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BOARD OF COMMISSIONERS
REGULAR MEETING May 7, 2007

ALEXANDER COUNTY
STATE OF NORTH CAROLINA

PRESENT: W. Darrell Robertson, Chairman
 Wes Bolick, Vice-Chairman
 William L. Hammer
 Harold M. Odom
 Larry G. Yoder

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

MEDIA: Micah Henry, The Taylorsville Times

The Alexander County Board of Commissioners held a regular meeting on Monday, May 7, 2007 in the Catawba Valley Community College / Alexander Center Multipurpose Room, Taylorsville, North Carolina.

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Bolick gave the invocation and Monica Moore, student at Taylorsville Elementary School, led the Pledge of Allegiance to the Flag.

*****SPECIAL RECOGNITIONS*****

The Board recognized Barbara Poole, Veterans Service Officer, for successfully completing a course of instruction and receiving a certificate of training in Veterans' Benefits established for the career objective of Accredited Representative for the purpose of representing claimants before the U.S. Department of Veterans Affairs in matters pertaining to claims of veterans, widows, and orphans.

The Board also recognized Karen Hoyle, DSS Director, for successfully graduating from the 2006-2007 County Administration Course of the School of Government, University of North Carolina at Chapel Hill.

COMMISSIONER'S REPORT

Commissioner Hammer stated that he and County Manager Rick French attended a meeting at the Johnston County Agriculture Center in Smithfield on April 27, 2007. He mentioned that several workshops were held during the day relating to farmland preservation, farmland trust, and a biofuels. He stated that a biofuels presentation which demonstrated how fuel for a Ford truck was made out of leftover oil from Smithfield restaurants.

ADOPTION OF AGENDA

Commissioner Bolick made a motion to adopt the agenda as presented. Commissioner Odom seconded the motion. The Board voted unanimously in favor of the motion.

EXISTING INDUSTRY RECOGNITION PROGRAM

Jason Williams, Existing Industry Specialist, introduced David Neff, Plant Manager for Shurtape Technologies. He informed the Board that Shurtape Technologies began operations in 1978 as Shuford Mills and was the 8th largest industrial employer in Alexander County.

Mr. Neff stated that Shurtape Technologies had operations in Catawba, Caldwell, and Alexander Counties as well as Europe, Asia, South America, Canada, and the Middle East and had spent \$100 million in expansions and equipment in the last 10 years. He explained that Shurtape Technologies manufactured paper masking tapes, carton sealing tapes, and the original duct tape and produced 700 million yards of tape annually. He also pointed out that the Stony Point plant produced 30 million rolls of duct tape a year and employed 190 individuals.

The Board thanked Mr. Neff for attending the meeting and providing an update.

PUBLIC COMMENT PERIOD

The following was heard during the Public Comment Period:

Bethlehem Park Concerns

April Childress, a citizen of Bethlehem, expressed her concerns with the appearance and cleanliness of Bethlehem Park. She stated that the bathrooms at the park were never cleaned and that there were continuous problems with toilets stopping up and overflowing. She also discussed sanitary issues with the concession area. She stated that she had been informed by the Recreation Department that two employees were assigned to clean the restrooms and concession areas in 6 parks each week; however, she noted that she had been cleaning the bathrooms herself for the last month.

Ms. Childress stated that the surfaces on half the tennis courts were badly damaged and the nets were broken and therefore unusable. She also mentioned that the park had a bee problem at one point and that trash cans were never emptied nor was trash picked up off the ground.

Ms. Childress stated that she had voiced her concerns to the Bethlehem Park Committee many times; however, she noted that nothing had been done to improve the park so far. She pointed out that no one could explain to her where the profits from the concession sales went and she felt that those profits should be used to benefit the park and its facilities.

Ms. Childress stated that she was unsure of who funded what concerning parks and who was responsible for this facility. She mentioned that she had a lot of ideas on ways to improve the park as well as fundraisers to pay for the improvements. She noted that hamburgers and hot dogs could be sold from the concession area if a stove was purchased. She also stated that locks could be placed on the bathroom doors to prevent vandalism. Ms. Childress pointed out that there were many parents who felt the same and would be willing to help.

Chairman Robertson stated that he would allow staff to check into this matter and get back in touch with Ms. Childress.

Bus Accident Timeline

Russell Greene, Emergency Services Director, presented a timeline of events relating to the bus accident that occurred on April 30, 2007 which was as follows:

7:45:30 AM – Accident reported
7:46:52 AM – 1st unit enroute
7:47:17 AM – 1st unit arrived at scene
7:56:01 AM – EMS E-40 arrived at scene
7:57:23 AM – EMS Crew 3 arrived at scene
7:57:29 AM – EMS Crew 2 arrived at scene
8:14 AM – Alexander Rescue enroute to Frye Regional with 3 patients
8:17:17 AM – EMS Crew 2 enroute to Frye Regional with 2 patients
8:19:56 AM – EMS Crew 3 enroute to Catawba Memorial with 1 patient
8:20 AM – Bus enroute to Family Care Center with 32 patients
8:34 AM – EMS Crew 2 arrived at Frye Regional with 2 patients
8:36 AM – Alexander Rescue arrived at Frye Regional with 3 patients
8:47 AM – EMS Crew 3 arrived at Catawba Memorial with 1 patient
8:37:28 AM – Bus arrived at Family Care Center with 32 patients
9:50 AM – All passengers seen by a provider and parents contacted
10:19:09 AM – All units cleared

Mr. Greene stated that the total call time was 2 hours and 34 minutes.

PUBLIC HEARING: REZONING CASE 07-1: MIKE BONWILL

Sylvia Turnmire, Director of Planning & Development, presented Rezoning Case 07-1 submitted by Mike Bonwill, Hall Ventures, Inc. The applicant requested rezoning of property located at 2324 N.C. Highway 16 South from RA-20 (Residential-Agricultural) to H-C (Highway Commercial) to allow for future retail sales. The size of the property is 14.49 acres and 10 acres and the current land use is vacant. Ms. Turnmire stated that zoning within 100 feet of the property was RA-20 to the north and west, and H-C and L-I (Light Industrial) to the east, and H-C to the south. There are single-family residential homes, manufactured homes, and commercial property to the north, retail property and a convenience center to the south, a veterinarian office and an industrial site to the east, and the fairgrounds to the west.

Ms. Turnmire stated that the subject property was previously occupied by a used manufactured home dealership and a residence. She also pointed out that the property was bordered to the east by Stewart Superabsorbents, the State Employee's Credit Union, and Alexander County Veterinary Services as well as a County convenience site to the south. Ms. Turnmire stated that if approved, all current landscaping and parking requirements would apply.

Ms. Turnmire informed the Board that the purpose of the H-C District, according to Section 154.170 of the Alexander County Zoning Ordinance, was to provide suitable locations for those commercial activities which serve primarily the traveling public, including those which function rather independently of each other. Section 154.140 states that the RA-20 District is established as a district in which the principal use of the land is for low-density residential and agricultural purposes including single-family dwellings, two-family dwellings, individual manufactured homes, and related uses necessary for a sound neighborhood.

Ms. Turnmire stated that the 1993 Land Development Plan showed these properties as being in a "Limited Transition Area" which has the purpose of "providing for development in areas that will have some services but that are only suitable for lower densities than those associated with the Urban Transition class and / or areas that are geographically remote from existing towns and municipalities. Areas meeting the intent of the Limited Transition classification will experience increased development necessitating some municipal services such as community water or sewage systems." She also mentioned that the 1995 Alexander County Thoroughfare Plan mentioned that the upgrading of N.C. Highway 16 from the Catawba County line to the Wilkes County line was an "identified future need;" however, this project has not been scheduled for construction.

Ms. Turnmire stated that 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 an advertisement was placed in *The Taylorsville Times*. She noted that staff had received a couple of calls and visits from fairgrounds representatives who only requested information regarding the request.

Ms. Turnmire informed the Board that Planning & Development staff recommended approval of the rezoning request based on the fact that the proposed use and zoning district was consistent with adjoining properties. She also pointed out that the Planning & Zoning Commission

reviewed the request on April 5, 2007 and unanimously recommended approval based on the following:

1. Proximity to similar uses and zoning districts.
2. Sewer access is potentially available to the property.

Ms. Turnmire explained that based on the information provided, the Board must determine whether the rezoning request meets the guidelines as set forth. She also noted the Section 154.351(C)(1) of the Alexander County Zoning Ordinance required the Board to provide a statement describing whether the proposed amendment is consistent with the Alexander County Land Development Plan and Thoroughfare Plan and if the proposed amendment is reasonable with regard to the public.

Chairman Robertson called the public hearing to order and requested any public comment. There being no public comment, Commissioner Bolick made a motion to close the public hearing. Commissioner Yoder seconded the motion. The Board voted unanimously in favor of the motion.

Commissioner Bolick made a motion to approve Rezoning Case 07-1 based on the proximity to similar uses and zoning districts and potential sewer accessibility to the property. Commissioner Hammer seconded the motion. The Board voted unanimously in favor of the motion.

PUBLIC HEARING: APPROVAL OF ROAD NAMES

Sylvia Turnmire, Director of Planning & Development, requested approval of the following road names:

Road No.	Road Name	Road Location
3727HS	Animal Trail	Off Blakenship Road
3830LR	Beaver Branch Drive	Off Liberty Grove Church
3779BF	Den Drive	Off McClellan Lane
3757MS	Elk Ridge Lane	Off County Home Road
3799BF	Fox Trail Lane	Off McClellan Lane
3787BF	Foxwood Drive	Off McClellan Lane
3799BF3	Grey Fox Lane	Off McClellan Lane
3747DM	Harley Drive	Off Church Road
3767DB	Hayden Lackey Lane	Off Paynes Dairy Road
3759MC	Macy Court	Off Paul Payne Store Road
3799BF2	Red Fox Lane	Off McClellan Lane
3726CB	Regent Park Avenue	Off Heritage Farm Road
3715WS1	Riley Drive	Off Kipling Drive
3715WS2	Whitman Court	Off Ripley Drive

Chairman Robertson called the public hearing to order and requested any public comment. There being no public comment, Commissioner Yoder made a motion to close the public

hearing. Commissioner Hammer seconded the motion. The Board voted unanimously in favor of the motion.

Commissioner Hammer made a motion to approve the road names as presented. Commissioner Bolick seconded the motion. The Board voted unanimously in favor of the motion.

PROPOSED AMENDMENTS TO WESTERN PIEDMONT COUNCIL OF GOVERNMENTS BYLAWS

Rick French, County Manager, stated that in 2004 the Western Piedmont Council of Governments was designated as an Economic Development District for purposes of working with the Economic Development Administration (EDA). He explained that the latest EDS rules required the WPCOG to amend their bylaws to reflect and include 35 percent business representation. Mr. French recommended the Board approve this amendment.

Commissioner Yoder made a motion to amend the Western Piedmont Council of Governments' bylaws as requested. Commissioner Bolick seconded the motion. The Board voted unanimously in favor of the motion.

RESOLUTION OF SUPPORT FOR THE CLEAN WATER ACT OF 2007

Rick French, County Manager, presented a Resolution of Support for the Clean Water Act of 2007. He explained that the resolution urged the N.C. General Assembly to enact the Clean Water Act of 2007, which would provide for a \$500 million bond issue to be expended over the next 5 years and an annual appropriation of \$50 million in recurring funding to address needs.

Commissioner Odom made a motion to approve the Resolution of Support for the Clean Water Act of 2007. Commissioner Yoder seconded the motion. The Board voted unanimously in favor of the motion.

AUCTION RESULTS 2007

Rick French, County Manager, presented the results for the surplus auction held by the County and the School System on Thursday, April 26, 2007. He informed the Board that a total of \$6,708.50 was collected for items sold which included \$2,188 for the School System and \$4,520.50 for the County.

BOARD APPOINTMENTS & REAPPOINTMENTS

Commissioner Hammer presented the following reappointments to County boards and committees:

A. WPCOG WORKFORCE DEVELOPMENT BOARD

Reappoint David Icenhour 2 years

B. SENIOR CENTER ADVISORY COMMITTEE

Reappoint Shirley Mayes 2 years
Reappoint Bill Shepherd
Reappoint Max Smith

Commissioner Hammer made a motion to approve the reappointments as presented. Commissioner Yoder seconded the motion. The Board voted unanimously in favor of the motion.

BUDGET ORDINANCE AMENDMENTS #41 & #42

Rick French, County Manager, discussed the purpose of Budget Amendments #41 and #42, which included the following information:

Budget Amendment #41 – To budget for the purchase of Blackberry phones and related technology items. To budget for the purchase of 4 tasers with federal and state drug funds. To increase the EMS budget for tax and tag fees for the new ambulance purchased in April. To reduce budgeted revenue from the school system for School Resource Officers.

Budget Amendment #42 – To budget for the receipt of a donation from Crime Stoppers for the purchase of “drunk” goggles.

Commissioner Hammer made a motion to approve Budget Amendments #41 and #42. Commissioner Yoder seconded the motion. The Board voted unanimously in favor of the motion.

OTHER BUSINESS

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

- A. The latest estimate to repair the roof of the library damaged by a fallen tree is between \$10,000 and \$15,000. Insurance should reimburse Alexander County for the balance after the \$1,000 deductible is paid.
- B. Commissioner Hammer, County Manager Rick French, and Administration staff attended County Assembly Day on Wednesday, May 2, 2007 in Raleigh. The group had lunch with Representative Ray Warren and Steve Goss and met with several members of the N.C. Association of County Commissioners staff.

- C. Chairman Robertson, Commissioners Bolick and Yoder, and County Manager Rick French will be traveling to Raleigh tomorrow, May 8, 2007 to meet with Serge Dihoff, N.C. Department of Rural Health, regarding the hospital.
- D. Important legislation being considered during this year's session includes capping Medicaid costs for counties at the 2005-2006 levels which would save Alexander County \$217,970, providing a one percent land transfer tax for 93 counties by referendum resulting in \$800,000 estimated revenue for Alexander County, enacting a \$2 billion statewide school bond referendum that would generate \$10,364,160 in school construction funding for Alexander County.
- E. Other bills of interest include House DRH30262-LH-63B (Amend Inter-Basin Transfer Law), House DRH10063-LG-499 (Alexander / Wilkes Entrepreneurial Funds), House DRH80291-LB-322 (Alexander County Justice Center), and HB1134 (Clean-Up of Abandoned Manufactured Homes).

CONSENT AGENDA

- A. Minutes from the April 16, 2007 Regular Commissioners' Meeting.
- B. Tax Release Requests for April \$1,697.57 and Tax Refund Requests for April \$919.69.

Commissioner Hammer made a motion to approve the Consent Agenda. Commissioner Bolick seconded the motion. The Board voted unanimously in favor of the motion.

ADJOURNMENT

There being no further business for the regular meeting, Commissioner Yoder made a motion to adjourn at 7:13 PM to reconvene in a work session. Commissioner Hammer seconded the motion. The Board voted unanimously in favor of the motion.

W. Darrell Robertson, Chairman

Jamie M. Starnes, Clerk to the Board

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**BOARD OF COMMISSIONERS
WORK SESSION** May 7, 2007

**ALEXANDER COUNTY
STATE OF NORTH CAROLINA**

PRESENT: W. Darrell Robertson, Chairman
Wes Bolick, Vice-Chairman
William L. Hammer
Harold M. Odom
Larry G. Yoder

STAFF: Rick French, County Manager
Seth Harris, Building Development Coordinator
Jamie Starnes, Clerk to the Board
Sylvia Turnmire, Director of Planning & Development

The Alexander County Board of Commissioners held a work session to discuss proposed Text Amendment 07-1 following the adjournment of the regular meeting.

CALL TO ORDER

Chairman Robertson called the work session to order at 7:20 PM.

DISCUSSION OF PROPOSED TEXT AMENDMENT 07-1

Sylvia Turnmire, Director of Planning & Development, informed the Board that an individual had approached the Planning & Development staff about creating a small traditional neighborhood or community within the Bethlehem area that would include single-family homes, two-family homes, multi-family housing, commercial establishments, and recreational areas as a planned unit development. She pointed out that the current Zoning Ordinance did not allow for such developments and she therefore presented a text amendment to address these types of projects.

Ms. Turnmire explained that the amendment would include the creation of two new zoning districts (one for residential only and another for mixed uses) and would create a new zoning process called "conditional zoning districts" upon which developments would be reviewed and approved as a rezoning with a site specific plan. She reviewed the proposed text amendment that included permitted uses, development requirements, project and lot dimensions, public streets and pedestrian walkways, parking, public utilities, open space / recreation, landscaping, signs, master plan and application requirements, etc.

During the review of the text amendment, several issues were brought up by the Board for Ms. Turnmire to investigate including the following:

- commercial drive-through establishments being considered on a case by case basis or subject to Board review
- addition of sidewalk and bike route provisions
- consideration for turning of emergency vehicles in cul-de-sacs
- whether landscaping architect requirement is applicable
- the need for a drain system for storm water runoff

Ms. Turnmire stated that she would make revisions as necessary and present the text amendment for the Board's approval in June.

CLOSED SESSION – N.C.G.S. 143-318.11(a)(1, 4, 5, & 6) TO PREVENT DISCLOSURE OF CONFIDENTIAL INFORMATION, ECONOMIC DEVELOPMENT, CONTRACTUAL, & PERSONNEL

Commissioner Bolick made a motion to enter into Closed Session at 8:17 PM to prevent the disclosure of confidential information and to discuss economic development, contractual matters, and personnel issues pursuant to N.C.G.S. 143-318.11(a)(1, 4, 5, & 6). Commissioner Odom seconded the motion. The Board voted unanimously in favor of the motion.

ADJOURNMENT

There being no further discussion, Commissioner Yoder made a motion to adjourn at 8:40 PM. Commissioner Hammer seconded the motion. The Board voted unanimously in favor of the motion.

W. Darrell Robertson, Chairman

Jamie M. Starnes, Clerk to the Board