

Meeting of the Hoke County Board of Commissioners on Tuesday, September 6, 2016 at 7:00 pm in the Commissioners Room of the Pratt Building.

**MEMBERS PRESENT:**

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

**OTHERS PRESENT:**

Letitia Edens, County Manager  
Grady Hunt, County Attorney  
Gwen McGougan, Clerk to the Board

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

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

**Motion: Commissioner Wright made a motion to add two items to the agenda:**

- 1. Resolution honoring Mary Stubbs Davis-Patterson to the consent agenda as item h, and**
- 2. Contract for Senior Services Social Worker as Item 7a, seconded by Vice Chairman Southerland.**

**Action: The motion passed unanimously.**

**ITEM 1. ADOPTION OF AGENDA**

**Motion: Commissioner Hunt made a motion to approve the agenda as amended, seconded by Vice Chairman Southerland.**

**Action: The motion passed unanimously.**

Vice Chairman Southerland asked Chairman Leach if the Senior Services Social Worker contract, newly added **Item 7a**, could be moved to the beginning of the meeting, since the Senior Services Director was in attendance with her children.

Chairman Leach asked the Board if there was any objection, and, hearing none, invited Senior Services Director Mary Hollingsworth to address the Board

Mrs. Hollingsworth addressed the Board to inform them that the Social Worker contract is for an existing position. Funds are in the current year budget for this contracted service.

The County Attorney suggested that corrections be made to a couple of typographical errors in the contract before finalizing.

**Motion: Commissioner Wright made a motion to approve the contract for a Social Worker in the Senior Services Department, subject to recommended changes as suggested by the County Attorney, seconded by Vice Chairman Southerland.**

**Action: The motion passed 5-0.**

## **ITEM 2. PLANNING MATTERS**

- a. Application for Conditional Use Permit CU-16-1 for the use of "Family Cemetery" submitted by Woodrow Locklear. The property is located at 2400 Army Road and is identified as Parcel Identification Number (PIN) 584870001284. The property is currently zoned Residential Agricultural (RA-20). **The Planning Board unanimously recommended approval.**

The applicant was not present at the time this public hearing was opened, so this matter was held until later in the meeting.

- b. Application for General Use rezoning RZ-16-6 submitted by Martin and Stephanie Fortner. The unaddressed parcels are known as PINs 494850301043 and 494850301044. The lots are .45 and .39 acres respectively. The property is currently zoned Residential (R-15). The applicant has requested the property be zoned Highway Commercial (HC). **The Planning Board unanimously recommended approval.**

Mr. Martin Fortner appeared before the Board. He is considering building offices for rental on these lots. A dentist has expressed interest in this location.

**Motion: Commissioner Hunt made a motion to close this public hearing, seconded by Commissioner Wright.**

**Action: The motion passed 5-0.**

**Motion: Commissioner Wright made a motion to approve the application for General Use Rezoning RZ-16-6 for parcels 494850301043 and 494850301044, seconded by Vice Chairman Southerland.**

**Action: The motion passed 5-0.**

- c. Approval request from Moorman, Kizer & Reitzel, Inc. for the proposed 45-lot Phase 2 of the Midlands at Bedford, Phase 2. The project area is approximately 10.58 acres. **The Planning Board unanimously recommended approval.**

(minutes continued from September 6, 2016 meeting)

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The applicant was not present at the time this public hearing was opened, so this matter was held until later in the meeting.

### **ITEM 3. CONSENT AGENDA**

- a. Minutes from the August 15, 2016 meeting
- b. NC Vehicle Tax System Pending Refund Report – Total \$2453.46
- c. Finance: Budget Amendments
  1. Health Department
  2. Juvenile Justice
- d. Finance: Uniform Administrative Policy
- e. Utilities: Vehicle Policy
- f. 2017 Holiday Schedule
- g. Letter of support for Miss Greater Southeastern Scholarship Pageant
- h. Resolution honoring Mary Stubbs Davis-Patterson

**Motion: Commissioner Wright made a motion to approve items a-h on the Consent Agenda, seconded by Vice Chairman Southerland.**

**Action: The motion passed 5-0.**

### **ITEM 4. PLANNING BOARD APPOINTMENTS – ROBERT FARRELL**

Planner Robert Farrell appeared before the Board. The terms of four Planning Board members are set to expire.

Julian J. Johnson III  
J. Whiteford Jones  
William Purdie  
Jesse Timmons

All have agreed to serve another three-year term.

**Motion: Vice Chairman Southerland made a motion to approve the reappointments of Julian J. Johnson III, J. Whiteford Jones, William Purdie and Jesse Timmons, seconded by Commissioner Wright.**

**Action: The motion passed unanimously.**

**ITEM 5. BOARD OF ADJUSTMENT APPOINTMENTS – ROBERT FARRELL**

Mr. Farrell presented the following names for reappointment to the Board of Adjustment.

Mr. Ralph Allen  
Mr. John King  
Mr. Kirk Lowery

In addition, the Board of Adjustment requested that member Mr. Will Wright and alternate James Galbreth trade positions on the Board.

**Motion: Commissioner Hunt made a motion to approve the reappointments of Ralph Allen, John King and Kirk Lowery to the Board of Adjustment, seconded by Vice Chairman Southerland. Commissioner Hunt's motion continued by tabling the decision to trade the positions of Will Wright and James Galbreth until their terms expire in January, 2017, also seconded by Vice Chairman Southerland.**

**Action: The motion passed unanimously.**

**ITEM 6. NC FALL FESTIVAL PRESENTATION**

Executive Director of the NC Fall Festival Melissa Pittman presented the Board with an itinerary for the 2016 Fall Festival, which will begin on Saturday, September 10, 2016 with a 9/11 Remembrance Ceremony at PK Airpark off Doc Brown Road. Festivities will continue with fireworks, a card tournament, Senior Day, the Parade on September 15, the Stuffin' & Stompin' Dinner and Turkey Bowl on September 16, vendors, a dog show, a car show and entertainment on September 17 and conclude with the concert at Armory Park on Saturday night, September 17th.

Mrs. Pittman also brought a Fall Festival tee shirt which features the festival logo that was designed by students at Don Steed Elementary. In addition, a parachute shown on the shirt was designed by the art teacher at Rockfish Hoke Elementary.

**ITEM 7. MRS. ARTIE MCPHATTER**

Mrs. Artie McPhatter and two of her daughters appeared before the Board to thank them for their support in renaming a portion of Bridges Road off Doc Brown Road to Dr. N.W. McPhatter Road. The late Dr. McPhatter was Mrs. McPhatter's husband of 71 years. Mrs. McPhatter spoke about how much Dr. McPhatter's service on the Board of Commissioners meant to him and how much it means to the family that future generations will see the road sign and learn

about Dr. McPhatter. Mrs. McPhatter concluded by commending the Board on the work they do for the community.

## **ITEM 8. MANAGER'S REPORT**

County Manager Letitia Edens updated the Board on the progress of the FY 2016 audit. The auditors will return to Hoke County on October 3, 2016 to complete the DSS portion of the audit.

Commissioner Wright asked about the progress of the basketball court at the Hwy 211 park. Mrs. Edens said the tar is in place. The tar has to cure for thirty days and then the contractor will return to do the lines and other finish work. She and James Tedder, Building Maintenance Director, plan to approach the Board to discuss plans for fencing in the court to prevent trespassing when the park isn't open. They are waiting for the contracts and bond to be finalized in order to proceed with the splash pad project. Mrs. Edens will consult with Mr. Tedder about the plans for the parking area and update the Board at a future meeting.

Commissioner Hunt suggested that removable goals and backboards be considered as another way of deterring trespassers.

Vice Chairman Southerland introduced Mr. Leonard Baldwin who lives on Best Street. At a prior meeting, Commissioner Thomas had asked for an update on the Best Street erosion control project. Also in attendance was Mr. Hilton Villines, Utilities Director, who updated the Board on the status of the project. Mr. Villines said the engineering is approximately 95% complete and he is waiting for the engineer, Jonathan Locklear, to submit the plans to the Utilities department for review. The underground utilities have been located and a survey has been prepared. Vice Chairman Southerland asked when the project would be ready to bid and Mr. Villines said that the bid process will take thirty days. The acquisition of easements from the property owners on Best Street will be necessary. The County Attorney added that the easement process will require title searches being completed on all properties that the county must access. The title work should be ready in approximately thirty days; then the property owners' signatures must be obtained.

Commissioner Thomas asked what the actual scope of the work will be. Vice Chairman Southerland explained that funds were budgeted for the work but the actual scope will be determined by the amount of the bids.

Commissioner Hunt asked if it would be reasonable to expect the work to be complete by Christmas. Mr. Villines responded that it is possible the work can be started by Christmas.

## **ITEM 9. PUBLIC INPUT**

1. Mr. Russell Walker addressed the Board with regard to the ethanol plant.
2. Mr. Leonard Baldwin thanked the Board for their efforts on Best Street.
3. Ms. Tamika McKoy addressed the Board with her concerns about the condition of Best Street.

## **(RESUMPTION OF ITEM 2) PLANNING MATTERS**

Item a. The applicant, Woodrow Locklear, was not in attendance. The Board heard comments from Mr. Delmer Coffman, Sr. and Mr. Delmer Coffman, Jr. They are concerned about the impact a cemetery would have on property values and future development in the immediate area. There is already one person buried on this property.

Commissioner Wright asked Mr. Coffman, Sr. if he would be agreeable to a cemetery consisting of ten or fewer graves. Mr. Coffman said he would not. The impact would be the same on the property values.

Commissioner Hunt asked Mr. Farrell if this area is in the wooded corner of the parcel. Mr. Farrell confirmed that it is.

**Motion: Commissioner Hunt made a motion to close the public hearing, seconded by Commissioner Wright.**

**Action: The motion passed 5-0.**

**Motion: Commissioner Wright made a motion to deny approval of Conditional Use Permit CU-16-1, seconded by Vice Chairman Southerland. The existing grave site may remain, but no further graves may be placed there.**

**Action: The motion passed 5-0.**

Item c. The applicant, Moorman, Kizer & Reitzel, was not in attendance.

**Motion: Commissioner Hunt made a motion to table this matter until a future meeting, seconded by Commissioner Wright.**

**Action: The motion passed 5-0.**

**ITEM 10. CLOSED SESSION – ECONOMIC DEVELOPMENT OR  
PERSONNEL**

**Motion:** Commissioner Thomas made a motion to go into closed session for the purpose of discussing a legal matter, North Carolina General Statutes §153A-98 & §143-318.11(a)(1)&(6), seconded by Commissioner Wright.

**Action:** The motion was unanimously carried.

No action was taken during the closed session.

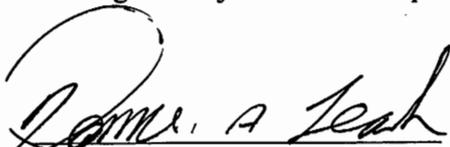
**Motion:** Vice Chairman Southerland made a motion to come out of closed session and go back into regular session, seconded by Commissioner Thomas.

**Motion:** Commissioner Hunt made a motion to approve contracting with Mr. Charles Meeker with the Parker Poe law firm in Raleigh to handle the appeals of Butterball, LLC and Sandy Ridge Apartments, LLC pending before the Property Tax Commission, seconded by Commissioner Thomas.

**Action:** The motion was unanimously carried.

**ITEM 11. ADJOURN**

There being no further business to come before the Hoke County Board of Commissioners, Commissioner Thomas made a motion to adjourn, with Commissioner Wright seconding. The meeting was adjourned at 8:00 pm.

  
James A. Leach, Chairman

  
Gwendolyn McGougan, Clerk to the Board

