



AGENDA

Town Council Business Meeting
Tuesday, June 9, 2026: 6:00 PM

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

a. Adoption of Agenda

4. PUBLIC COMMENTS

5. PUBLIC HEARINGS - EVIDENTIARY

a. Preliminary Development Plan and Major Subdivision Preliminary Plat for Phase 1 of the Caropines Development (File #PD-03-26 & MAPP-01-26)

Ascot Corporation is seeking approval for 35 single-family homes on approximately 20.6 acres within the Caropines Planned Development near Airport Road and Avenue of the Carolinas, including new private roads and utility infrastructure.

6. PUBLIC HEARINGS - LEGISLATIVE

a. Proposed Amendments to UDO Regarding Open Space Design (File #OA-02-26)

Proposed amendments to the Unified Development Ordinance (UDO) to clarify and prioritize how required open space is designed, emphasizing preservation of natural features such as mature trees, sensitive areas, and buffers while maintaining the same amount of required open space. This item is continued from the May 12, 2026 regular meeting.

b. Right of Way Abandonment Request from Leonard and Beth Gaddis (File #RA-01-26)

Leonard and Beth Gaddis are requesting abandonment of an approximately 10,484 square foot unimproved right-of-way located off Hill Road adjacent to their property at 1220 E. Indiana Ave. The petitioners state the purpose is to allow for additional stormwater management and landscaping between adjacent properties. This item is continued from the May 12, 2026 Town Council meeting.

c. Conceptual Development Plan for 12.78 Acres at Waynor Road & NC 22 (File #PD-01-26)

An application for a Planned Development District – Conceptual Development Plan to allow for the construction of a religious institution on 7.41 acres and a six-lot subdivision on the remaining approximately 5.48 acres. The property is located at the north-west corner of the intersection of Waynor Road and NC Hwy 22.

d. FY27 Budget Hearing

The second and final Public Hearing regarding the FY27 Budget prior to requested adoption.

7. ACTION ITEMS

a. Request for Adoption Ordinance #3188 - FY 26-27 Budget, setting an ad valorem rate of \$0.29/\$100 valuation in addition to a \$0.55/\$100 valuation in Municipal Service District I (Morganton Park South.)

8. CONSENT AGENDA

a. Adopt Ordinance #3195: FY27 Public Works and Utilities Fee Schedule

An update of the published fee schedule based upon the adopted Budget.

b. Adopt Ordinance #3196: FY27 Permit and Inspection Fees

An update of the published fee schedule based upon the adopted Budget.

c. Adopt Capital Project Fund Amendments Ordinances #3190 thru #3194

Adopt necessary changes to various Capital project Funds as a result of having adopted the FY27 Budget

d. Adopt Resolution #1151 Capital Reserve Fund - System Development Fees

Annual resolution making appropriations to the CRF based on SDF collection estimates for the coming year and adjusted for collections over the previous twelve months.

e. Ordinance #3198 — Amending the Capital Reserve Fund for Water System Development Fees

f. Ordinance #3197 — Amending the Capital Reserve Fund for Sewer System Development Fees

Adopt Ordinance amending the Capital Reserve Fund for Sewer System Development Fees

g. Resolution #1152 — Incorporating the Supplemental Pay benefit into the base salary of the Town Manager along with all FT employees on July 1.

h. Ordinance #3189 — Amending the Utility Fund for Anticipated Sewage Treatment Costs for Remainder of FY 25-26

Staff requests approval of a budget amendment to the Utility Fund to cover anticipated sewage treatment expenses for the remainder of FY 25-26.

i. Approve Resolution #1150 Approving Local Water Supply Plan

Approval of the 2025 Local Water Supply plan in accordance with North Carolina General Statute 143-355 (I).

j. Adopt Town Council Meeting Minutes

Staff has prepared the following minutes for approval:

- May 26, 2026, Town Council Work Session Meeting Minutes

9. ADJOURNMENT

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Video of the Town Council meetings will be live-streamed on the website for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream.*