

APPROVED

JUL 17 2017

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Hoke Co. Governing Body

Meeting of the Hoke County Board of Commissioners at 7:00 pm on Monday, July 3, 2017, in the Commissioners Room in the Pratt Building.

MEMBERS PRESENT:

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

OTHERS PRESENT:

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

MEMBERS ABSENT:

Robert Wright

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

Commissioner Allen Thomas, Jr. led the Pledge of Allegiance and Commissioner Tony Hunt gave the invocation.

ITEM 1. Adoption of Agenda

Hoke County  
Board of Commissioners

227 N. Main Street  
Raeford, North Carolina  
28376



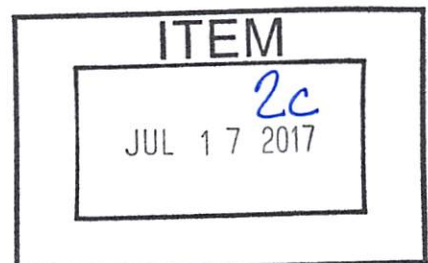
July 3, 2017  
7:00 P.M.

Commissioner's Room  
Pratt Building

A G E N D A

INVOCATION & PLEDGE: Commissioner Robert Wright

- ITEM 1. Adoption of Agenda
- ITEM 2. Public Comment
- ITEM 3. Public Hearings – Planning Matters – Conditional Use and Rezoning
  - a. Application for Conditional Use Permit CU-17-5 submitted by Deycenia Manwitz for the use of a Child Care Facility located at the approximately 0.55 acre parcel located at 303 Somerset Drive also known as Parcel Identification Number (PIN) 494560201187. The Planning Board unanimously recommended approval.
  - b. Application for General Use Rezoning RZ-17-3 submitted by Lonnie Locklear to rezone the approximately 0.44 acre unaddressed parcel known as PIN 294220001245. The property is currently zoned Residential Agricultural (RA-20). The request is to rezone the property to Highway Commercial (HC). The Planning Board unanimously recommended approval.
  - c. Subdivision Request from Stafford Land Development for approval of the proposed 10 lot Townsend Oaks Subdivision located on the west side of Townsend Road at the unaddressed parcel known as PIN 494560001498 (8.44 acres). The Planning Board unanimously recommended approval.
  - d. Zoning Ordinance Text Amendment TA-17-2 to consider changing Chapter 3 Supplemental Requirements, Section 3.17 Outdoor Kennels Part B of the Hoke Zoning Ordinance. The Planning Board unanimously recommended approval.
- ITEM 4. Consent Agenda
  - a. Minutes from Budget Workshops beginning June 5, 2017 and carrying forward to June 7, 2017 and concluding June 8, 2017
  - b. NC Venide Tax System Pending Refunds: Total \$1 824.24
  - c. Finance – Surplus Property
  - d. Adoption of 2017-2018 HATS Success Plan



- ITEM 5. Clerk: Resolution to Accept Bid Offer for Surplus Property  
John Brown Road, Quewhiffle Township, Parcel #584770001187
- ITEM 6. Manager's Report
- ITEM 7. Closed Session
- ITEM 8. Adjourn

County Manager Letitia Edens requested to add the following items to the Consent Agenda:

Revised Contract for Divine Home Health Care (assigned as Item 4e)  
Resolution Honoring Ms. Willie Mae McCain (4f)  
Regrade for a Utilities Department employee (4g)

County Attorney Grady Hunt requested to add the following item to the Consent Agenda:

Contract with NC Forestry Service for Forest Stewardship Plan (4h)

**Motion: Commissioner Thomas made a motion to add the items listed above (4e – 4h) to the Consent Agenda, seconded by Commissioner Hunt.**

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

**Motion: Commissioner Hunt made a motion to adopt the amended Agenda, seconded by Vice Chairman Southerland.**

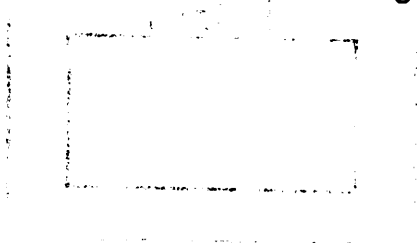
**Action: The motion was approved unanimously.**

## **ITEM 2. Public Comment**

Fred Clark  
116 Red Oak Court  
Raeford, NC 28376

Mr. Clark spoke about dilapidated houses in the County. Citizens have to drive by these houses to reach their homes. They are an eyesore and a bad example for children to see. Mr. Clark would like for the Board to consider adopting an ordinance to require property owners to remove these dilapidated structures from their property.

## **ITEM 3. Public Hearings – Planning Matters**



a. **County Attorney Grady Hunt opened the Public Hearing**

**Application for Conditional Use Permit CU-17-5** submitted by Deycenia Marwitz for the use of a Child Care Facility located at the approximately 0.55 acre parcel located at 303 Somerset Drive also known as Parcel Identification Number (PIN) 494560201187. **The Planning Board unanimously recommended approval.**

Ms. Marwitz would like to expand her home-based childcare. Commissioner Hunt asked her how many children will be in her childcare facility. Ms. Marwitz replied that she expects to care for 12-15 children. Vice Chairman Southerland asked Planner Robert Farrell if this childcare facility is in compliance with regulations. Mr. Farrell confirmed that it is.

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

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

**Motion: Commissioner Hunt made a motion to approve Conditional Use Permit CU-17-5, seconded by Vice Chairman Southerland.**

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

b. **County Attorney Grady Hunt opened the Public Hearing**

**Application for General Use Rezoning RZ-17-3** submitted by Lonnie Locklear to rezone the approximately 0.44 acre unaddressed parcel known as PIN 294220001245. The property is currently zoned Residential Agricultural (RA-20). The request is to rezone the property to Highway Commercial (HC). **The Planning Board unanimously recommended approval.**

Mr. Locklear plans to operate a used car lot on this parcel. Commissioner Hunt asked Mr. Farrell if buffering will be required. Mr. Farrell replied that there will be buffering requirements on the side and rear property line. Commissioner Hunt asked Mr. Locklear if he plans to run the business on a strip of land at the back of the house. Mr. Locklear said yes. Commissioner Hunt then asked if there will be a building. Mr. Locklear said there will be a small building to use as an office.

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

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

**Motion: Vice Chairman Southerland made a motion to approve Rezoning Permit RZ-17-3, seconded by Commissioner Hunt.**

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

**c. County Attorney Grady Hunt opened the Public Hearing**

**Subdivision Request** from Stafford Land Development for approval of the proposed 10 lot Townsend Oaks Subdivision located on the west side of Townsend Road at the unaddressed parcel known as PIN 494550001498 (8.44 acres). **The Planning Board unanimously recommended approval.**

Planner Robert Farrell told the Board that the Developer is requesting the sidewalk requirement be waived. No other properties on Townsend Road have sidewalks. The subdivision will be connected to County water and sewer.

Commissioner Hunt asked if there will be shared driveways. Owner Ken Turner said that there will be a couple of shared driveways.

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

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

**Motion: Vice Chairman Southerland made a motion to approve Townsend Oaks Subdivision, parcel number 494550001498, seconded by Commissioner Hunt.**

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

**d. County Attorney Grady Hunt opened the Public Hearing**

**Zoning Ordinance Text Amendment TA-17-2** to consider changing Chapter 3 Supplemental Requirements, Section 3.17 Outdoor Kennels Part B of the Hoke Zoning Ordinance. **The Planning Board unanimously recommended approval.**

Planner Robert Farrell presented a text change amendment for Chapter 3 Supplemental Requirements, Section 3.17 Outdoor Kennels, Part B of the Hoke County Zoning Ordinance.

Section 3.17 Outdoor Kennels will now read as follows:

All lots on which a kennel is located must have legal access to an existing street or a new street that meets the minimum requirements for acceptance and maintenance by the North Carolina Department of Transportation.

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

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

Commissioner Hunt asked Mr. Farrell if the "existing road" referred to in the ordinance can be a dirt road. Mr. Farrell replied that the road is not required to be paved.

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

**Motion: Commissioner Hunt made a motion to approve Text Amendment TA-17-2 changing Zoning Ordinance Section 3.17 Outdoor Kennels as submitted, seconded by Commissioner Thomas.**

**ITEM 4. Consent Agenda**

- a. Minutes from Budget Workshops beginning June 5, 2017 and carrying forward to June 7, 2017 and concluding June 8, 2017
- b. NC Vehicle Tax System Pending Refunds: Total \$1,824.24
- c. Finance – Surplus Property
  1. Solid Waste
  2. Board of Elections
- d. Adoption of 2017-2018 HATS Success Plan
- e. Revised Contract for Divine Home Health Care
- f. Resolution Honoring Ms. Willie Mae McCain
- g. Regrade for Utilities Department employee
- h. Contract with NC Forestry Service for Forest Stewardship Plan

**Motion: Commissioner Hunt made a motion to approve Items a-h of the amended Consent Agenda, seconded by Vice Chairman Southerland.**

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

**ITEM 5. Resolution to Accept Bid Offer for Surplus Property**

James Leach  
Chairman

Harry Southerland  
Vice Chairman

Tony Hunt  
Commissioner

Allen Thomas, Jr.  
Commissioner



Robert Wright  
Commissioner

Grady Hunt  
County Attorney

Letitia Edens  
County Manager

Gwen McGougan  
Clerk to the Board

**HOKE COUNTY BOARD OF COMMISSIONERS**

**RESOLUTION**

**ACCEPTING OFFER OF BID FOR SURPLUS PROPERTY**

WHEREAS, the Hoke County Board of Commissioners declared the following property as surplus:

Parcel #584770001187 – John Brown Road – Quewhiffle Township; and

WHEREAS, the Hoke County Board of Commissioners has received and proposes to accept an offer to sell to Leslie Hammonds for \$3,100.00 for John Brown Road – Quewhiffle Township – Parcel ID Number 584770001187; and

WHEREAS, public notice of the intent to sell the above described property was published as required by law, and

WHEREAS, no upset bid has been received;

NOW, THEREFORE BE IT RESOLVED that the Hoke County Board of Commissioners hereby authorizes the execution of the necessary documents in order to sell the above described property to Leslie Hammonds, 6701 NW Maple Drive, Apt 410, Lawton, OK 73505 for the purchase price of \$3,100.00 and to deliver and receive the appropriate documents.

Adopted this 3rd day of July, 2017.

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James A. Leach, Chairman

\_\_\_\_\_  
Gwen McGougan, Clerk to the Board

**Motion: Vice Chairman Southerland made a motion to approve the Resolution Accepting Offer of Bid for Surplus Property for Parcel #584770001187, John Brown Road, seconded by Commissioner Hunt.**

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

**ITEM 6. Manager’s Report**

County Manager Letitia Edens updated the Board on the Best Street Erosion Control project. Bids were due for this project at 2:00 pm on Friday, June 30, 2017. No bids were received. Mrs. Edens has directed Utilities Director Hilton Villines to re-advertise for bids.

Vice Chairman Southerland recommending advertising in the Fayetteville Observer or other media outlets to get broader coverage.

Contracts for the Time Clock upgrade have been approved and we're waiting for their installation. Mrs. Edens might be bringing some policy changes before the Board relating to Time Clock upgrade.

This morning access to the Sheriff's Department was cut off to all County employees, including Building Maintenance and IT. They will have to ask someone at the Sheriff's Department to let them enter.

Commissioner Hunt asked IT Director Candace Pierce if IT has to enter the Sheriff's Department after working hours. Mrs. Pierce confirmed that they do.

Vice Chairman Southerland asked if anyone knew the Sheriff's reason for denying access to the building. Mrs. Edens said she would try to find out the next day.

**ITEM 7. Closed Session**

**Motion: Commissioner Thomas made a motion that the Board of Commissioners enter into closed session for the purpose of discussing personnel, pursuant to NCGS §153A-98 and §143-318.11 (a) (1) (6), seconded by Vice Chairman Southerland.**

**Action: The motion passed unanimously.**

No action was taken during Closed Session.

**Motion: Commissioner Hunt made a motion to return the meeting to open session, seconded by Vice Chairman Southerland.**

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

**Motion: There being no further business to come before the Hoke County Board of Commissioners, Commissioner Hunt made a motion to adjourn the meeting, seconded by Commissioner Thomas.**

**Action: The motion passed unanimously.**

**The meeting adjourned at 7:45 pm.**

\_\_\_\_\_  
James A. Leach, Chairman

\_\_\_\_\_  
Gwendolyn McGougan, Clerk to the Board

**APPROVED**

**JUL 17 2017**

Hoke Co. Governing Body