

Meeting of the Hoke County Board of Commissioners on Monday, January 4, 2016 at 7:00 p.m. in the Commissioners Room of the Pratt Building.

MEMBERS PRESENT:

James Leach, Chairman
Harry Southerland, Vice Chairman
Robert Wright
Allen Thomas
Tony Hunt

OTHERS PRESENT:

Letitia Edens, County Manager
Grady Hunt, County Attorney
Linda Revels, Clerk to the Board

Chairman Leach called the meeting to order with a quorum present and welcomed everyone.

Commissioner Thomas led the Pledge of Allegiance and gave the invocation.

Adoption of Agenda

Chairman Leach stated that a Public Input item needed to be added as well as a contract for LKC to the consent agenda. Attorney Hunt stated that the closed session was for an attorney/client and personnel matter.

Motion: Commissioner Wright made a motion to approve the agenda as amended, seconded by Commissioner Thomas.

Action: The motion was unanimously carried.

Planning Matters – Public Hearings – CU and Rezoning

a. Application for Conditional Use CU-15-5 for the use of “Private Utility” for a solar farm submitted by Innovative Solar Systems 53 LLC. The property is located at 2262 Edinburgh Road also known as Parcel Identification Number (PIN) 194010001003. The property is currently zoned Residential Agricultural (RA-20). The Planning Board unanimously recommended approval. Robert Farrell and Lance Roddy, 1095 Hendersonville Road, Asheville, NC, affirmed for the request. Mr. Farrell stated that this was the largest farm that has been requested containing over 200 acres. There will be a 30’ easement to the property. The request meets the criteria of the zoning ordinance. Mr. Roddy stated that the Maynors were trying to create additional income without bothering the neighbors. Solar farms are clean and green. They also increase county revenue. There were no other speakers.

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Motion: Commissioner Thomas made a motion to close the public hearing, seconded by Vice Chairman Southerland.

Action: The motion was unanimously carried.

Motion: Commissioner Thomas made a motion to approve the conditional use request with the additional conditions, seconded by Commissioner Wright.

Action: The motion was unanimously carried.

Conditional Use Criteria

- A. The use requested is listed among the conditional uses in the district for which application is made; or is similar in character to those listed in that district;
- B. The requested use will not impair the integrity or character of the surrounding or adjoining districts; not adversely affect the safety, health, morals or welfare of the community or of the immediate neighbors of the property;
- C. The requested use is essential or desirable to the public convenience or welfare and will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
- D. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- E. The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
- F. The requested use will be in conformity with a land use plan;
- G. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
- H. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public streets; and

I. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

Additional Conditions

Signage

Signage on the site for the use shall be limited to those needed to identify the property and the Owner and to warn of any danger. Signs which advertise for commercial purposes are prohibited. All signs shall conform to Chapter 7 Sign Regulations of the Hoke County Zoning Ordinance.

Lighting

No lighting shall present a glare to any adjoining properties or into any public right-of-way or Present a nuisance to pilots.

Prohibited Uses

The compound shall not be used for the storage of hazardous waste or any equipment or materials not needed for the operation of the utility. No outdoor storage yards shall be allowed within the compound.

Abandonment and Removal

The compound and all associated equipment, materials and structures shall be removed at the owner's expense within one hundred eighty (180) days of cessation of the use. An owner wishing to extend the time for removal or reactivation shall submit a letter stating the reason for such extension. The Board of Commissioners may extend the time for removal or reactivation up to ninety (90) additional days upon a showing of good cause. If the utility plant is not removed in a timely fashion the county may give notice that it will contract for removal within sixty (60) days following written notice to the owner. Thereafter the county may cause the removal of the utility plant with costs being borne by the current utility plant owner or land owner.

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b. Application for General Use Rezoning RZ-15-3 submitted by Mr. William Watson to rezone the approximately 1.72 acre property located at 3174 Lindsay Road, also known as Parcel Identification Number 494850301009, from the current zoning designation of Residential Agricultural (RA-20) to Highway Commercial (HC). The Planning Board unanimously recommended approval. Mr. Farrell stated that there is an old house located on the property. The surrounding property is RA-20, HC, Industrial and Neighborhood Business. Phillip Watson, 3233, Stedman, NC stated that they had tried to sell the property as residential. It is located in the Rockfish Community which is a small area. The people that want to buy the business want to restore the house for a business. They want to move forward with the sale. Mike Atwood, 3101 Ellis Road, Lumber Bridge, NC, stated that they wanted to purchase and restore the structure. The building will be used for office space and retail business. There was no other public comment.

Motion: Commissioner Hunt made a motion to close the public hearing, seconded by Vice Chairman Southerland.

Action: The motion was unanimously carried.

Motion: Commissioner Wright made a motion to approve the rezoning request, seconded by Commissioner Thomas.

Action: The motion was unanimously carried.

2a1. Subdivision

Southeastern Construction of Rockfish LLC has submitted plans for a proposed eighteen (18) lot major subdivision off of S. Parker Church Road on the unaddressed parcels known as Parcel Identification Numbers (PIN) 494650301104 and 494650301105. The Planning Board unanimously recommended approval. Mr. Farrell stated that the minimum lot size is 20,000 square feet with the lots being on septic tank. A sewer waiver was approved for this subdivision. Adam Kiker stated that there will be a 6" water line with sidewalks on both sides. Randall Carroll, 207 Carthon Lane, Raeford stated that he was concerned about water run-off. This is a private road and there are wetlands to the north of this property. There is no drainage. Mr. Farrell stated that the rear of this property will be undeveloped for run-off. Commissioner Hunt asked if there would be a retention pond on this property? Mr. Kiker stated yes. Vice Chairman Southerland stated that it looked like this development would actually help with drainage. Mr. Kiker stated that this was correct. Brad Quesinbury,

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280 Carthon Lane, Raeford stated that he has a pool and it has flooded several times due to rainwater. Chairman Leach requested that Mr. Farrell check on the ditches to see if they were stopped up and report back to the board. Commissioner Southerland stated that they may need to put a homeowners association in place. There was no other public comment.

Motion: Commissioner Thomas made a motion to approve the subdivision, seconded by Vice Chairman Southerland.

Action: The motion was unanimously carried.

Consent Agenda

- a. Minutes from the December 21, 2015 meeting
- b. NCVTS Report
- c. Resolution Accepting Bid – Gainey Property
- d. LRCOG
 1. Consulting Contract – FY 15- NCHFA – Single Family
 2. Consulting Contract – FY 15 – Single Family
- e. Resolution Honoring W. E. Carter
- f. LKC Contract-401 Water Improvements/Vass Road Wells

RESOLUTION HONORING W.E. CARTER

IN RECOGNITION AND APPRECIATION OF DISTINGUISHED SERVICE BY WILLIAM EUGENE CARTER, JR:

WHEREAS, the citizens of the City of Raeford and Hoke County were grieved to learn of the sudden death of their long-time friend and faithful servant, W.E. Carter; and

WHEREAS, W.E. Carter was a loyal and faithful member of the Raeford/Hoke Economic Development Commission (RHEDC) from September 17, 1997 until his passing on November 27, 2015; and

WHEREAS; W.E. Carter offered wise counsel and sound advice that was instrumental in the development of the RHEDC; and

WHEREAS; W.E. Carter was a valued, supportive stakeholder of the RHEDC and the Raeford/Hoke Community; and

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WHEREAS; W.E. Carter's character, standards and personality left an indelible mark on those with whom he made contact; and

WHEREAS; W.E. Carter always dealt fairly, unselfishly, honestly and directly in his business affairs; and

WHEREAS; W.E. Carter gave of himself to his family, church and community in a selfless, caring, and competent manner;

NOW, THEREFORE, BE IT RESOLVED that the Hoke County Board of Commissioners, Raeford City Council and the Raeford/Hoke Economic Development Board hereby express their gratitude for the many years of support given by W.E. Carter; and

BE IT FURTHER RESOLVED that a plaque with this resolution inscribed be presented to his family as evidence of our appreciation.

This resolution adopted by the Hoke County Board of Commissioners this 4th day of January 2016.

James Leach, Chairman

Linda Revels, Clerk to the Board

Motion: Vice Chairman Southerland made a motion to approve the consent agenda, seconded by Commissioner Wright.

Action: The motion was unanimously carried.

Manager's Report

Ms. Edens stated that the DMV office has been a tier three station, which means that the office will require cameras. They are partnering with Sand-Hoke and the High Schools for students to shadow in various county departments. The Veteran Service Officer is completing 2 work studies regarding the position that he wants to fill. He is working to serve more veterans. Ms. Shannon Register is working on her doctorate and needs 100 hours and will be working with the various departments.

Commissioner Wright stated that the state needs to be contacted about the trash along the roads. Ms. Edens stated that she would contact NCDOT.

Vice Chairman Southerland stated that we need a Parks and Recreation Center.

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Commissioner Thomas stated that NCDOT also needs to be contacted regarding the yield sign off of 401 Business and By-pass. It needs to be a free flowing lane for safety reasons.

Vice Chairman Southerland stated that the board also needs an update on Best and Trudeau roads.

Public Input:

1. Carl Daniels – he lives on Deer Trail which is a private road. The road has washed out even more and utility lines are exposed.

Vice Chairman Southerland stated that once a Utilities Director is hired, they will start back on reviewing the dirt roads in the county.

Motion: Commissioner Thomas made a motion to go into closed session for the purposes of consulting with an attorney retained by the Board, in order to preserve the attorney-client privilege between the attorney and the Board NCGS 143-318.11(a)(3) and discussing personnel, NCGS 153A-98 & 143-318.11(a)(1)&(6), seconded by Commissioner Hunt.

Action: The motion was unanimously carried.

Motion: Commissioner Hunt made a motion to come out of closed session, seconded by Commissioner Thomas.

Action: The motion was unanimously carried.

Motion: Commissioner Thomas made a motion to pay the invoice for the appraisal for the ethanol plant, seconded by Commissioner Wright.

Action: The motion was unanimously carried.

Motion: Commissioner Hunt made a motion to approve the recommendation to give Scotty Locklear in the inspection department retro pay from July 1, 2015 through December 26, 2015 for a total of \$2,559.16 and give him an increase of \$3,527.00 until a chief building inspector is hired, and advertise for a chief building inspector, seconded by Commissioner Wright.

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Action: The motion was unanimously carried.

There being no further business to come before the Hoke County Board of Commissioners, Commissioner Hunt made a motion to adjourn, seconded by Commissioner Thomas, unanimously carried. The meeting adjourned at 8:20 p.m.

James A. Leach, Chairman

Linda Revels, Clerk to the Board