

Meeting of the Hoke County Board of Commissioners on Monday, February 6, 2017 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 Robert Wright led the Pledge of Allegiance and Chairman James Leach gave the invocation.

ITEM 1. Adoption of Agenda

Motion: Commissioner Thomas made a motion to adopt the agenda, seconded by Commissioner Wright.

Action: The motion passed unanimously.

ITEM 2. Public Comment

Mrs. Kathy Leandro signed up to speak during Public Comment about the animal shelter. Mrs. Leandro praised the Board and the shelter staff on improvements that have been made to the shelter. She said that Kristi (Cartwright) in particular is going above and beyond for the animals. Kristi uses social media and contact with rescue groups to get the animals the attention of the public, which often results in adoptions. Kristi also does activities such as ice cream parties, hamburger parties and Thanksgiving dinner for the animals out of her concern for their welfare. Mrs. Leandro continued by asking the Board to keep the needs of the shelter in mind at budget time. Citizens and businesses will make donations, but they want to know that the money is going specifically to the animal shelter.

Vice Chairman Southerland thanked Mrs. Leandro for her praise of an employee and he reminded the Board that the Human Relations Supervisor and the County Manager plan to implement an "employee of the month" program.

No others were signed up to speak.

ITEM 3. Public Hearings/Planning Matters

- a. **Application for General Use Rezoning RZ-17-1** submitted by Billie Thacker to rezone a 1.65 acre portion of the property located at 155 Airport Drive also known as Parcel Identification

Number (PIN) 694460001026 (14.21 acres). The parcel is currently zoned Residential Manufactured Home (RMH). The request is to rezone a 1.65 acre portion of the 14.21 acre property to Industrial (I). **The Planning Board unanimously recommended approval.**

County Attorney Grady Hunt opened the floor for public comment regarding the rezoning application. Planner Robert Farrell gave the Board details regarding the location of the property and the surrounding properties. Airport operator Tim D'Annunzio was sworn in and advised the Board that the airport's intent is to build an airplane hangar.

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

Action: The motion passed unanimously.

Motion: Commissioner Wright made a motion to approve Rezoning Request RZ-17-1 for parcel number 694460001026, seconded by Vice Chairman Southerland.

Action: The motion passed unanimously.

- b. Application for General Use Rezoning RZ-17-2** submitted by Perry McBryde to rezone a 2.51 acre portion of the property located at 3676 Fayetteville Road also known as Parcel Identification Number (PIN) 694451001016 (33.72 acres). The parcel is currently rezoned Residential Agricultural (RA-20). The request is to rezone a 2.51 acre portion of the 33.72 acre property to Highway Commercial (HC). **The Planning Board unanimously recommended approval.**

County Attorney Grady Hunt opened the floor for public comment regarding the rezoning application. Planner Robert Farrell gave the Board details regarding the location of the property and the surrounding properties. Owner Perry McBryde was sworn in and explained to the Board that he wants to rezone the corner of the property near the mini-storage.

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

Action: The motion passed unanimously.

Motion: Commissioner Wright made a motion to approve Rezoning Request RZ-17-2 for parcel number 694451001016, seconded by Vice Chairman Southerland.

Action: The motion passed unanimously.

- c. Text Amendment Request TA-17-1** to consider amending Chapter 3 Supplemental Requirements, Section 3.3 of the Zoning Ordinance to reduce the required separation between

homes when they are on the same parcel of land. **The Planning Board unanimously recommended approval.**

County Attorney Grady Hunt opened the floor for public comment regarding the text amendment. Planner Robert Farrell explained to the Board that the current requirement of 60 feet separation is inconsistent in that separation between homes on adjoining lots is only 20 feet.

Commissioner Hunt asked Mr. Farrell what would prevent someone from purchasing road frontage and building six or seven houses close together, similar to a subdivision. Mr. Farrell replied that the number of structures allowed per lot prevents this from happening.

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

Action: The motion passed unanimously.

Motion: Commissioner Wright made a motion to approve Text Amendment TA-17-1 as submitted, seconded by Vice Chairman Southerland.

Action: The motion passed unanimously.

**Zoning Ordinance Text Amendment TA-17-1
Accessory Dwelling Units**

TO: Hoke County Board of Commissioners
FROM: Robert Farrell, Planner
DATE: January 18, 2017

REQUEST:
Text amendment request is to consider amending Chapter 3 Supplemental Requirements, Section 3.3 F to reduce the required separation between homes when located on the same parcel of land.

- STAFF COMMENTS:**
- A second home on a piece of land is called an "accessory dwelling unit."
 - Currently the regulations requires a distance of 60 feet between two homes on the same lot.
 - In all residential zoning districts, homes on adjoining lots only need to be 20 feet apart
 - The proposed regulations would make it so homes on the same piece of property only need to be 20 feet apart to match other separation standards.

PLANNING BOARD RECOMMENDATION:
The Planning Board unanimously recommended approval at their January 12, 2017 regular meeting.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed text amendment TA-17-1 as written.

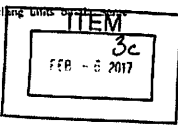
RECOMMENDED MOTION:
I make a motion to approve text amendment TA-17-1 as written

Proposed Changes to the Zoning Ordinances

- Any text that is highlighted in grey is new. It is what is being proposed to be added or changed.
- Any text that is has a strikethrough is what is being proposed to be removed and replaced with the highlighted words.

Section 3.3 Accessory Dwellings

F. All accessory dwelling units must be separated from other dwelling units on the same property by a minimum of ~~sixty-(60)-~~twenty (20) feet.



- d. Subdivision Request** from G & G Land Development for approval of the proposed 45 lot Longwood Crossing Subdivision located at the unaddressed parcel on Rockfish Road known as Parcel Identification Number (PIN) 494550001052 (25.68 acres). **The Planning Board unanimously recommended approval.**

County Attorney Grady Hunt opened the floor for public comment regarding the proposed subdivision. Planner Robert Farrell gave the Board details regarding the location of the property and the surrounding properties. The project's engineer, Chris Pusey with 4D Site Solutions, was sworn in and offered to address any questions the Board might have. There were no questions.

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

Action: The motion passed unanimously.

Motion: Vice Chairman Southerland made a motion to approve the subdivision request for Longwood Crossing Subdivision on parcel number 494550001052 as submitted, seconded by Commissioner Wright.

Action: The motion passed unanimously.

ITEM 4. Consent Agenda

- a. Minutes from the January 17, 2017 regular meeting
- b. NC Vehicle Tax System Pending Refund Report – Total \$2,931.71
- c. Finance
 1. Budget Amendments
 2. Resolution to declare property as surplus – Jail
- d. FEMA Hazard Mitigation Grant Program letter of interest
- e. Professional Services contract for Parks & Recreation
- f. Joint Resolution between City and County: Interlocal Agreement for inspection services

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

Action: The motion passed unanimously.

Chairman Leach commented that he was pleased to see Item f, the Interlocal Agreement for Inspection Services. It's always good with the County and City can help each other.

Chairman Leach continued by commenting on Item e, the Professional Services contract for Parks and Recreation. Chairman Leach introduced Mr. Fred Clark to those in attendance. Mr. Clark will serve as a consultant to change the vision of Parks & Recreation and increase their visibility.

ITEM 5. Hoke County Public Library Board of Trustees – Sheila Brown Evans

Library Director Sheila Brown Evans addressed the Board. The Library Board of Trustees had a member resign for health reasons. The Board of Trustees would like to appoint Jean Powell to fill the unexpired term of Brenda Lawlor. The term ends June 30, 2018. Ms. Powell has been contacted and has agreed to serve.

Commissioner Hunt commented that Jean Powell was an excellent choice. He served with her on the Board of Commissioners and she was a great Commissioner.

Motion: Vice Chairman Southerland made a motion to approve the appointment of Jean Powell to complete the remainder of Brenda Lawlor's term, seconded by Commissioner Wright.

Action: The motion passed unanimously.

ITEM 6. Health Department – Helene Edwards

Health Director Helene Edwards addressed the Board. The Health Department has received grant funding of \$19,800 to promote services that will assist in reducing the infant mortality rate in Hoke County. The Board of Health has approved a three month media campaign using WNCN CBS to develop professionally filmed videos promoting contraception, breastfeeding and smoking cessation. The funds will also be used to advertise on social media.

Vice Chairman Southerland commented that the Board prefers to work with locals whenever possible and asked Ms. Edwards if the effort with WNCN CBS will adversely affect the County's relationship with the News-Journal and Radio Station. Ms. Edwards replied that advertising will continue using both mediums.

Commissioner Hunt asked Ms. Edwards if the Health Board or Board of Commissioners will have the opportunity to give final approval before any ads are aired. Ms. Edwards confirmed that they will.

Motion: Commissioner Wright made a motion to approve the Health Department media campaign, seconded by Vice Chairman Southerland.

Action: The motion passed unanimously.

ITEM 7. Update on Department of Defense Joint Land Use Study

Mr. Jason Epley, President of Benchmark Planning, the consulting firm for the Regional Land Use Advisory Commission addressed the Board. The Joint Land Use Study is funded by the Department of Defense Office of Economic Adjustment with the purpose of enabling communities to work with military installations to plan for a sustainable future and strengthen the relationship between communities and Ft. Bragg.

Four months into the study, the consultants have held kickoff presentations for local officials and stakeholders. They are interviewing staff with the goal of identifying land development patterns, trends and any compatibility issues. Once they have findings, they will present them at public meetings. They hope to have the final study and implementation plan completed by June, 2018.

ITEM 8. Manager's Report

County Manager Letitia Edens attended a County Manager's Conference the week prior and advised the Board of a proposed bill, the Homestead Act, being introduced into the NC Legislature. The Act calls for Veterans, their spouses, and First Responders to receive a 100% credit on their property tax bills. The NCACC is urging leaders of counties that may be affected to disclose the effect passage of the bill would have on their tax base. Giving this credit would significantly reduce our revenue and the bill needs to provide a way to recoup that.

The NC Works Career Center is doing the Tri-County Veteran's Standdown on March 16, 2017 from 10:00 – 2:00 at the National Guard Armory. This program helps homeless, unemployed or under-employed veterans find jobs. Mrs. Edens would like the County departments involved and would like the support of the Board. Chairman Leach said the Board supports this effort 100% and offered to do whatever they can to help.

Mrs. Edens is working with Economic Developer Don Porter to host a Strategic Planning session in April or May, 2017. This would bring all Hoke County stakeholders together for a planning session. The program is moderated by Lumber River Council of Governments.

Mrs. Edens added that she hired Fred Clark as a Parks & Recreation Consultant and he will move the program ahead and improve the program.

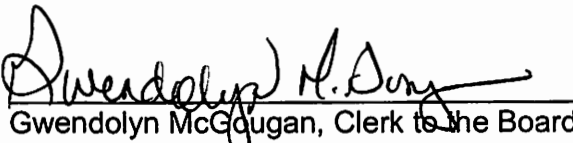
ITEM 9. Closed Session – Economic Development or Personnel

No closed session was held.

ITEM 10. Adjourn

There being no further business to come before the Hoke County Board of Commissioners, Commissioner Thomas made a motion to adjourn, with Commissioner Hunt seconding. The meeting was adjourned at 7:45 pm.


James A. Leach, Chairman


Gwendolyn McGougan, Clerk to the Board

