

Draft

**BOARD OF COMMISSIONERS**  
**REGULAR MEETING**      April 4, 2016

**ALEXANDER COUNTY**  
**STATE OF NORTH CAROLINA**

**PRESENT:**    Ryan Mayberry, Chairman  
                 Milton H. Campbell, Vice-Chairman  
                 Josh Lail  
                 Ronnie Reese  
                 Larry G. Yoder

**STAFF:**      Rick French, County Manager  
                 Jamie Starnes, Clerk to the Board

The Alexander County Board of Commissioners held a regular meeting on Monday, April 4, 2016 at the CVCC / Alexander Center in Room 103, Taylorsville, North Carolina.

**CALL TO ORDER**

Chairman Mayberry called the meeting to order at 6:00 PM.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Vice-Chairman Campbell gave the invocation and Commissioner Lail led the Pledge of Allegiance to the Flag.

**ADOPTION OF AGENDA**

Commissioner Reese made a motion to adopt the agenda as presented. Vice-Chairman Campbell seconded the motion, which passed unanimously.

**PUBLIC COMMENT**

The following comments were heard:

Gary Sain compared retail sales for the Hickory MSA (Alexander, Burke, Catawba, and Caldwell Counties) for years 2012 and 2014 which included the following information:

2012

- Alexander County retail sales - \$205,692,453
- Leakage to surrounding counties - \$129,711.42
- Surplus reported for Catawba County - \$416 million
- Surplus reported for Iredell County - \$391.7 million

#### 2014

- Alexander County retail sales - \$214,445,332
- Leakage to surrounding counties - \$147,569,466

He also discussed Alexander County's leakage by type, noting that motor vehicle sales and parts topped the list with food and beverage stores ranking 2<sup>nd</sup> and health / personal care ranking 3<sup>rd</sup>. He felt more revenue was needed to support Alexander County and that a program needed to be developed to address shortages.

Larry Riddle requested the Board draft a letter to the NCDOT and possibly Governor Pat McCrory expressing concern with the unacceptable paving of Highway 64. He added that after speaking with Mark Taylor with Iredell County DOT, he learned that the company paving Highway 64 is from Tennessee but has an office in Mooresville.

### **PUBLIC HEARING: REZONING CASE 16-1 - LACKEY**

Jon Pilkenton, Director of Planning & Development, presented Rezoning Case 16-1 submitted by Sharyn Lackey who requested rezoning of property located at 0 Craftmaster Road from H-I (Heavy Industrial) to RA-20 (Residential-Agricultural) to allow for residential use. The size of the property tract is approximately 15 acres and the current land use is vacant. Zoning within 100 feet of the property is RA-20 to the north, south, and east as well as H-I to the north, east, and west. Land uses within 100 feet include residential to the north, south, and east along with industrial to the north, east, and west.

He reviewed staff comments related to size of the tract, compatibility of the disputed zoning action with an existing comprehensive plan, benefits and detriments resulting from the zoning action for the petitioning property owner / neighbors / and surrounding community, and the relationship between the uses envisioned under the new zoning and the current uses of adjacent land. He advised that the property owner had requested rezoning believing that the property would be better suited for a residential structure; however, he noted that rezoning the property was not consistent with the 2008 Comprehensive Plan which identified this area as designated for industrial use. Due to there being a limited amount of industrial zoning in the county, staff felt changing the zoning could have economic impacts and would not make the zoning consistent with adjoining parcels and growth patterns in the area. Mr. Pilkenton pointed out that the property was currently under contract and that the prospective buyer intended to use the property as pasture land for cattle to graze, which would not require rezoning.

Letters were sent by first class mail to the property owners within 100 feet of the parcel boundary, a sign was posted on the property, and a notice was placed in *The Taylorsville Times*. Staff received one call from an adjoining property owner who was opposed to the rezoning and a

separate neighbor spoke at the Planning & Zoning Commission Meeting with concerns regarding the impact to two streams on her property that were used as water sources.

Mr. Pilkenton informed the Board that the Planning & Zoning Commission held a public hearing on March 3, 2016 to review the request and voted unanimously to recommend denial based on the following:

1. The proposed rezoning is not consistent with the future land use patterns in the area.
2. The 2008 Comprehensive Plan recommends that the property be developed as industrial.

He advised that based on the information provided, the Board must determine whether the rezoning request meets the guidelines set forth and is reasonable in regards to the public interest considering all uses within the requested zoning district, not merely the use of which the applicant proposes.

Chairman Mayberry called the public hearing to order and requested any comments. There being none, he made a motion to close the public hearing. Commissioner Lail seconded the motion, which passed unanimously.

Chairman Mayberry stated that he had originally intended to vote in favor of the rezoning but, after being informed that the property was under contract and that rezoning was not needed to allow for the use in which the potential buyer intended, felt the Board should take the recommendation of the Planning & Zoning Commission to deny the request and revisit later if needed, noting that it would be much more difficult to rezone from RA-20 to H-I.

Therefore, Chairman Mayberry made a motion to deny Rezoning Case 16-1 based on staff recommendation that the proposed rezoning is not consistent with the future land use patterns in the 2008 Comprehensive Plan and because allowing residential development so close to existing industry is not considered good planning initiative. Commissioner Reese seconded the motion. The Board voted 4 in favor of the motion (Commissioners Lail, Mayberry, Reese, and Yoder) and one against (Commissioner Campbell). The motion carried.

## **2015 STATE OF THE COUNTY HEALTH REPORT**

Leeanne Whisnant, Health Director, gave the 2015 State of the County Health Report which included services and programs provided by the Health Department, leading causes of death in Alexander County, county health rankings, community priorities such as the Healthy Families Program, mental health and substance abuse efforts, and emerging issues including cancer and teenage pregnancy. The full report can be viewed at [www.alexanderhealth.org](http://www.alexanderhealth.org) and is available at the Health Department, both libraries, and the Administration Office.

## **SHELL BUILDING UPDATE**

David Icenhour, Economic Development Director, presented photos of the new shell building located in the Alexander Industrial Park, noting that the 50,000 square foot structure, which is expandable to 125,000 square feet, features 26-foot ceilings and 40x50 bay spacing and is rail and natural gas served. Completion is scheduled for late April or early May.

He thanked the Alexander Railroad Company who financed and owns the shell building. Alexander County will provide carrying costs such as permits, ongoing utility costs, property taxes, and advertising. Efforts thus far include ads in the Charlotte Regional Partnership's annual Economic Development Guide, Site Selection Magazine, and a few others as well as participation in the NC Department of Commerce Certified Industrial Building Program

A promotion video was also shown for RockyFest scheduled for Saturday, April 23, 2016 at Rocky Face Park.

## **SALES TAX & FINANCIAL REPORT**

Rick French, County Manager, reported that a total of \$2,376,812.91 had been collected in sales tax revenue through March 2016. This amount is 61.08% of the \$3,891,000 budgeted with 58.33% of the budget year expired and an increase over last year of 5.30%.

He added that through February 2016, expenses are just under \$23 million (61%) and revenues are almost at \$29 million (75%)

## **BOARD APPOINTMENTS & REAPPOINTMENTS**

Rick French, County Manager, requested the following appointments and reappointments:

Library Board of Trustees – Appoint Dawn Chumley for 3 years.

Planning & Zoning Commission – Reappoint Dana Benfield, Bud Caywood, and Steve Icenhour for two years.

Health Board – Appoint Scott Westmoreland for 3 years.

Building Services Advisory Committee – Appoint Brian Walker for one year.

Commissioner Yoder made a motion to approve the appointments and reappointments as presented. Commissioner Lail seconded the motion, which passed unanimously.

## **BUDGET ORDINANCE AMENDMENTS #31 - #33**

Rick French, County Manager, reviewed the purpose of Budget Amendments #31 - #33 as follows:

Budget Amendment #31 – To increase the 911 Communications budget due to an AT&T increase for the tower site data circuits that are requested to be replaced by County-owned equipment in the upcoming budget year. To increase the EMS budget for an estimated NCACC administrative fee for the EMS Medicaid Cost Settlement Program.

Budget Amendment #32 – To adjust the Health Department budget for additional Environmental Health Food & Lodging funds and for the cut to regular Environmental Health State Funds. To increase the Health Department budget for additional STD Prevention and Healthy Communities Funds.

Budget Amendment #33 – To increase the 911 Fund budget for 911 Addressing costs.

Commissioner Yoder made a motion to approve Budget Amendments #31 - #33. Vice-Chairman Campbell seconded the motion, which passed unanimously.

## **SCHEDULING OF SECOND MEETING IN APRIL**

Rick French, County Manager, requested a second meeting in April to discuss health insurance for County employees.

After discussion, Commissioner Yoder made a motion to schedule the second meeting on Monday, April 18, 2016 at 6:00 PM. Vice-Chairman Campbell seconded the motion, which passed unanimously.

## **OTHER BUSINESS**

Rick French, County Manager, discussed the following issues during Other Business:

- A. The Mitchell Gold + Bob Williams Natural Gas Project is well underway and the CVCC Applied Technology Project should be completed in a couple of months.
- B. The WPCOG is developing a pre-application for a Broadband ARC Feasibility Study for citizens James Fortner and Ted McGavran that will cost approximately \$20,000. If approved a 50% match will be required from the County.
- C. As of April 1, 2016, the Planning & Inspections Department will no longer close the office from 1:00-2:00 PM for lunch.
- D. County Engineer Darrell Robertson is working on closing out the Bethlehem / Ellendale Water System Improvements Project.
- E. The 6<sup>th</sup> Annual Robin's Run was held on April 2, 2016 and the Ernie Matheson Tournament began on April 1<sup>st</sup>.

- F. The WPCOG Annual Meeting will be held on April 28<sup>th</sup> at the Crowne Plaza in Hickory.
- G. The NCDOT has announced a Spring Litter Sweep for April 16-30, 2016. Citizens can pick up supplies (gloves, safety vests, orange bags) at the local DOT Maintenance Office.
- H. County staff has been notified that effective May 15, 2016, Caldwell County will no longer utilize the Alexander County Detention Center for housing of inmates due to available space in their own jail.
- I. Commissioner Yoder recognized Anchor-Richey EVS for their new tanker and commended them for their hard work on the truck.

### **CONSENT AGENDA**

- A. Minutes from the March 7, 2016 Regular Meeting.
- B. Tax Release Requests (\$4,524.73) and Tax Refunds (\$1,272.65) for March 1-25, 2016.
- C. Request to surplus a 1962 Studebaker deuce and a half truck, Serial #M-54917 (vehicle has no VIN #) and approval of a Resolution Authorizing Conveyance of Surplus Property Valued at less than \$5,000 to allow the vehicle to be transferred to the VFW Post 5466.
- D. Request to surplus a 2007 Chevrolet C4500 ambulance, VIN #1GBE4V1237F409029 with 230,000 miles.

Commissioner Yoder made a motion to approve the Consent Agenda. Chairman Mayberry seconded the motion, which passed unanimously.

### **CLOSED SESSION – N.C.G.S. 143-318.11(a)(1, 3, 4, 5, & 6) TO PREVENT THE DISCLOSURE OF CONFIDENTIAL INFORMATION, ATTORNEY/CLIENT PRIVILEGE, ECONOMIC DEVELOPMENT, CONTRACTUAL, & PERSONNEL**

Chairman Mayberry made a motion to enter into Closed Session at 7:33 PM to prevent the disclosure of confidential information, for the purpose of attorney/client privilege, and to discuss economic development, contractual matters, and personnel issues pursuant to N.C.G.S. 143-318.11(a)(1, 3, 4, 5, & 6). Commissioner Lail seconded the motion, which passed unanimously.

### **ADJOURNMENT**

There being no further business, Commissioner Yoder made a motion to adjourn at 8:08 PM. Vice-Chairman Campbell seconded the motion, which passed unanimously.

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Ryan N. Mayberry, Chairman

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Jamie M. Starnes, Clerk to the Board