina, on and after February 1, 2019, shall, from the effective date set forth hereinbelow, constitute the entirety of the property that is subject to the jurisdiction of the Town of Mars Hill’s powers as conferred under Article 19, Chapter 160A of the North Carolina General Statutes.

Section 2. The Town of Mars Hill hereby relinquishes all extraterritorial jurisdiction granted to it by the Ordinance Establishing Extraterritorial Jurisdiction Boundaries for the Town of Mars Hill, North Carolina, with an effective date of June 1, 1987 (hereinafter “the ETJ Ordinance”), over the property described therein, which property is the same property that lies and exists outside of the thick red line on the Map attached hereto (hereinafter “the ETJ property”). This relinquishment shall be effective as of the date and under the conditions set forth hereinbelow.

Section 3. The ETJ Ordinance as more specifically identified hereinabove is hereby repealed. All other ordinances or parts of ordinances of the Town of Mars Hill which are in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Pursuant to N.C.G.S. § 160A-360(f1), the Town of Mars Hill’s regulations and powers of enforcement of the extraterritorial jurisdiction granted in the ETJ Ordinance shall remain in effect until (1) Madison County adopts regulations governing the ETJ property or (2) a


period of 60 days has elapsed following the effective date of this Ordinance, whichever occurs sooner.

Section 5. The effective date of this Ordinance shall be March 10, 2020.

TOWN OF MARS HILL, NORTH CAROLINA



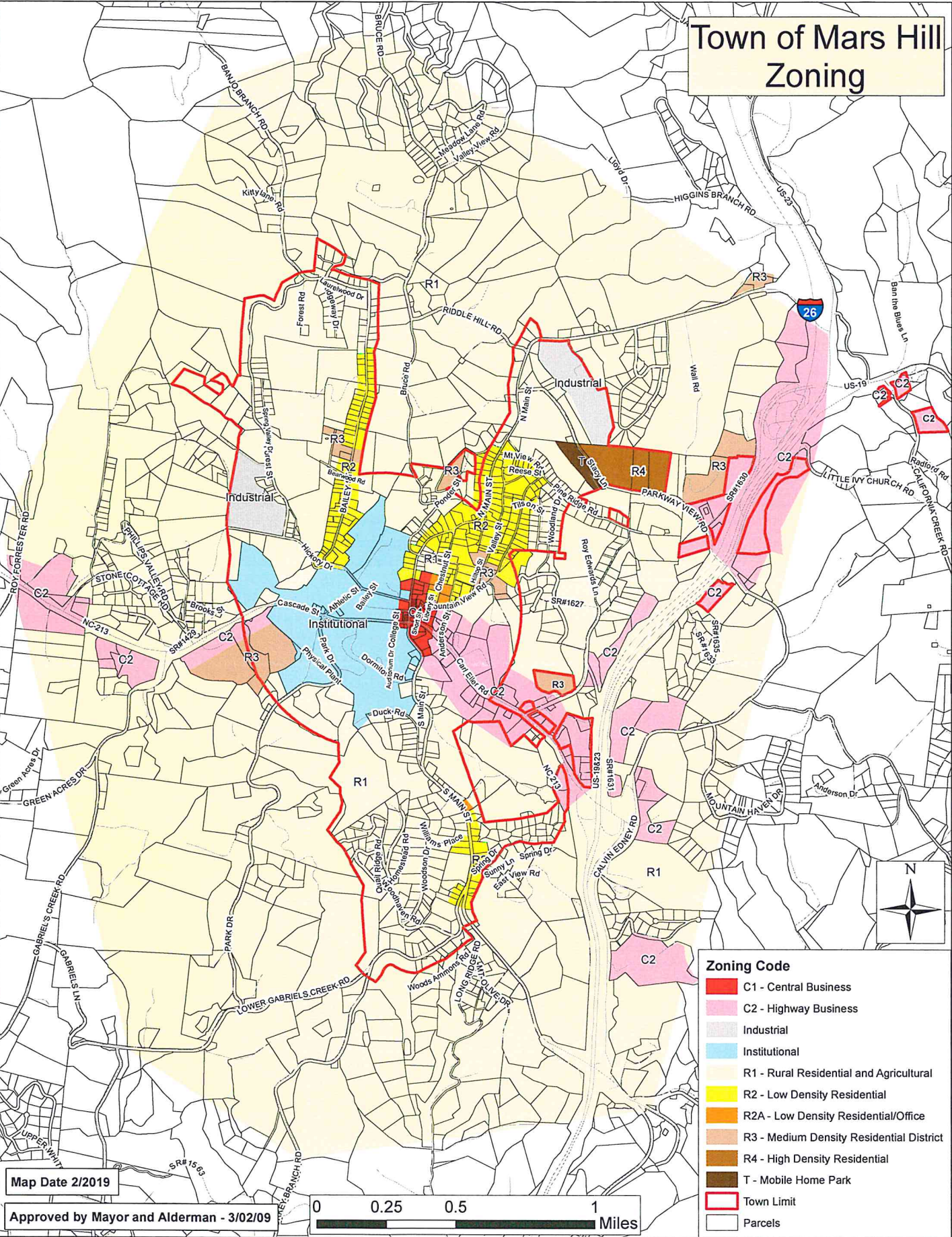
John L. Chandler, Mayor



Attest: Stuart Jolley, Town Clerk

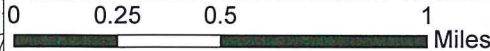


Town of Mars Hill Zoning



Map Date 2/2019

Approved by Mayor and Alderman - 3/02/09



Zoning Code

- C1 - Central Business
- C2 - Highway Business
- Industrial
- Institutional
- R1 - Rural Residential and Agricultural
- R2 - Low Density Residential
- R2A - Low Density Residential/Office
- R3 - Medium Density Residential District
- R4 - High Density Residential
- T - Mobile Home Park
- Town Limit
- Parcels