

STATE OF NORTH CAROLINA)) OFFICE OF THE COMMISSIONERS
)) STOKES COUNTY GOVERNMENT
COUNTY OF STOKES)) DANBURY, NORTH CAROLINA
)) APRIL 4, 2006

The Board of Commissioners of the County of Stokes, State of North Carolina, met for regular session (Planning) in the Commissioners' Chambers of the Ronald Wilson Reagan Memorial Building (Administrative Building) located in Danbury, North Carolina on Tuesday, April 4, 2006 at 7:00 pm with the following members present:

Chairman Leon Inman
Vice-Chairman Joe Turpin
Commissioner Sandy McHugh
Commissioner John Turpin
Commissioner Jimmy Walker

County Personnel in Attendance:
Interim County Manager/Clerk to the Board Darlene Bullins
Planning Director David Sudderth
Budget Director Dennis Thompson
Emergency Services Director Monty Stevens

Others in Attendance:
Representative Bryan Holloway-NC House of Representatives

Chairman Leon Inman called the meeting to order.

Chairman Inman delivered the invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

Chairman Inman opened the meeting by inviting the citizens in attendance to join the Board with the Pledge of Allegiance.

PUBLIC HEARING - Donald Ray Cassidy M-1 to H-B # 177

Chairman Inman called the Public Hearing for the Rezoning Request #177-(M-1 to H-B) Donald Ray Cassidy to order.

There were no public comments.

Chairman Inman closed the Public Hearing.

REZONING REQUEST - Donald Ray Cassidy M-1 to H-B # 177

Planning Director David Sudderth presented the request to rezone approximately 4.310 acres from M-1(Light Manufacturing) to H-B (Highway Business), site owner and applicant Donald Ray Cassidy.

REQUEST: Rezone approximately 4.310 acres from M-1 (Light Manufacturing to H-B (Highway Business)

SITE OWNER: Donald Ray Cassidy

APPLICANT: Donald Ray Cassidy

SITE LOCATION: The property is located at 3865 NC 772 Hwy in the Dillard community.

Map: 697602 **Parcel(s):** 2383 **PIN #:** 6976-02-88-2383

Deed Book: 543**Page(s):** 455 **Township:** Beaver Island

SITE INFORMATION:

PARCEL SIZE: 4.310 acres

ZONING DISTRICT: M-1 (Light Manufacturing)

PROPOSED DISTRICT: H-B (Highway-Business)

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 370362 0100 B

FIRM MAP ZONE: Zone X - Area outside 500-year floodplain.

WATERSHED DISTRICT: No

SEPTIC/WATER APPROVAL: Existing system has been checked by Environmental Health section of Health Department.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Stokes - Rockingham VFD, EMS - Station # 101 Walnut Cove.

EROSION CONTROL: N/A.

ACCESS: The business has an existing driveway access off of NC Hwy 772.

SURROUNDING LAND USE: The subject property is located on NC Hwy 772. The surrounding land use consists of mostly residential properties zoned RA (Residential Agricultural). There is vacant land in front of and behind the parcel. The nearest commercial district is located approximately .2 mile south of the site at the corner of NC Hwy 772 and Dillard Rd. These businesses are Dillard Hardware & Country Store, Crossroad Auto Repair, and Cassidy's Used Cars.

ISSUES TO CONSIDER:

- Impact of zoning classification change on surrounding development.
- Potential increase in sales tax revenue from a retail commercial site.

STAFF COMMENTS: The rezoning request comes to the Board as a general use-zoning district; you may discuss the plan in general terms as it relates to all the potential uses in the H-B (Highway Business) zoning district. This property has been used for commercial purposes since the zoning ordinance was adopted in 1983. There are mixed commercial and residential uses along the length of NC Hwy 772. The site was originally zoned M-1 (Light Manufacturing) when the zoning ordinance and maps were adopted in 1983. The Wentworth Corporation owned the property at that time. Most recently the occupant of the building was Liberty Fab-Tech. The change in zoning classification from M-1 (Light Manufacturing) to H-B (Highway Business) should not present any major problems for the area. The site will be limited by the existing infrastructure in regards to the septic system and the potential uses that can be allowed through the state building codes. Changes in the occupancy of the building may have additional requirements placed on the use by the state building and health codes.

PLANNING BOARD RECOMMENDATION: The Planning Board recommended by a vote of 6 to 0 to recommend approval of the rezoning request. The Board felt that the rezoning to a general use H-B (Highway Business) district would open up opportunities not currently available in the M-1 (Light Manufacturing) district.

Director Sudderth noted that there had been no opposition to the rezoning request.

The Board discussed the rezoning request.

Chairman Inman entertained a motion to accept or deny the request to rezone approximately 4.310 acres from M-1(Light Manufacturing) to H-B (Highway Business), site owner and applicant Donald Ray Cassidy.

Vice Chairman Joe Turpin moved to rezone approximately 4.310 acres from M-1 (Light Manufacturing) to H-B (Highway Business), site owner and applicant Donald Ray Cassidy (Request #177). Commissioner McHugh seconded and the motion carried unanimously.

PUBLIC HEARING - Murrell L. Townsend Sr. RA to H-B # 178

Chairman Inman called the Public Hearing for the Rezoning Request #178-RA-(Residential Agricultural) to H-B (Highway Business) to order.

There were no public comments.

Chairman Inman closed the Public Hearing.

REZONING REQUEST - Murrell L. Townsend Sr. RA to H-B # 178

Planning Director David Sudderth presented the request to rezone approximately 1.03 acres from RA (Residential Agricultural) to H-B (Highway Business) site owner and applicant Murrell L. Townsend Sr.

REQUEST: Rezone approximately 1.03 acres from RA (Residential Agricultural) to H-B (Highway Business).

SITE OWNER: Murrell L Townsend Sr.

APPLICANT: Murrell L Townsend Sr.

SITE LOCATION: The property is located at 3389 Rosebud Rd. (SR# 1944) at the intersection with NC Hwy 8.

Map: 693302

Parcel: portion of 6372 & 7470 **PIN #:** 6933-02-89-6372

6933-02-89-7470

Deed Book: 506**Pages:** 2084

Township: Meadows

SITE INFORMATION:

PARCEL SIZE: Total tract 1.03 acres

AREA PROPOSED: 1.03 acres

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED DISTRICT: H-B (Highway Business)

FLOOD HAZARD AREA: N/A.

FIRM MAP #: 370362 0150B

FIRM MAP ZONE: Property is located in Zone X, area determined to be outside the 500-year floodplain.

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: Stokes County Environmental Health section. A final approved permit must be issued.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: South Stokes VFD, EMS - Station # 101 Walnut Cove.

EROSION CONTROL: N/A

ACCESS: The proposed business will have driveway access off of NC Hwy 8 (NCDOT must approve a commercial driveway permit).

SURROUNDING LAND USE: The subject property is located at the corner of Rosebud Rd. (SR# 1944) and NC Hwy 8. The applicant owns the land behind the proposed rezoning. The majority of the surrounding property is residentially zoned. The closest commercial property is located directly across Rosebud Rd. and is zoned H-B (Highway Business). Charles Thomas Hedrick Jr. owns the property and currently operates an automobile garage.

ISSUES TO CONSIDER:

- Impact on surrounding development.
- Consistency with surrounding development.
- Impact on community infrastructure, roads, public services etc.
- Need of services provided.
- Potential tax base increase due to commercial development.

STAFF COMMENTS: The rezoning request comes to the Board as a general use-zoning district; you may discuss the plan in general terms as it relates to all the potential uses in the H-B (Highway Business) zoning district. The applicant is requesting to rezone his property to expand the existing H-B (Highway Business) zoning district. There is approximately .565 acres zoned H-B (Highway Business) that was shown on the original zoning maps. There is an existing store that Mr. Townsend and his wife operate as "Sam's Country Store". This store, originally known as Spencer's Store has been in existence since 1935. The rezoning petition would separate an existing house from the commercial store property creating a separate lot for each use. The staff sees no major problem with the rezoning request due to the existing commercial zones nearby as well as the mixed pattern of commercial and residential development along NC Hwy 8. The increased area proposed for rezoning will allow for better access, parking and expansion opportunities for the existing business as well as creating separate lots for the residential and commercial uses of the property.

PLANNING BOARD RECOMMENDATION: The Planning Board recommended by a vote of 6 to 0 to recommend approval of the rezoning request. The Board felt that the rezoning to a general use H-B (Highway Business) district would be consistent with the pattern of development in the area, as well as allowing the existing business an opportunity to expand.

Director Sudderth noted that there had been no opposition to the rezoning request, but had a couple of inquiries requesting information.

Chairman Inman entertained a motion to accept or deny the request to rezone approximately 1.03 acres from RA (Residential Agricultural to H-B (Highway Business) site owner and applicant Murrell L. Townsend Sr.

Commissioner John Turpin moved to rezone approximately 1.03 acres from RA (Residential Agricultural to H-B (Highway Business) site owner and applicant Murrell L. Townsend Sr. (Request 178).

Commissioner McHugh seconded and the motion carried unanimously

**PUBLIC HEARING - Lillian Sprinkle Tuttle Trust - William H. Kiser -Trustee
RA to RE-CU # 179**

Chairman Inman called the Public Hearing for the Rezoning Request #179 (RA to RE-CU) to order.

William H Kiser - Trustee
1185 Green Meadow lane

Germanton, NC 27019

Mr. Kiser who is Trustee for the Lillian Sprinkle Tuttle Trust stated the land involved in this rezoning request was owned by Lillian and Arnold Tuttle. The Tuttle's will specifies that the proceeds from their estate go to the things that Mr. and Mrs. Tuttle loved- their church- Friendship Baptist Church. Mr. Kiser is preparing the land in question for sale and proceeds will go to Friendship Baptist Church. Mr. Kiser presented pictures of the lots to the Board. Mr. Kiser noted that only stick built homes would be allowed on the proposed 9-lot subdivision. Mr. Kiser respectfully requested that the Board approve the rezoning request.

Sam Townsend

3389 Rosebud Road
Walnut Cove, NC 27052

Mr. Townsend had incorrectly signed up on the wrong public hearing sign up sheet.
Mr. Townsend had no comments - his rezoning request had already been approved.

James Stewart

1114 Bolejack Road
Germanton, NC 27019

Mr. Stewart who is an adjoining landowner stated that with the stipulations of only stick built homes, not everyone who lives in the area and would like to purchase the land would possibly be unable to buy the land and built a stick built home just starting out. Mr. Stewart stated that the stipulations could prevent area citizens from buying the land who could possibly only start out with a single or double wide mobile home. Mr. Stewart stated that he had not been offered an opportunity to buy any of the adjoining land.

Jerry Rutledge

PO Box 66
Germanton, NC 27019

Mr. Rutledge noted that the land in the rezoning request is a perfect, desirable location with a great view for the rezoning proposal, which will be an asset for the County. Mr. Rutledge noted that the proposal would be a credit to the County, a credit the Community, and a credit to William Kiser for his dedication to Friendship Baptist Church and Mr. and Mrs. Tuttle. Mr. Rutledge also noted that there could be possibly more stipulations than the County requires which will add value to the County's tax value. Mr. Rutledge requested the Board's approval for the rezoning request.

Anthony Stewart

1167 Bolejack Road
Germanton, NC 27019

Mr. Stewart expressed concerns with this subdivision and the numerous subdivisions in the area (6 subdivisions within a five mile area). Mr. Stewart does not feel that the County's infrastructure is ready for this many subdivisions at this time. Mr. Stewart stated that local schools are already overcrowded, the impact on volunteer fire and rescue services, increase on EMS and Sheriff's Department, and the increased traffic. Mr. Stewart requested that the Board consider doing a study on the impact of all these subdivisions to the area before voting on this rezoning request.

There were no other public comments.

Chairman Inman closed the Public Hearing.

**REZONING REQUEST - Lillian Sprinkle Tuttle Trust - William H. Kiser -Trustee
RA to RE-CU # 179**

Planning Director David Sudderth presented the request to rezone approximately 82.283 acres from RA (Residential Agricultural) to RE-CU (Residential Exclusive Conditional Use) for a 9-lot residential subdivision, site owner Lillian Sprinkle Tuttle Trust and applicant William H. Kiser- Trustee.

REQUEST: Rezone approximately 82.283 acres from RA (Residential Agricultural) to RE-CU (Residential Exclusive Conditional Use) for a 9-lot residential subdivision.

SITE OWNER: Lillian Sprinkle Tuttle Trust

APPLICANT: William H. Kiser - Trustee

SITE LOCATION: The property is located on Bolejack Rd. (SR#1961) approximately .6 miles southwest of the intersection of NC Hwy 8 and Bolejack Rd.

Map: 693201

Parcel(s): 8837, 9796, 9286
6932-01-29-9796

PIN #: 6932-01-08-9286

6932-01-29-8837

Deed Book(s): 95, 174,280 **Page(s):** 388,559,403

Township: Meadows

SITE INFORMATION:

PARCEL SIZE: Total tract 82.283 acres

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED DISTRICT: RE-CU (Residential Exclusive Conditional Use)

TOTAL LOTS: Proposed 9-lot subdivision.

LOT SIZES: Range from 4.087 acres to 23.106 acres

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 370362 0125 B

FIRM MAP ZONE: Zone X - Area outside 500-year floodplain.

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: Mr. Joseph A. Hinton a licensed soil scientist has evaluated the site for septic disposal.

This report was prepared in July 2005 for William H. Kiser - Trustee who is the applicant. Individual septic and well permits will have to be issued for each proposed lot by the Stokes County Health Department, (Environmental Health Section).

SCHOOL DISTRICTS: Germanton Elementary, Southeastern Middle, South Stokes High

EMERGENCY SERVICES: South Stokes VFD, EMS - Station # 101 - Walnut Cove.

EROSION CONTROL: Plan would be submitted at permitting phase and for construction with North Carolina Division of Environment Health and Natural Resources, (DEHNR) if necessary.

ACCESS: Access for proposed lots would be off of Bolejack Rd. (SR# 1961). The developer would be required to submit information to NCDOT to obtain the individual subdivision driveway approvals.

SURROUNDING LAND USE: The subject property has two dwelling units located on proposed lots #3 & 7. The remaining property is currently vacant. The surrounding property on all sides is zoned RA (Residential Agricultural) and is either vacant or used for residential purposes. The primary housing type along Bolejack Rd. is stick-built homes which is the housing type allowed in the RE (Residential Exclusive) zoning district.

ISSUES TO CONSIDER:

- Housing compatibility with surrounding neighborhood.
- Low density development
- Impact on existing community infrastructure, schools, roads, public services etc.
- Increase in residential tax base.

STAFF COMMENTS: This rezoning request comes to the Board as a request for a conditional use rezoning for a 9-lot residential subdivision to be rezoned to

RE -CU (Residential Exclusive) that would allow stick built and modular housing. The Board may discuss the development plan in detail. The addition of stick-built homes in this area is consistent with the immediate surrounding property development. A low-density large lot subdivision consisting of only nine (9) lots should not affect the surrounding property or the infrastructure in the general area in an adverse manner. The parcel could have been subdivided into (8) ten-acre parcels as an exempted subdivision under the subdivision regulations. The subdivision review committee will have to review the subdivision proposal on its technical merits if approved by the Board.

PLANNING BOARD RECOMMENDATION: The Planning Board recommended by a vote of 6 to 0 to recommend approval of the rezoning request. The Board felt that the large lots and stick built/modular housing proposed was the best possible use of the property.

Mr. Sudderth noted that Mr. Tuttle could have developed this property as an exempt subdivision if only 8 lots had been involved which would not have had to come before the Board. Mr. Sudderth presented the Board with a diagram, which reflects the school's population in the area from the recent demographic study. At the present time, the study reveals the following:

- Southeastern Middle School - 98%
- South Stokes High School -76%
- Germanton - 74%

The Board discussed the pros and cons of the rezoning requests.

Commissioner McHugh expressed concerns that adjoining landowners such as farmers would not have opportunity to buy and incorporate the land into their farm if the rezoning request was approved with the stipulations- the land would already be rezoned to RE-CU.

Mr. Kiser stated that the land had been offered in the past for hay production without anyone wanting to use the land. At the present time, there is no broken ground farming on Bolejack Road except a small amount of hay. Mr. Kiser also noted that there had been several requests to buy the lots, but that there have been no offers made to anyone.

Mr. Kiser stated that he felt that this was the best option for the land.

The Board discussed the types of homes being considered for the subdivision.

Mr. Sudderth stated the only calls received pertaining to the rezoning were concerning the valuation of existing homes in the area if high end homes were built in the subdivision.

Mr. Sudderth discussed advantages and disadvantages of the exempt 8 lot subdivision.

Chairman Inman entertained a motion to approve or deny the request to rezone approximately 82.283 acres from RA (Residential Agricultural) to RE-CU (Residential Exclusive Conditional Use) for a 9-lot residential subdivision, site owner Lillian Sprinkle Tuttle Trust and applicant William H. Kiser- Trustee.

Commissioner Walker moved to approve the request to rezone approximately 82.283 acres from RA (Residential Agricultural) to RE-CU (Residential Exclusive Conditional Use) for a 9-lot residential subdivision, site owner Lillian Sprinkle Tuttle Trust and applicant William H. Kiser- Trustee (Request #179).

Commissioner John Turpin seconded the motion.

The Board continued discussion regarding the rezoning request.

The motion carried (4-1) with Commissioner McHugh voting against the motion.

Director Sudderth presented the following recommendations for Lillian Sprinkle Tuttle Trust (RE-CU #179) which Mr. Kiser and Attorney Jerry Rutledge had reviewed and agreed upon.

Recommended Conditions for Lillian Sprinkle Tuttle Trust RE-CU #179

1. Adequate storm water facilities shall be provided for each lot, including the placement of a fifteen (15) inch reinforced concrete drain tile under each driveway.
2. All required permits must be obtained from the County Inspections Department prior to placing structures on the property, as well as any signage that may accompany the project.
3. Each dwelling unit shall also have a visible lot number in a numbering scheme approved by the County to facilitate rapid emergency response (E- 911).
4. If conflict arises between any conditions or the developer's proposed site plan or written text, the most stringent conditions or requirements shall be considered the governing requirement.
5. All costs and expenses associated with complying with these conditions shall be borne by the landowner/developer, with no expense being borne by the County.
6. Upon written request by the County, evidence of compliance with any of these conditions shall be provided to the County within ten (10) days after each request.
7. The Rules and Regulations of the Developer, as modified by the developer at the prior hearing (s) on this request, shall not be inconsistent with these conditions. Any conflict between said Rules and Regulations shall be resolved in favor of these conditions.
8. If any of the conditions shall be found to be unreasonable, invalid or otherwise impermissible by a court of competent jurisdiction then the County may impose such alternative reasonable conditions as it finds to be necessary and appropriate.
9. If any of these conditions once met are not continuously maintained, the permit may be revoked by the County upon the failure of the owner/developer to cure the deficiency in any specific condition within thirty (30) days after written notice to the owner/developer of the specific failed condition.
10. The lots approved shall not be further subdivided.
11. The Conditional Use permit will expire one (1) year after approval is received from the Board of Commissioners. If no work on infrastructure improvement has begun within this time frame, the Conditional Use permit will expire. The Planning Department shall determine if substantial work or progress has been made to allow continuance of the project. (A recorded plat within (1) one year of the date of approval will be the determining factor).

12. Or any other condition that the Boards may deem necessary at the time the project is approved.

COUNTY COMMISSIONERS ACTION:

Requirements for Issuance or Change of Conditional Use Permit

The Board must respond and vote on each of the following items.

Planning Director Sudderth requested the Board's approval for the following:

132.1 Action by the Planning Board

The Planning Board shall review the application prior to the public hearing and shall present its recommendations to the responsible body prior to or at the public hearing. The Planning Board may reverse its recommendations following the public hearing and present such recommendations to the responsible body before final action is taken. The responsible body shall approve, modify, or deny the application for use following the public hearing. In granting a conditional use, the responsible body shall insure:

- (a) The requested use is listed among the conditional uses in the district for which application is made. (5-0)
- (b) The requested use is essential or desirable to the public convenience or welfare. (5-0)
- (c) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare. (5-0)
- (d) Due consideration has been given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, schools, parks, playgrounds, recreational area, conservation of natural resources, preservation of floodplains, and encouraging the most appropriate use of the land. (5-0)
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. (5-0)
- (f) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. (5-0)

Mr. Sudderth included the following in the Board's agenda regarding the Conditional Use Permit.

Section 133. Conditions and Guarantees

Prior to the granting of any conditional use, the Planning Board may recommend, and the responsible body (either the Governing Body or the Board of Adjustment) may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the conditional use as it deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in Subsection 132.5 above. In all cases in which conditional uses are granted, the responsible body shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated are being met. Conditions may include, but not limited to, the following:

- (a) Conditions may be imposed to abate or restrict noise, smoke, dust, or other elements that may affect surrounding properties.
- (b) Establish setback, side, front, and rear yard requirements necessary for orderly expansion and to prevent traffic congestion.
- (c) Provide adjoining property with a buffer or shield from view of the proposed use if necessary.
- (d) Establish a time limit at expiration of which the permit or approval shall no longer be valid, or shall require renewal.

Section 134. General Provisions in Granting Conditional Use

134.1 Compliance with Other Codes

Granting a conditional use does not exempt applicant from complying with all of the requirements of other ordinances.

134.2 Revocation

In any case where the conditions of a conditional use have not been or are not being met, the Enforcement Officer shall give the grantee notice of intention to revoke approval. Said notice shall be at least ten (10) days prior to action by the responsible body considering conditional uses.

134.3 Expiration

In any case where a conditional use has not been exercised within the time limit set by the responsible body, or within one (1) year if no specific time limit has been set, then without further action, the approval shall be null and void. "Exercised" as set forth in this Section shall mean that binding contracts for the construction of the main building have been let; or in the absence of contracts that the main building is under construction to a substantial degree; or that prerequisite conditions involving substantial investment are constructed in a substantial stage of development, or completed (sewage, drainage, etc.). When construction is not a part of the use, "exercised" shall mean that the use in operation is in compliance with the conditions which are set forth in the approval.

Chairman Inman entertained a motion to approve or deny the Conditional Use Permit #179 - Lillian Sprinkle Tuttle Trust.

Commissioner John Turpin moved to approve the Conditional Use Permit #179 - Lillian Sprinkle Tuttle Trust.

Vice Chairman Joe Turpin seconded and the motion carried unanimously.

PUBLIC COMMENTS

There were no public comments.

GENERAL GOVERNMENT - GOVERNING BODY - PROPOSED WALNUT COVE LIBRARY EXPANSION PROJECT

Budget Director Dennis Thompson presented the following updated information regarding the proposed Walnut Cove Library Expansion Project:

(Mr. Thompson presented Board members with a detailed information sheet reflecting estimated figures)

Advantages of the Project to the Walnut Cove Community and the County

- GED Courses currently being taught at the Library
- After school programs being held
- 2005 door count = approximately 27,000
- Approximately 3,000 registered patrons
- Regular meeting place for several organizations

Project Cost Information

- Original funding approved by the County = \$200,000
- Original funding approved by the Town of Walnut Cove = \$100,000
- Original Project Estimate = \$702,639.41
- Estimated Revenues - Private Donations = \$274,287.10 with a balance due \$55,925
- Total Revenue = \$574,287.10
- Original Project Shortfall = \$139,496.91

Revised Project Estimates

- Revised estimated project costs = \$900,859.41
- Guaranteed Available revenue = \$450,000.00
- Estimated Project Shortfall = \$379,204.01 which does not include any interest which will depend on the amount and terms of the loan

Possible Financing

- Debt service of \$212,000 (Stokes Reynolds) will be retired in the 2006-07 fiscal year
- Requesting the Town of Walnut Cove to be the finance agent- possible USDA Loan
- Possibly discussing the proposed project again with Local Government Commission (LGC) to explore the possibility of the County handling the financing based on the anticipation of a favorable opinion by the auditor concerning the County's fund balance after July 1, 2006.

Mr. Thompson concluded that the actual amount of the shortfall would vary depending on site development costs, actual costs of construction loan, and contingency expenditures; and on how much additional revenue will be received from outstanding private donor pledges and new pledges.

Chairman Inman noted that interest charges if the loan was secured by a 30 or 40 year loan could be extremely costly- depending upon the length and the amount of the loan.

The Board discussed the following regarding the proposed expansion project:

- Original request from the Walnut Cove Library Project
- The expansion project -2,850 sq. ft.
- The County's fund balance
- Original County \$200,000 allocation
- Approval must be received from LGC for the Town of Walnut Cove to secure the loan
- The estimated shortfall of the project
- The building being transferred to the Town of Walnut Cove
- The increase in the cost of the project
- Allocations made to other libraries in the County
- Interest costs
- Terms of the loan
- Private donations

Clerk to the Board Darlene Bullins reported to the Board that Librarian Betty Smith was unable to attend tonight's meeting due to attending the Walnut Cove Town meeting.

Commissioner McHugh noted due to the Town of Walnut Cove meeting tonight to discuss the expansion project, the Board should delay any further discussion until after the Town of Walnut Cove meets.

Commissioner Walker noted the need to find a fair, equitable, and balanced formula for allocations for each library in the County.

Chairman Inman concluded the need for the Board to have all the information available pertaining to the estimated increase cost of the project.

The Board unanimously agreed to delay any further discussion until response is received from the Town of Walnut Cove.

Chairman Inman directed the Interim County Manager Bullins to contact Town Manager Jack Gardin regarding the Town's participation in the project and report back to the Board.

GENERAL GOVERNMENT - GOVERNING BODY - REPRESENTATIVE BRYAN HOLLOWAY - COUNTY 'S SHARE OF MEDICAID COST

Chairman Inman welcomed Representative Bryan Holloway and expressed the Board's appreciation for his attendance at tonight's meeting.

Representative Holloway expressed his appreciation to the Board for the invitation.

Representative Holloway discussed the following regarding current bills and options regarding the County's Medicaid obligation:

- House Bill #316 to Phase Out County/Share Medicaid sponsored by Representatives Holloway, Moore, and Preston
- House Bill #316 will phase out the county's share of Medicaid beginning July 1, 2006 with no trade offs

- House Bill #316 will totally eliminate the county participation in Medicaid - effective July 1, 2010
- Representative Tony Rand's bill (Cumberland County), which eliminates the county's participation in Medicaid by returning Article #39 1% Sales Tax Revenue
- Representative Rand's bill would also enacted a provision that would allow the County to enact a local 1cent sales tax
- Newest option (March 28, 2006)- House Medicaid Subcommittee adopted a proposal to use \$65 million to provide Medicaid relief Counties in 2006-07 - Under the plan \$3.4 million would be used to cap County Medicaid costs at the 2005-06 level of \$459.8 million - Additional \$34.6 million would be used to provide targeted relief to all counties based upon a County's percentage Medicaid's eligible citizens

Representative Holloway stated that the Counties Medicaid share is projected to be \$488 million in 2006-07 and with the anticipated national growth rate of 8.6 percent, it could be \$1 billion within the next ten years and that the issue could not even be addressed in the upcoming short session.

Representative Holloway reiterated the need for a decision to be made regarding this issue.

The Board discussed the three plans presented by Representative Holloway, the County's current Medicaid cost, the effects of the "Swap Bill" which takes away the Article #39 Sales Tax Revenue in lieu of the County's Medicaid costs, the anticipated 2005-06 County's Medicaid costs, and the need to send another Resolution regarding Medicaid Relief for Stokes County.

The Board expressed their appreciation to Representative Holloway for his attendance at tonight's meeting.

The Board directed the Clerk to prepare a Resolution regarding State Assumption Of Medicaid Cost and include the support of Representative Bryan Holloway's House Bill #316.

GENERAL GOVERNMENT - PLANNING - RPO (RURAL PLANNING ORGANIZATION)

Planning Director David Sudderth presented a request from the RPO who is performing a transportation plan for Stokes County to eliminate the (1993-2003 dates) from the existing Stokes County Development Guide (1993-2003). NCDOT will be able use this plan if the County eliminates the dates from the title. The transportation plan would make the County eligible for possible funding for TIP Projects and would be a component for a future Comprehensive Plan.

Commissioner McHugh moved to approve that the County approve the Stokes County Land Development Guide for use in Stokes County as of April 4th and here forward until a new Guide is developed and remove the 1993-2003 date from the plan.

Vice Chairman Joe Turpin seconded the motion.

Commissioner John Turpin noted that several items in the plan needs to be updated. Planning Director Sudderth noted that Economic Development Director Ron Morgan and himself would be updating the plan.

The motion carried unanimously.

GENERAL GOVERNMENT - PLANNING - UPDATE ON BOOTH MOUNTAIN/PRISON CAMP PROPERTY

Planning Director David Sudderth noted that Alltel had submitted an escrow account to seek placement on the tower at Booth Mountain. Per the County's consultant, the tower seems to be full with whip antennas. Alltel is requesting if the County would be willing to move some items around if possible.

Emergency Communications Del Hall contacted RCS and noted that correspondence indicates that there seems to be no available space, but a third party consultant could possibly free up some space by re-arranging. The third party consultant would be at Alltel's expense.

Planning Director Sudderth requested the Board's direction in allowing a third party consultant (engineering firm) to evaluate the space.

The Board directed Mr. Sudderth to continue with the third party consultant and to keep the Board updated on all aspects of the project.

Planning Director Sudderth noted that information had been given to the Cingular representative regarding looking at another location on the Prison Camp Property per the Board's direction. At the present time, no further information had been received from the Cingular representative.

GENERAL GOVERNMENT - PLANNING - MPO

Planning Director David Sudderth presented information from Forsyth County regarding a recent fly over project (aerial photography) that includes mapping for the MPO, which includes a small portion of the County - City of King and Germanton area.

The request is for Stokes County to pay for portion of the fly over costs which amounts to approximately \$14, 000 which has already been completed Stokes County being notified of the project.

Director Sudderth has presented the request information to Economic Development Director Ron Morgan, GIS/Mapping Director Jake Oakley, and the City of King for their input regarding the benefits of the fly over.

Interim County Manager Darlene Bullins noted that the request would be included in the proposed 2006-07 budget for the Board's consideration.

Planning Director Sudderth concluded that any information received would be included in the proposed 2006-07 budget.

GENERAL GOVERNMENT - PUBLIC BUILDINGS- BUDGET ORDINANCE AMENDMENT #85

Clerk to the Board Darlene Bullins requested the approval of Budget Ordinance Amendment #85, which is necessary to amend the General Fund to transfer funds for cleaning the ductwork at the Jail. The appropriations are to be changed as follows:

Account Number	EXPENDITURES	Decrease	Increase
	Public Buildings		
100.4190.330	Utilities	\$3,500.00	
100.4190.352	Equipment - Non Capitalized		\$3,500.00
		\$3,500.00	\$3,500.00

This will result in a net increase of \$00.00 in the appropriations of the General Fund.

Finance Director Edwards noted that the following justification of the budget ordinance amendment for fiscal year 2005-06:

- Public Works Director requested funds to be transferred for cleaning

Clerk to the Board Darlene Bullins noted the need of cleaning the duct work at the Jail due to complaints from inmates and county employees.

Chairman Inman entertained a motion to approve Budget Ordinance Amendment #85.

Vice Chairman Joe Turpin moved to approve Budget Ordinance Amendment #85.

Commissioner McHugh seconded and the motion carried unanimously.

GENERAL GOVERNMENT - EMS - REQUEST FOR EMS SERVICES AT 311 SPEEDWAY

Emergency Medical Services Monty Stevens presented a request to the Board from Mr. Bob Johnson - new owner of 311 Speedway who is requesting that Stokes County EMS be allowed to take care of medical care at the track.

Director Stevens informed the Board of the following regarding the request:

- Medical care previously provided by Madison Rockingham Rescue Squad which does not transport
- Madison Rockingham Rescue is no longer providing the service
- Mr. Johnson requested a unit such as Walnut Cove to stand by
- Staffing could be a problem - all Saturday night hours
- Staffing cannot be paid at time and a half due to employee performing the same duties as their regular job - per the Institute of Government

- Possibly renting an ambulance from the County and wages paid directly to employees by the track officials
- Malpractice
- Worker's Compensation
- Liability - possible accidents going to and from the track
- Unit availability
- Entrapment or a pinned-in situation that would result in having to call a fire department due to lack of proper equipment
- County Attorney Jordan expresses grave concerns with contracting with the Speedway

Director Stevens requested guidance from the Board regarding the request from Mr. Bob Johnson.

The Board discussed the request from Mr. Johnson.

The Board unanimously agreed with the concerns proposed by Director Stevens.

GENERAL GOVERNMENT - GOVERNING BODY - TREE - KIRBY ROAD

Vice Chairman Joe Turpin informed the Board of a situation on Kirby Road in King dealing with a large tree (estimated 250 years old) that is being considered by NCDOT to be taken down due to putting in a turning lane. The citizens are very concerned about saving the tree.

The Board directed Vice Chairman Joe Turpin to investigate what impact the tree has on the turning lane and return to the Board for further discussion.

GENERAL GOVERNMENT - GOVERNING BODY - ROCK HOUSE RURITAN CLUB

Clerk to the Board Darlene Bullins reminded the Board of the April 10th meeting scheduled at Rock House Ruritan Club.

ADJOURNMENT

There being no further business to come before the Board, Chairman Inman entertained a motion to adjourn the meeting.

Vice Chairman Joe Turpin moved to adjourn the meeting. Commissioner McHugh seconded and the motion carried unanimously.

Darlene M. Bullins
Clerk to the Board

J. Leon Inman
Chairman