

**STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
OCTOBER 1, 2018**

COMMISSIONERS PRESENT: Joseph Burleson, Chairman
Gene McIntyre, Vice Chairman
Scott Efird
Bill Lawhon
Janet K. Lowder
Ashley Morgan
Matthew Swain

COMMISSIONERS ABSENT: None

STAFF PRESENT: Andy Lucas, County Manager(Arrived at 6:29 p.m)
Tyler Brummitt, Clerk
Jenny Furr, County Attorney

CALL TO ORDER

Chairman Burleson called the informal work session to order at 5:30 p.m.

The Board convened at 5:30 p.m. for an informal work session and returned to open session at 5:50 p.m. The Board then proceeded to the Commissioners Meeting Room for the remainder of the meeting.

CALL TO ORDER

Chairman Burleson called the regular meeting to order at 6:00 p.m. and welcomed everyone in attendance. Vice Chairman McIntyre gave the opening invocation and led the pledge of allegiance.

APPROVAL/ADJUSTMENTS TO THE AGENDA

With no amendments to the agenda, Vice Chairman McIntyre moved to approve it as presented. The motion was seconded by Commissioner Swain and carried by unanimous vote.

ITEM # 1 – RETIREMENT AWARD PRESENTATION

Commissioner Lowder led the Board's presentation which recognized Mrs. Jeanette Eatman for her 30 years of service to Stanly County in the Department of Social Services. Mrs. Eatman also

received the Long Leaf Pine Award which was presented by Mrs. Dolly Clayton, Assistant Director of the Department of Health & Human Services and Social Services Director.

ITEM # 2 – PROCLAMATION DECLARING OCTOBER 23 – 31, 2018 AS RED RIBBON WEEK

Presenter: Young Marine Sergeant Harrison

For Board consideration, Sergeant Harrison gave a brief presentation on the history of Red Ribbon Week and requested the Board take action to adopt the proclamation.

Chairman Burleson read the proclamation followed by Commissioner Efird's motion to approve its adoption. The motion was seconded by Commissioner Lawhon and passed by unanimous vote.

See Exhibit A

Stanly County Board of Commissioners

Declares October 23 – 31, 2018 as

Red Ribbon Week

ITEM # 3 – ENDY VOLUNTEER FIRE DEPARTMENT PRESENTATION

Presenter: Cliff Robinson, President of the Endy VFD Board

For Board information, Mr. Robinson gave a brief presentation on the fire department's long-term plan to replace aging equipment and to reduce the fire district's insurance rating from a Class 9 to Class 7.

The presentation was for information only and required no action.

ITEM # 4 – APPROVAL OF ENHANCED VOLUNTARY AG-DISTRICT (EVAD) APPLICATIONS

Presenter: Lori Ivey, Cooperative Extension Director

On behalf of the Ag- District Board, Ms. Ivey presented the following applications for approval as EVADs:

- Henry A. Stogner, Jr. and Anna Marie Smith - 3 parcels (Parcel #s 655303309043, 655304508755 and 655202592802) for 129.81 acres.
- Sidney & Margaret Fields - 3 tracts (Parcel #s 656904638002, 656904632699 and 656904635858) for 34.71 acres.

With no questions, Commissioner Swain moved to approve both application as requested and was seconded by Commissioner Morgan. The motion carried by a 7 – 0 vote.

Ms. Ivey noted that the application for H. D. Efid had been pulled until all signatures of the property owners could be obtained. Once received, it will be presented at a later date for Board consideration.

ITEM # 5 – PLANNING & ZONING

Presenter: Michael Sandy, Planning Director

A. ZA 18-08 – Rezoning request for Peter Horwath

Mr. Horwath requested that 1.7 acres owned by Joseph A. Hatley located at 24897 S. Business Highway 52, Albemarle, NC (Parcel # 654702578969, Tax Record # 24353), be rezoned from NB (Neighborhood Business) to M1 (Light Industrial). The property has a large metal building which previously housed the Cheer Corps business. Mr. Horwath is CEO of a company which produces an insulating product normally used in large buildings and is manufactured primarily in Nevada. This facility will be used as a distribution center for the southeast and will house the accounting and administrative offices and possibly a small amount of manufacturing. It was noted that no more than one or two large trucks would be expected for weekly deliveries. The Planning Board reviewed the request at its September 10, 2018 meeting and unanimously recommended approval of the project.

After a few brief questions from the Board, Chairman Burleson declared the public hearing open. With no one coming forward, the public hearing was closed.

Commissioner Lawhon moved to approve rezoning request ZA 18-08 as presented and was seconded by Vice Chairman McIntyre. Prior to the vote, Chairman Burleson requested Commissioner Lawhon amend his motion to include the recommended language as noted by planning staff. Commissioner Lawhon restated the motion adding that the rezoning will allow for economic growth in an area identified in the Land-Use Plan as a growth area. Commissioner McIntyre then seconded the amended motion which passed by unanimous vote.

B. ZA 18-09 – Rezoning request for Stony Gap Properties

Stony Gap Properties requested at 5.24 acre tract (Parcel # 65670179409, Tax Record # 16599) located on the corner of Stony Gap Road, Bailey Road and NC Highway 24/27/73 in Albemarle be rezoned from RA (Residential Agricultural) to GB (General Business) for construction of a convenience store and restaurant. The proposed location is a “gateway” area and appearance is important both for the business and community. The Planning Board unanimously recommended approval of the rezoning request.

With no questions from the Board, Chairman Burleson declared the public hearing open. During this time, Mr. Joel Mauldin, one of the property owners, addressed the Board in favor of

the request and to answer questions from the Board. With no one else coming forward the hearing was closed.

Commissioner Efirm moved to approve the rezoning request as presented adding that it will allow for economic growth in an area identified in the Land-Use Plan as a growth area. The motion was seconded by Commissioner Morgan and carried by a 7 – 0 vote.

C. ZA 18-10 – Rezoning request for Stony Gap Properties

Stony Gap Properties requested a 34.12 acre tract (Parcel # 656703447838, Tax Record # 16596) located at the corner of Dunlap Road and NC Highway 24/27/73 in Albemarle be rezoned from RA (Residential Agricultural) to GB (General Business) to develop the front acreage into a boat and camper storage facility. The Planning Board reviewed this request at its meeting on September 10, 2018 and unanimously recommended approval after hearing no opposition from neighbors.

With no questions from the Board, Chairman Burleson opened the public hearing. With no one coming forward to speak, the hearing was closed. Commissioner Lawhon moved to approve the rezoning request which will allow for economic growth in an area identified in the Land-Use Plan as a growth area. The motion was seconded by Commissioner Morgan and passed by unanimous vote.

D. Updates & Revisions to the Flood Damage Prevention Ordinance (FPO)

Mr. Sandy stated that the Planning Department was recently notified that the County’s 2008 Flood Plain Ordinance needed to be revised to include minor revisions. The revisions include updated language from the NC Department of Public Safety for the National Flood Insurance Program through the Federal Emergency Management Agency (FEMA) as well as changes and additions to some text and definitions for clarification.

Mr. Sandy then entertained questions from the Board.

With no questions from the Board, Chairman Burleson declared the public hearing open. With no one coming forward to speak, the hearing was closed.

Commissioner Morgan moved to approve the updated Flood Damage Prevention Ordinance as presented and was seconded by Vice Chairman McIntyre. The motion carried by a 7 – 0 vote.

ITEM # 6 – CONSENT AGENDA
Presenter: Chairman Burleson

- A. Minutes – Regular meeting of September 4, 2018 and special meeting of September 17, 2018.
- B. Utilities – Request approval of budget amendment # 2019-14.
- C. Library – Declare donated and withdrawn books as surplus and given to the Friends of the Library to be sold at the annual fall book sale in October.
- D. Finance – Request acceptance of the Monthly Financial Report for Two Months Ended August 31, 2018.
- E. Health Dept. – Request approval of budget amendment # 2019-15.

By motion, Commissioner Swain moved to approve the consent agenda as presented. His motion was seconded by Vice Chairman McIntyre and passed by unanimous vote.

PUBLIC COMMENT – None.

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS – None.

ADJOURN

With no further discussion, Commissioner Lawhon moved to adjourn and was seconded by Vice Chairman McIntyre. The motion carried by a 7 – 0 vote at 6:45 p.m.

Joseph L. Burleson, Chairman

Tyler Brummitt, Clerk