



City of Nelson
Council Meeting Minutes
March 4, 2024 @ 7:00pm
Nelson City Hall

1. Call to Order

Mayor Sylvia Green called the meeting to order at 7:00 pm.

Attendance

The following persons were present: Mayor Sylvia Green, Councilman James Queen, Councilman Nathan Hamby, Councilman John Ahlberg, Councilman William Taylor, Councilwoman Kristeen MacNeill, Finance Manager Miranda McDowell, City Clerk Kelsey Riehl and City Attorney Jeff Rusbridge.

2. Invocation

Mayor Green led the invocation.

3. Pledge of Allegiance

Mr. James Queen led the Pledge of Allegiance.

4. Agenda Approval

Mr. James Queen made a motion to approve the agenda seconded by Mrs. Kristeen MacNeill, All in favor, Vote unanimous...

5. Public Hearing – Rezoning & Variance

a. Rezoning LI & NC to HI Blue Ridge Marble - NE02 057/NE02 042 Rezoning

Mr. Evan Howell of Blue Ridge Marble addressed the Council regarding the request for rezoning, he stated the property was incorrectly zoned by the city in 2002. Mrs. Kelsey Riehl stated the city tried to correct the zoning in Jan 2007 but somehow the property was changed to NC & LI, apparently one side of the train tracks was zoned NC and the other as LI, she also stated she requested the Marble Co look into rezoning so there wouldn't be issues in the future if / when the plant decides to rebuild the building that burnt several years ago.

Mr. Lamar Kellett spoke in opposition of the change but stated his concerns were due to what could be allowed in the HI zoning districts and stated many of the listed uses need to be removed, examples of the uses he would like to be removed are: "Animal Slaughtering and Processing, Nuclear Electric Power Generation, Sewage Treatment Facilities, Solid Waste Landfill, Shooting Ranges, Massage Parlor, Junk Yards, and Cattle Feed Lot". He requested the rezoning of the property be postponed until the HI Zoning Ordinance could be revised. Attorney Jeff Rusbridge stated legally the city has to have an area where these items could potentially be allowed but the rezoning could be approved with specific conditions of the current usage.

Council Member Mr. William Taylor asked about the buffer requirements for the HI Zoning district and if that would be an issue. Attorney Jeff Rusbridge advised that the property could be granted a variance for any requirements that are not by the preexisting site.

Mayor Green asked for a motion to approve the rezoning of the Blue Ridge Marble Co from NC & LI to HI with a variance for any requirements that are not by the preexisting site with the condition that the HI zoning is for the existing use of the business.

Council Member Mr. Nathan Hamby made the motion, seconded by Mr. James Queen, All in Favor, Vote Unanimous...

b. Rezoning LI to HI Jeremy Denton - 04N03 027

Mr. Jeremy Denton of Durham & Taylor Supply addressed the Council regarding the request for rezoning, he stated that when the property was annexed into the city in 2023 the only industrial zoning available was LI. The HI zoning was adopted later that year and is a more appropriate zoning classification for his business.

Several questions were asked regarding the property by those in attendance for the public hearing. The primary concern was that the quarry could obtain the property in the future and start mining. Atty Jeff Rusbridge stated the rezoning could be approved with the condition that it would be for the current use (Durham & Taylor Supply).

Mr. James Queen made a motion to approve the rezoning from LI to HI with the condition that it is only for the current use (precast concrete manufacturing), seconded by Mr. William Taylor, All in favor, Vote unanimous...

c. Variance – Jeremy Denton – 04N03 027 - Tree Ordinance

Mr. Jeremy Denton of Durham & Taylor Supply discussed the need for the tree variance in order to proceed with building on the site.

Mr. Nathan Hamby asked if the logging had already started, Mr. Denton stated it had. Mr. Nathan Hamby stated the variance should have been approved prior to any work starting.

Mayor Green requested a motion to approve the tree ordinance variance. Mrs. Kristeen MacNeill made a motion to approve the tree ordinance variance, seconded by Mr. James Queen.

Mrs. Kristeen MacNeill, Mr. James Queen and Mr. John Ahlberg in favor.

Mr. Nathan Hamby and Mr. William Taylor opposed.

The motion passed three to two.

6. Public Comment –

None

7. Approval of Minutes

a. February 12, 2024 – Mr. William Taylor made a motion to approve the February 12, 2024 minutes, seconded by Mr. James Queen, All in favor, Vote unanimous...

b. February 22, 2024 – Mr. William Taylor made a motion to approve the work session minutes from February 22, 2024, seconded by Mr. John Ahlberg, All in favor, Vote unanimous...

8. Department Reports

a. Police Report – Cherokee Co Sheriffs Dept., (Jones) gave the Sheriff's report.

b. Mayor's Report – Mayor Green reported on the meeting with Pickens Co to discuss sidewalks, a new city hall and stated she also met with Geoff Morton with Cherokee Co.

to discuss the upcoming City Projects and to request and funding assistance they could potentially provide. She stated she had several other meetings to discuss city issues. Mayor Green updated the Council about the City Easter Event and stated the event will be held on March 23 at 1pm with a rainout date of March 24 at 2pm. She stated she has a meeting scheduled with Michael Kidd on March 6th regarding the park plans and the property the city has recently acquired.

c. Finance Report – Mrs. Miranda McDowell went over the current bank balances.

9. Unfinished Business

a. Tree Ordinance Revisions – Mayor Green stated this item is tabled and will be added to the April agenda.

10. New Business

a. Audit Quotes – Mrs. Kelsey Riehl stated that per the City policy quotes for audit pricing should be done every three to five years, it has been a while since the city had considered other companies so the city received quotes from the current company, Welch Walker and Associates, as well as CKH Group and Rushton. The CKH Group requested to attend the meeting and shared some of the company background as well as their qualifications. Mayor Green thanked the CKH Group for attending and asked the Council to look over the proposals. She stated the item will be put on the April agenda for further discussion and a decision.

b. Financial Policy Revisions – Dollar Amount Required for Sealed Bids, Dollar Amount for Purchases Exceeding Spending Limits – Mayor Green stated the current policy amounts need to be adjusted. The current administration spending limit is \$1,000 a day which can be an issue when purchasing maint. Items (tires for machines), when reserving training times for staff and Elected Officials and other items that come up. She also stated she would like to have the sealed bid policy changed. The current amount required for sealed bids is \$10,000. She stated this requires ads to be run in both county papers and delays the approval of projects due to the time it takes to approve the bids. She stated the state is currently in the process of changing their requirements from \$100k to \$250k. Atty Jeff Rusbridge suggested the policy be changed to follow what the state policy is but the city would still be required to get 3 quotes prior to approval for other items. Mayor Green asked the Council to think about what changes they would be comfortable with and the item will be put on the April agenda.

c. Property Purchase – Mr. James Queen made a motion to approve the purchase and sale agreement for 74 Spring St., seconded by Mr. John Ahlberg, All in favor, Vote unanimous...

11. Adjourn

Mr. Nathan Hamby made a motion to adjourn the meeting, seconded by Mr. James Queen, All in favor, Vote unanimous...

Mayor Sylvia Green adjourned the meeting.

Minutes approved by Council
4.1.2024



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