

<b>LINCOLN COUNTY BOARD OF COMMISSIONERS</b>	<b>MINUTES FEBRUARY 2, 1998</b>
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The Lincoln County Board of County Commissioners and the Planning Board met in a joint session on February 2, 1998 at the Citizens Center, Commissioners Room, 115 West Main Street, Lincolnton, North Carolina, the regular place of meeting at 6:30 p.m. for the purpose of conducting public hearings on zoning issues. The following were present:

Louis E. McConnell, Chairman  
James A. Hallman, Vice Chairman  
Terry L. Brotherton  
Larry S. Craig  
Beth H. Saine

Jeffrey Taylor, Assistant County Attorney  
Richard French, County Manager  
Stan Kiser, Assistant County Manager

Planning Board Members present were:

John H. Black, Chairman  
Mike Baker, Vice Chairman  
James Funderburk  
Stanley Roseboro  
Ronald Smith

Also present were Judy Francis, Zoning Administrator, Kelly Atkins, Subdivision Administrator, and Amy S. Long, Clerk to the Board of Commissioners.

#### **CALL TO ORDER**

Chairman McConnell called the February 2, 1998 meeting to order.

#### **ADOPTION OF AGENDA**

Chairman McConnell presented the agenda for the February 2, 1998 Public Hearing and Work Session Meeting.

**AGENDA**  
**LINCOLN COUNTY BOARD OF COMMISSIONERS**  
**AND**  
**PLANNING BOARD**  
**PUBLIC HEARINGS**  
**AND**  
**WORK SESSION**  
**FEBRUARY 2, 1998**

- |    |         |  |
|----|---------|--|
|    | 6:30 PM | Call to Order  |
| 1. | 6:30 PM | Adoption of Agenda   |
| 2. | 6:30 PM | New Business/Public Hearings   |
|    |         | Zoning Map Amendment No. 244 – Todd Wulfhorst,<br>Applicant. Request to rezone .617 acre on Highway 16<br>North in the Denver area from Residential Single-Family (R-<br>SF) to Neighborhood Business (BN) in the Highway Overlay<br>District to accommodate a professional office building. |
| 3. | 6:45 PM | South Central Piedmont Resource Conservation and<br>Development Area – Calvin T. Evans, Jr. – North Central<br>Piedmont RC&D Coordinator   |
| 4. | 7:00 PM | Vacancies  |
| 5. | 7:05 PM | Appointments   |
| 6. | 7:10 PM | County Commissioners' Report   |
| 7. | 7:20 PM | County Manager's Report  |
| 8. | 7:30 PM | Recommendation from the Planning Board   |
|    |         | Zoning Map Amendment No. 244 – Todd Wolfhurst,<br>Applicant.   |
| 9. | 7:40 PM | Other Business   |

## Adjourn

A motion by Commissioner James Hallman to adopt the agenda with the addition of Item 3a – Proclamation Celebrating Dropout Prevention Awareness Month.

Seconded by Commissioner Larry Craig.  
Unanimously approved.

## **PUBLIC HEARING - ZONING ISSUES**

Chairman McConnell announced that this was the date, Monday, February 2, 1998 and the time, 6:30 p.m., which was advertised in the *Lincoln Times-News* on January 23, 1998 and January 30, 1998 for a Public Hearing on zoning requests.

Zoning Map Amendment No. 244 – Todd Wulfhorst, Applicant, Requesting to rezone .617 acre on Highway 16 North in the Denver area from Residential Single-Family (R-SF) to Neighborhood Business (B-N) in the Highway Overlay District to accommodate a professional office building.

The public is invited to attend this meeting. Further information may be obtained from the Lincoln County Department of Building and Land Development at 302 N. Academy St. in Lincolnton or by calling (704) 736-8440.

### **Zoning Map Amendment No. 244—Todd Wulfhorst, Applicant**

Judy Francis, Zoning Administrator, presented information on Zoning Map Amendment No. 244—Todd Wulfhorst, Applicant.

The applicant is requesting a zoning map change for approximately .617 acre of property on Highway 16 North in the Denver area from R-SF (Residential Single-Family) to B-N (Neighborhood Business) to accommodate a professional office building.

The property is located on Highway 16 North in the Denver area and is approximately .617 acre in size. The parcel is surrounded by Residential (R-SF) and commercial (B-N) zoning districts and is currently vacant. Nearby structures / uses are single family homes and numerous businesses. The Lincoln County Land Development Plan calls for higher density residential and regional commercial development in this area.

Chairman McConnell asked if there was anyone wishing to speak regarding Zoning Map Amendment No. 244—Todd Wulfhorst, Applicant.

Todd Wulfhorst, Applicant, stated that the adjoining property owner was not opposed to this rezoning.

Chairman McConnell asked if anyone else would like to speak. Being no additional speakers, Chairman McConnell declared the Public Hearing on Zoning Map Amendment No. 244—Todd Wulfhorst, Applicant, closed.

**SOUTH CENTRAL PIEDMONT RESOURCE CONSERVATION AND DEVELOPMENT AREA – CALVIN T. EVANS, JR. – NORTH CENTRAL PIEDMONT RC&D COORDINATOR**

Calvin T. Evans, Jr., North Central Piedmont RC&D Coordinator, stated that the Resource Conservation and Development is a volunteer program that allows local people to address regional issues. The only requirement for the projects is that they must have Public Benefit. He stated that costs for this depends on the local groups; they can put in as much or as little as wanted.

He stated that an application was turned in several years ago, and recently about \$5 million dollars was put into this fund. All of the old applications need to be renewed if the interest is still there.

Mr. Evans stated that if this area is approved, the United States Department of Agriculture will provide a Projects Director, office space, a part-time secretary, and transportation. The Project Director oversees the projects and writes and researches grants available.

Mr. Evans stated that on the application, the following counties are included: Cabarrus, Davidson, Gaston, Lincoln, Mecklenburg, Rowan, Stanly, and Union. He commented that each area has a Board, and the Commissioners from the different Counties appoint members to the Board.

Mr. Evans commented that he would like to know if there is interest in pursuing this project. He stated that he would like the Board to think about it.

Rick French, County Manager, stated that he would study this and put it on the agenda for the February 16, 1998 meeting.

**PROCLAMATION FOR CELEBRATE DROPOUT PREVENTION AWARENESS MONTH**

Chairman Louis McConnell presented the following proclamation:

CELEBRATE  
DROPOUT PREVENTION  
AWARENESS MONTH

*PROCLAMATION*

WHEREAS, the Board of County Commissioners of Lincoln County recognizes that our children must complete their education in order to succeed in life, and

WHEREAS , an education is the key to unlock the doors of the future and to learn life's most basic skills, and

WHEREAS, research shows that children who complete high school have a higher earning potential over a lifetime, and

WHEREAS, the Board of County Commissioners of Lincoln County is committed to increasing the quality of life of its citizens, and

WHEREAS, the Board of County Commissioners wishes to promote education through a community collaboration effort with Lincoln County Schools, and Business and Industry.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Lincoln County does hereby proclaim the month of February as Dropout Prevention Awareness Month and encourages all citizens to join together to promote successful futures for all of our children.

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Louis E. McConnell, Chair  
Board of County Commissioners

Attest:

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**Amy Long, Clerk**  
Board of County Commissioners

Adopted by Board of County Commissioners, this the 4th day of February, 1998.

## **VACANCIES**

### **Planning Board**

**North Brook (1)**

**ETJ (1)**

### **Recreation Commission**

**North Brook (1)**

**Ironton (2)**

### **Council on Aging (1)**

### **Alternate Board of Appeals (2)**

### **Dangerous Dog Appellate Board (5)**

### **East Lincoln Water and Sewer District Advisory Committee (1)**

## **APPOINTMENTS**

### **Nursing Home and Adult Care Home Advisory Committee**

**Rev. Donald Willis**

**Josephine Childers**

**Linda Wise**

Commissioner James Hallman made a motion to appoint Rev. Donald Willis, Josephine Childers, and Linda Wise to the Nursing Home and Adult Care Home Advisory Committee.

Seconded by Commissioner Larry Craig.

Unanimously approved.

## **COUNTY COMMISSIONERS' REPORT**

Commissioner Terry Brotherton stated that he had recently received two phone calls from elderly and handicapped people with Accessory Care Providers in Lincoln County. He stated that the County sends out letters each year requiring these people to go to the Doctor to verify their illness.

Commissioner James Hallman stated that the Board could possibly extend the time to 2 years, instead of one.

The Board advised Kelly Atkins, Subdivision Administrator, to look into making some changes in this matter.

Chairman Louis McConnell stated that he and Rick French met with the Trust for Public Land and Gaston County on January 28, 1998 at 10:00 a.m. He stated that it was a good meeting.

Commissioner James Hallman stated that on February 3, 1998 there would be a Smart Start Forum for Lincoln and Gaston Counties. He commented that the

purpose of this meeting is to determine what services are needed in both counties.

Commissioner Larry Craig stated that there would also be a Social Services meeting on February 3, 1998 at 2:30 PM. He commented that debit cards will now be used in the place of Food Stamps.

Commissioner Terry Brotherton asked how many employees there were at Social Services and why they needed 89 telephone lines.

Rick French stated that there were around 70 employees and the additional lines were computer lines and faxes.

Commissioner Larry Craig stated that on Saturday, January 31, 1998, Historical groups in the area met for the Battle of Cowan's Ford Remembered and around 50 people attended.

## **COUNTY MANAGER'S REPORT**

Rick French, County Manager, presented the following memorandum:

### **MEMORANDUM**

TO: Louis E. McConnell, Chairman  
Board of Commissioners

FROM: Rick French, County Manager

SUBJECT: County Manager's Report

DATE: January 29, 1998

1. Jay Heavner, Tax Administrator, explained that tax money could be transferred to the Lincoln County Fire Fighter's Association; however, the Association in turn would have to give the tax money, penny for penny, back to the District. The money cannot be used for something else by the Fire Fighter's Association. \$883,794 has been collected in fire tax from all the districts. The Tax Office charges 3% (and 1.5% for collecting on vehicles). In summary, tax district money can only be used in the district. If the Commissioners want to still pass along a donation to the Fire Fighter's Association, then an amount equal to the amount of collection fee collected could be budgeted in the Volunteer Fire Department budget,

which is part of the General Fund. The individual fire departments could also give money to the Fire Fighter's Association from their budgets. One final note, our General Fund budget will be very difficult at best so let's wait and see the "budgets" before commitments are made to the Fire

2. Louis McConnell, Erma Deen Hoyle, and I attended a meeting at the Citizens Center on the Mountain Island Lake Project. A \$6.5 million grant has been applied for to the state Clean Water Management Trust Fund. The grant is for acquisition of the 1,300 acres in the Catawba-Mountain Island Lake Watershed. Representatives from Gaston County, Trust for Public Land, Centralina Council of Governments, Catawba Lands Conservancy were also in attendance. The meeting was held on January 28, 1998.
3. I attended a follow-up volunteer meeting with several local representatives on January 27, 1998. A volunteer summit (meeting) is being planned for late March or early April. The key speaker would be Tom Smith (Food Lion) of Salisbury.
4. County staff are still working with the Optimist on the park idea. We plan on visiting the park today to better define property lines. Doug Chapman, Jack Chandler, and Rick McSwain have all been to the site. The question now seems to center around wetlands. The U.S. Army Corps of Engineers will have to look over the property next.
5. I approved for Doug Chapman and Jack Chandler to purchase two used 1992 Ford Broncos from the State surplus. One Bronco has 79,000 miles and was purchased for \$5,500 and the other has 90,000 miles, and was purchased at the same price. This is far less than was budgeted and should last several years. Doug and Jack are presently driving old Sheriff patrol cars, each having over 130,000 miles each.
6. We are eliminating two telephone lines in the County Manager's Office. 736-8472 and 736-8479 will be eliminated. I am also asking all departments to inventory telephones for possible savings.
7. I will be attending the North Carolina City / County Manager's meeting in Chapel Hill on February 4-6, 1998. I will also be attending a meeting in Raleigh on February 11, 1998 to discuss Clean Water Management Trust Fund.

/asl



Rick French, County Manager, reminded the Board of the following meetings:

- 321 Corridor Study meeting February 19, 1998 at 7:00 PM
- Meeting with EDA on February 24, 1998 at 5:30 for dinner, followed by the meeting, which will end by 7:30 PM
- Dinner Meeting with School Board on Monday, February 9, 1998
- Regular Meeting on Monday, February 16, 1998 at 7:00 PM, East Lincoln Water and Sewer District at 6:30 PM
- Operational Agreement Meeting of Soil and Water Conservation on Tuesday, February 10, 1998 from 5:30 – 7:30.

Mr. French stated that representatives from Gaston College would be at the meeting on February 16, 1998 to discuss the curriculum.

### **RECOMMENDATION FROM PLANNING BOARD MEETING – February 2, 1998**

Judy Francis, Zoning Administrator, presented the Planning Board's recommendation as follows:

#### **Zoning Map Amendment No. 244—Todd D. Wulfhorst, Applicant**

Unanimous approval as submitted.

A motion by Commissioner Terry Brotherton to approve Zoning Map Amendment No. 244—Todd D. Wulfhorst, applicant, based on the unanimous approval by the Planning Board.

Seconded by Commissioner Beth Saine.  
Unanimously approved.

Chairman McConnell called for a five minute recess.

Chairman McConnell called the meeting back to order.

### **CLOSED SESSION-CONTRACTUAL AND PERSONNEL**

Chairman McConnell advised there was a need for Closed Session to discuss Contractual and Personnel Matters.

A motion by Commissioner Larry Craig to go into Closed Session.

Seconded by Commissioner Beth Saine.  
Unanimously approved.

A motion by Commissioner James Hallman to come out of Closed Session.

Seconded by Commissioner Larry Craig.  
Unanimously approved.

## **ADJOURNMENT**

Being no further business to come before the Board of Commissioners at this time, Chairman McConnell entertained a motion to adjourn the February 2, 1998 meeting.

Commissioner James Hallman motioned that the Board adjourn.

Seconded by Commissioner Beth Saine.  
Unanimously approved.