

BOARD OF COMMISSIONERS
SPECIAL MEETING
APRIL 11, 2022
PAGE 1

1 **PRESENT:** Mayor William L. Lewis, Jr.; Commissioners Jim Kohr, Josh Kohr, Karen Lewis,
2 Danny Walsh and Brenda Wilson
3

4 **STAFF**

5 **PRESENT:** City Manager Chris McGee; Information Technology Director Chad Ives;
6 Planning Director Katrina Marshall; Code Enforcement Officer Sue Steinhauser;
7 Permit Technician Sandra Gahlinger; Finance Director Lee Tillman; Assistant
8 Fire Chief Steve Coffey; TEC Sales Manager Pam Holder; City Clerk Cindy
9 Morgan, and Deputy City Clerk Mary Weigl
10

11 **OTHERS**

12 **PRESENT:** Planning Board Members Ernest Cutler; Iris Wooliever; Jackie Attaway; Bob
13 Warren; Alfred Gray; and Insight Planning & Development Representative Nicole
14 Smith
15

16 After notice duly given, Mayor Will Lewis called the special meeting of the Havelock Board of
17 Commissioners to order at 5:03 p.m. on April 11, 2022 at Havelock City Hall with a quorum
18 present.
19

20 The draft Land Use Plan Update has been prepared Consultant Insight Planning and
21 Development with the input of the Citizen Advisory Board, stakeholders, city staff and results of
22 the public citizen survey. Insight Planning and Development presented the draft Land Use Plan
23 for review and discussion by the Board of Commissioners and Planning Board at this joint
24 meeting.
25

26 It was explained that the draft must be submitted to the NC Division of Coastal Management for
27 consistency review. Once the consistency review is completed, the Planning Board will need to
28 make a recommendation to the Board of Commissioners for adoption of the Plan. The Board of
29 Commissioners will then hold a public hearing and consider adoption. The Plan is required to be
30 adopted by July 1, 2022.
31

32 At this time, Nicole Smith introduced herself and shared a Power Point presentation with the
33 Boards and the audience. The presentation included the following:

- 34 ● Description of a Comprehensive Land Use Plan
- 35 ● Project Schedule to include the kickoff, plan development, public engagement, completion, review and
36 adoption
- 37 ● Citizen Participation Plan
- 38 ● Public Notification
- 39 ● Survey Results
 - 40 ○ Demographics
 - 41 ○ Top 3 assets (Cherry Point, US 70 Locations, Close-knit Community)
 - 42 ○ Top 3 issues facing City
 - 43 ■ Redevelopment of distressed areas
 - 44 ■ Vacant buildings
 - 45 ■ Marketing of Havelock
 - 46 ○ Defining City Center (City Hall and City Park area 55%)
 - 47 ○ Future of Havelock (Live/Local work community 86%)
- 48 ● Public Workshop
 - 49 ○ Housing Needs (Senior housing)
 - 50 ○ Community Flooding Concerns (Lake Road)
 - 51 ○ Community Enhancements
 - 52 ■ Handicap facilities, parks & ramps
 - 53 ■ Sidewalks & greenways
 - 54 ■ Business recruitment
- 55 ● Draft Chapters
 - 56 ○ Chapter 1: Introduction
 - 57 ○ Chapter 2: Demographic Profile (Population by Age: 15-24)
 - 58 ○ Chapter 3: Havelock Today
 - 59 ○ Chapter 4: Land Use Suitability

BOARD OF COMMISSIONERS
SPECIAL MEETING
APRIL 11, 2022
PAGE 2

- 60 ○ Chapter 5: Havelock Tomorrow
- 61 ○ Chapter 6: Goals, Objectives & Policies
- 62 ○ Chapter 7: Tools for Managing Development
- 63 ● Questions?
- 64 ○ <https://publicinput.com/havelockcamalup>
- 65

66 At this time, the Mayor opened the floor to questions or comments from the Board.

67
68 Commissioner Wilson stated that she is very upset with the data being from 2019 and incorrect.
69 She went on to state that no one contacted her for an accurate number of vacant rentals in
70 Havelock. Being a realtor, she added that she has an accurate representation of this information
71 whereas the census does not. Commissioner Wilson would appreciate the opportunity to provide
72 the correct data to Ms. Smith. Ms. Smith stated that this is not a final document and looks
73 forward to working with Commissioner Wilson.

74
75 Commissioner Josh Kohr asked why there are discrepancies in the maps and the data provided.
76 Ms. Smith apologized for not having the most current map and information. Commissioner Josh
77 Kohr asked her what methodology was used to match the data to the map. She explained that
78 some of it may be due to staff edits and some may be due to public input and that this can all be
79 revisited.

80
81 Regarding the identified City Center, Commissioner Lewis stated that she was at the CAMA
82 Land Use meeting and that when polled; citizens believed the City Center was the area of City
83 Hall and the Police Station.

84
85 As discussions continued, City Manager Chris McGee clarified that many of our communities
86 will probably have to go through a significant redevelopment process in the future.
87 Commissioner Walsh then urged the Board to start thinking about the land on the inside of the
88 bypass.

89
90 Commissioner Josh Kohr asked Ms. Smith to talk to Surveyor James Simmons. He has walked
91 these properties and talked to the landowners. Ms. Smith said that she would reach out to him.
92 She went on to remind everyone that this is a comprehensive plan and that they can revisit some
93 of these areas.

94
95 Next Action: Ms. Smith recommended reviewing the documents as a Board and as the Planning
96 Board. It was requested that all comments be forwarded to Planning Board Director Katrina
97 Marshall or City Manager Christopher McGee, no later than Monday May 2, 2022. Staff will get
98 a list of comments together and forward to Insight Planning & Development on May 10, 2022.

99
100 **ADJOURNMENT/RECESS**

101
102 With there being no other business to discuss, Commissioner Lewis made a **motion to adjourn.**
103 Commissioner Wilson seconded and the motion carried unanimously. (5-0)

104
105 The meeting adjourned at 5:48 p.m.

106
107 Date approved: _____

William L. Lewis, Jr., Mayor

108
109 Attest:

110
111
112 _____
113 Mary C. Weigl
114 Deputy City Clerk