

MINUTES
LINCOLN COUNTY BOARD OF COMMISSIONERS
MONDAY, MARCH 3,2003

The Lincoln County Board of County Commissioners and the Planning Board met in a joint session with the Planning Board on March 3,2003 at the Citizens Center, Commissioner's Room, 115 West Main Street, Lincolnton, North Carolina at 6:30 PM.

Commissioners Present:

Jerry W. Cochrane, Chairman
Larry S. Craig, Vice Chair
Thomas R. Anderson, PE
Carrol Mitchem
Buddy Funderburk

Planning Board Members Present:

Dean Lutz
Mike Baker
John Pagel
Ken Hovis
Darrell Harkey
Harold Howard Jr.
Terry Whitener
Gerald Johnson

Others Present:

Stan B. Kiser, County Manager
Jeffrey A. Taylor, County Attorney
Amy S. Long, Clerk to the Board
Kelly Atkins, Director of BALD
Randy Hawkins, Zoning Administrator
Leon Harmon, Finance Director

Call to Order: Chairman Cochrane called the March 3,2003 meeting of the Lincoln County Board of Commissioners to order. Chairman Cochrane gave the Invocation and Commissioner Funderburk led in the Pledge of Allegiance.

Adoption of Agenda: Chairman Cochrane presented the agenda for the Board's approval.

UPON MOTION by Commissioner Craig, the Board voted unanimously to adopt the agenda adding Item 4a – Roads for Industrial Park – Barry Matherly.

AGENDA
LINCOLN COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARINGS
MARCH 3, 2003

	6:30 PM	Call to Order
1.	6:31 PM	Adoption of Agenda
2.	6:32 PM	Approval of Minutes - February 17, 2003
3.	6:35 PM	New Business/Advertised Public Hearings

PCUR #89 The Denver Group LLC, applicant (Parcel ID# 78190, 32630, 58022, 58973 and 79708) A request for a parallel conditional use rezoning to rezone 151 acres from Transitional Residential (R-T) and Residential Single-Family (R-SF) to Planned Mixed Use (P-MU) to permit the development of a major subdivision with 201 single-family homes, 30 townhomes and a 20-acre commercial section. The property is located at Hwy. 73 and Club Drive in Catawba Springs Township.

CUP #213 Dennis Choate, applicant (Parcel ID# 30521) A request for a conditional use permit to allow an automobile sales lot to be located in the Neighborhood Business (B-N) district. The proposed site is located at 2171 N. Hwy. 16 in Catawba Springs Township.

PCUR #91 Victory Baptist Church, applicant (Parcel ID# 02662) A request for a parallel conditional use rezoning to rezone a 1.0-acre parcel from Residential Single-Family (R-SF) to Neighborhood Business (B-N) to permit the operation of a not-for-profit store selling donated items. The property is located at 4974 King Wilkinson Road in Catawba Springs Township.

PCUR #92 Morris Hoyle, applicant (Parcel ID# 56322) A request for a parallel conditional use rezoning to rezone approximately 5.25 acres from Residential Single-Family (R-SF) to Residential Suburban (R-S) to permit the placement of a Class B (doublewide) mobile home. The property is part of a 19.3-acre parcel located at 611 Tower Road in North Brook Township.

CUP #214 David Wilson DVM, applicant (Parcel ID# 74803) A request for a conditional use permit to operate a boarding kennel in the General Business (B-G) district as part of a veterinary hospital. The 1.2-acre parcel is located on the north side of Highway 73 about 700 feet west of Pilot Knob Road in Catawba Springs Township.

ZMA #447 Melvin D. Core, applicant (Parcel ID# 50188) A request to rezone a 29.6-acre parcel from Transitional Residential (R-T) to General Business (B-G). The property is located on the north side of Highway 73 about 1,500 feet west of Highway 16 in Catawba Springs Township.

ZMA #448 Melvin D. Core, applicant (Parcel ID# 51676) A request to rezone a 0.33-acre parcel from Transitional Residential (R-T) to General Business (B-G). The property is located on the north side of Highway 73 about 800 feet west of Highway 16 in Catawba Springs Township.

ZTA #449 Lincoln County, applicant. A proposal to amend Section 12.1.2 of the Lincoln County Zoning Ordinance to include the following among the uses not allowed in a Designated Highway overlay district along a limited-access Designated Special Highway: sanitary landfills; mini-warehouses; manufacture of primary metal products and secondary smelting processes; lumber/timber storage yards associated with lumber mills and sawmills; livestock feed lot and sales facilities; unenclosed scrap and salvage metal storage and recycling facilities; quarries; coal sales and storage yards; fuel oil distribution facilities; mobile home sales lots; moving and storage facilities; truck terminals; radio, television, microwave or telecommunications towers exceeding 300 feet; roofing repair and installation facilities, and adult establishments.

4. 7:50 PM Public Hearing – Economic Incentive Grant for Timken
5. 8:05 PM Appointment of Tax Administrator – Stan Kiser
6. 8:15 PM Resolution Approving the Pathways Local Business Plan
7. 8:25 PM Compactor Bids – John Avery
8. 8:35 PM Update on Grants – Jeff Vernon

9. 8:50 PM Financial Statements Under GASB 34 Update – Leon Harmon
10. 9:00 PM Other Business

Adjourn

Approval of Minutes – February 17, 2003: Chairman Cochrane presented the minutes of the February 17, 2003 meeting for the Board's approval.

UPON MOTION by Commissioner Mitchem, the Board voted unanimously to approve the minutes as presented.

New Business: Advertised Public Hearings: Chairman Cochrane announced that this was the date, Monday, March 3, 2003 and the time, which was advertised in the *Lincoln Times-News* on Friday, February 21, 2003 and February 28, 2003.

The Lincoln County Board of Commissioners and Planning Board will hold a joint meeting and public hearing on Monday, March 3, 2003, at 6:30 p.m. to consider the following zoning-related matters:

PCUR #89 The Denver Group LLC, applicant (Parcel ID# 78190, 32630, 58022, 58973 and 79708) A request for a parallel conditional use rezoning to rezone 151 acres from Transitional Residential (R-T) and Residential Single-Family (R-SF) to Planned Mixed Use (P-MU) to permit the development of a major subdivision with 201 single-family homes, 30 townhomes and a 20-acre commercial section. The property is located at Hwy. 73 and Club Drive in Catawba Springs Township.

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PCUR #92 Morris Hoyle, applicant (Parcel ID# 56322) A request for a parallel conditional use rezoning to rezone approximately 5.25 acres from Residential Single-Family (R-SF) to Residential Suburban (R-S) to permit the placement of a Class B (doublewide) mobile home. The property is part of a 19.3-acre parcel located at 611 Tower Road in North Brook Township.

CUP #214 David Wilson DVM, applicant (Parcel ID# 74803) A request for a conditional use permit to operate a boarding kennel in the General Business (B-G) district as part of a veterinary hospital. The 1.2-acre parcel is located on the north side of Highway 73 about 700 feet west of Pilot Knob Road in Catawba Springs Township.

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ZMA #448 Melvin D. Core, applicant (Parcel ID# 51676) A request to rezone a 0.33-acre parcel from Transitional Residential (R-T) to General Business (B-G). The property is located on the north side of Highway 73 about 800 feet west of Highway 16 in Catawba Springs Township.

ZTA #449 Lincoln County, applicant. A proposal to amend Section 12.1.2 of the Lincoln County Zoning Ordinance to include the following among the uses not allowed in a Designated Highway overlay district along a limited-access Designated Special Highway: sanitary landfills; mini-warehouses; manufacture of primary metal products and secondary smelting processes; lumber/timber storage yards associated with lumber mills and sawmills; livestock feed lot and sales facilities; unenclosed scrap and salvage metal storage and recycling facilities; quarries; coal sales and storage yards; fuel oil distribution facilities; mobile home sales lots; moving and storage facilities; truck terminals; radio, television, microwave or telecommunications towers exceeding 300 feet; roofing repair and installation facilities, and adult establishments.

The public is invited to attend this meeting, which will be held in the Commissioners Room on the third floor of the Citizens Center, 115 W. Main Street, Lincolnton, N.C. For more information, contact the Department of Building and Land Development at (704) 736-8440.

Parallel Conditional Use Rezoning No. 89 – The Denver Group, applicant: Having been sworn by the Clerk, the following individuals presented information concerning Parallel Conditional Use Rezoning No. 89 – The Denver Group, applicant.

Barry McKinnon, Land Use Coordinator, stated that this public hearing is a continuation of the last meeting. He presented letters from The Denver Group and Cathy Spencer.

Chairman Cochrane reopened the public hearing concerning Parallel Conditional Use Rezoning No. 89 – The Denver Group, applicant.

Robert Carpenter stated that he is not a resident of Lincoln County, but lives in Mecklenburg. He stated that he has been involved with the sale of the property. The reason Cowan's Ford bought this property in the first place was because there were plans for a mobile home park there. He stated that they have worked closely with the Denver Group and see this as the best use of the property.

Mike Hill stated that he lives on St. Andrews and does not want his road extended. He grew up on Independence Boulevard and does not want this to happen to his road. Mr. Hill stated that he, along with every one of his neighbors is opposed to the road being extended. He stated that he has a financial interest and does not want to see the value of his home go down.

Dave Crawley stated that he lives on Turnberry. He asked the developers to consider placing speed bumps on each side of the golf course to slow traffic down.

Ronnie Dedmon gave assurance that he and the other partners will fix anything torn up by the construction traffic to this development. He also assured that the road will not be extended. He stated that to his knowledge, speed bumps cannot be installed on State maintained roads. If the State says they can put them in, they will be glad to do so.

Being no one wishing to speak, Chairman Cochrane declared the Public Hearing closed.

Conditional Use Permit No. 213 – Dennis Choate, applicant: Having been sworn by the Clerk, the following individuals presented information concerning Conditional Use Permit No. 213 – Dennis Choate, applicant.

Barry McKinnon, Land Use Coordinator, presented the following information concerning Conditional Use Permit No. 213 – Dennis Choate, applicant.

The applicant is requesting a Conditional Use Permit to allow an automobile sales lot to be located in the Neighborhood Business (B-N) district.

The proposed site is a portion of a 1.9-acre lot located at 2167 N. Hwy. 16 in the Catawba Springs Township. The front of the lot is surrounded by property zoned Neighborhood Business. The rear of the lot adjoins property zoned Residential Single-Family (R-SF). The auto sales lot would be confined to the front of the lot, with a block building used as an office. A rental house is located on the lot behind the block building.

Chairman Cochrane opened the public hearing concerning Conditional Use Permit No. 213 – Dennis Choate, applicant.

Dennis Choate stated that he is wanting to do a small used car lot with between 5 and 7 vehicles. He will be open Monday through Friday, 9 – 5. Duke Power will be installing a security light for the lot.

Being no one wishing to speak, Chairman Cochrane declared the public hearing closed.

Parallel Conditional Use Rezoning No. 91 – Victory Baptist Church, applicant: Having been sworn by the Clerk, the following individuals presented information.

Barry McKinnon, Land Use Coordinator, presented the following information concerning Parallel Conditional Use Rezoning No. 91 - Victory Baptist Church, applicant.

The applicant is requesting a parallel conditional use rezoning to rezone a one-acre parcel from Residential Single-Family (R-SF) to Neighborhood Business (B-N) to permit the operation of a not-for-profit store selling donated items (clothes, furniture, etc.). Proceeds would go to mission projects.

The property is located at 4974 King Wilkinson Road in Catawba Springs Township. It is the site of the old church. (A new church has been built just up the road.) It is surrounded by property zoned Residential Single-Family.

Chairman Cochrane opened the public hearing concerning Parallel Conditional Use Rezoning No. 91 – Victory Baptist Church, applicant.

Barry McKinnon presented a letter from Jackson and Pat Helms and Rodney Wilkinson in opposition to this.

William Kilgore stated that the church grew and built a new building. This is the old church that they are wanting to use for the store. It will be a non-profit store selling donated items to benefit the youth of the church in mission projects. It states in the bylaws that the church cannot be sold.

Being no additional speakers, Chairman Cochrane declared the public hearing closed.

Parallel Conditional Use Rezoning No. 92 – Morris Hoyle, applicant: Having been sworn in by the Clerk, the following individuals presented information concerning Parallel Conditional Use Rezoning No. 92 – Morris Hoyle, applicant.

Barry McKinnon, Land Use Coordinator, presented the following information concerning Parallel Conditional Use Rezoning No. 92 – Morris Hoyle, applicant.

The applicant is requesting a parallel conditional use rezoning to rezone approximately 5.25 acres from Residential Single-Family (R-SF) to Residential Suburban (R-S) to permit the placement of a Class B (doublewide) mobile home for his son to live in.

The property is part of a 19.3-acre parcel located at 611 Tower Road in the North Brook Township. It is adjoined on the north by property zoned Residential Suburban and on the other sides by property zoned Residential Single-Family. The 5.25 acres would be subdivided from the rear (north side) of the parcel as part of a family subdivision.

Chairman Cochrane opened the public hearing concerning Parallel Conditional Use Rezoning No. 92 – Morris Hoyle, applicant.

Ronnie Hoyle stated that he has lived on this tract for 13 years and would like to be able to raise his son there.

Being no additional speakers, Chairman Cochrane declared the public hearing closed.

Conditional Use Permit No. 214 – David Wilson, DVM, applicant: Having been sworn in by the Clerk, the following individuals presented information concerning Conditional Use Permit No. 214 – David Wilson, DVM, applicant.

Barry McKinnon, Land Use Coordinator, presented the following information concerning Conditional Use Permit No. 214 – David Wilson, DVM, applicant.

The applicant is requesting a Conditional Use Permit to operate a boarding kennel in the General Business (B-G) district as part of a veterinary hospital. An animal kennel requires the issuance of a Conditional Use Permit in the General Business district. Last June, the Board of Commissioners granted Dr. Wilson a Conditional Use Permit to operate an animal kennel on an adjoining lot, but he's since changed his plans and decided to build on this lot.

The 1.2 acre parcel is located on the north side of Highway 73 about 700 feet west of Pilot Knob Road. It is surrounded by property zoned General Business.

Chairman Cochrane opened the public hearing concerning Conditional Use Permit No. 214 – David Wilson, DVM, applicant.

David Wilson, DVM stated that he owns East Lincoln Animal Hospital. He thanked the Board for their favorable consideration last May for a request similar to this one. Dr. Wilson stated that he has changed plans and is moving to a larger lot beside the previous one and needs the Conditional Use Permit for it.

Being no additional speakers, Chairman Cochrane declared the public hearing closed.

Zoning Map Amendment No. 447 – Melvin D. Core, applicant: Barry McKinnon, Land Use Coordinator, presented the following information concerning Zoning Map Amendment No. 447 – Melvin D. Core, applicant.

The applicant is requesting to rezone a 29.6-acre parcel from Transitional Residential (R-T) to General Business (B-G).

The property is located on the north side of Highway 73 about 1,500 feet west of Highway 16 in the Catawba Springs Township. It is adjoined on the south by property zoned General Business, on the east and west by property zoned Transitional Residential and on the north by property zoned Residential Single-Family.

Chairman Cochrane opened the public hearing concerning Zoning Map Amendment No. 447 – Melvin D. Core, applicant.

Oscar Demagis stated that he lives to the north of the property. He stated that he supports the request for change, but has concerns about the amount of buffer. He asked the Board to keep a vigilant eye on the buffers. Mr. Demagis stated that he supports the move, but is concerned about gridlock.

Doug Core stated that the property is on 73 around where the new 16 is coming through. There is a creek on the backside of the property which would be a good buffer. Mr. Core is wanting to sell the property.

Barry McKinnon stated that a Grade C screen is a 20' vegetative buffer.

Being no additional speakers, Chairman Cochrane declared the public hearing closed.

Zoning Map Amendment No. 448 – Melvin D. Core, applicant: Barry McKinnon, Land Use Coordinator, presented the following information concerning Zoning Map Amendment No. 448 – Melvin D. Core, applicant.

The applicant is requesting to rezone a 0.33-acre parcel from Transitional Residential (R-T) to General Business (B-G).

The property is located on the north side of Highway 73 about 800 feet west of Highway 16 in the Catawba Springs Township. It is adjoined on the east and south by property zoned General Business and on the north by property zoned Transitional Residential.

Chairman Cochrane opened the public hearing concerning Zoning Map Amendment No. 448 – Melvin D. Core, applicant.

Doug Core stated that he plans to develop this property and put a small office and retail on the it.

Being no additional speakers, Chairman Cochrane declared the public hearing closed.

Zoning Text Amendment No. 449 – Lincoln County, applicant: Barry McKinnon, Land Use Coordinator, presented the following information concerning Zoning Text Amendment No. 449 – Lincoln County, applicant.

This is a proposal to amend Section 12.1.2 of the Lincoln County Zoning Ordinance to include the following among the uses not allowed in a Designated Highway Overlay district along a limited-access Designated Special Highway: sanitary landfills; mini-warehouses; manufacture of primary metal products and secondary smelting processes; lumber/timber storage yards associated with lumber mills and sawmills, livestock feed lot and sales facilities; unenclosed scrap and salvage metal storage and recycling facilities; quarries; coal sales and storage yards; fuel oil distribution facilities; mobile home sales lots; moving and storage facilities, truck terminals; radio, television, microwave or telecommunications towers exceeding 300 feet; roofing repair and installation facilities, and adult establishments.

This proposal is one of the recommendations in the U.S. 321 Corridor Plan. The Zoning Ordinance already prohibits a number of uses along any limited-access Designated Special Highway. The regulations are aimed at preserving the appearance and the development potential along a new highway.

Chairman Cochrane opened the public hearing concerning Zoning Text Amendment No. 449 – Lincoln County, applicant.

Being no one wishing to speak, Chairman Cochrane declared the public hearing closed.

UPON MOTION by Commissioner Craig, the Board voted unanimously to keep the public hearing on Paradise Lakes open until the April 7 meeting.

The Planning Board reconvened to the 2nd floor balcony.

Public Hearing – Economic Incentive Grant for Timken: Chairman Cochrane opened the public hearing concerning Incentive Grants for Timken.

Laura Foor with Lincoln Economic Development, stated that Timken is requesting incentives for a new manufacturing line. The investment will be \$3.5 million, of which \$2,450,000 will qualify for incentives. There will be 20 jobs created with an average hourly wage of \$15 per hour. The County will provide cash grants to Timken of \$9,873.50 per year for a five-year period beginning in 2007.

Seth Haney, General Manager, stated that \$3.5 million will be invested and another million for investments will be spent. Forty new jobs will be hired, twenty of these tied to this grant. Timken employs 640 full time employees, 60% of which are Lincoln County residents.

Being no additional speakers, Chairman Cochrane declared the public hearing closed.

UPON MOTION by Commissioner Funderburk, the Board voted unanimously to approve the Resolution to Adopt Economic Incentive Grant Agreement with the Timken Company.

**RESOLUTION TO ADOPT ECONOMIC INCENTIVE GRANT AGREEMENT
WITH THE TIMKEN COMPANY**

WHEREAS, the Lincoln County Board of Commissioners verily believes that it is in the best interests of the citizens of Lincoln County to encourage and support economic development within Lincoln County through the recruitment of new industries to the County and the expansion of existing industries in the County; and

WHEREAS, The Timken Company, has developed plans for expansion of their manufacturing facility in Lincoln County; and

WHEREAS, the Board of Commissioners wishes to encourage such development by means of offering incentives to aid in such efforts;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Lincoln County Board of Commissioners hereby approves the Lincoln County Incentive Grant Agreement (attached hereto as Exhibit A and incorporated herein by reference) among Lincoln County, The Timken Company.
2. The Chairman of the Board of Commissioners and the Clerk to the Board are hereby authorized to sign all necessary documents on behalf of Lincoln County in order to effectuate this transaction.
3. This resolution shall become effective upon adoption.

This the 3rd day of March, 2003.

Jerry W. Cochrane, Chairman
Lincoln County Board of Commissioners

ATTEST:

Amy S. Long, Clerk to the Board

Roads for Lincoln County Industrial Park: Barry Matherly presented a preliminary cost estimate for a 900 LF entrance road and water main for the parcel behind Heafner. The State awarded a grant of \$233,000 for this project. The bid was for \$272,365. Mr. Matherly requested \$39,365 to cover the difference to run water and a road to these parcels.

UPON MOTION by Commissioner Anderson, the Board voted unanimously to approve the expenditure of \$39,365 from the general fund to cover these expenses.

There was a discussion about the funding for this project coming from the general fund and how taxes may have to be raised to cover expenditures such as these.

Appointment of Tax Administrator: **UPON MOTION** by Commissioner Craig, the Board voted unanimously to approve the Resolution for Appointment of Tax Administrator for Lincoln County.

**RESOLUTION FOR APPOINTMENT OF
TAX ADMINISTRATOR FOR LINCOLN COUNTY**

WHEREAS, Madgalene H. Huffman (Madge) was officially appointed as Tax Administrator in July 1999 and has served in that position since that time; and

WHEREAS, Madgalene H. Huffman (Madge) received her certification for County Assessor from the North Carolina Department of Revenue on May 6, 1999, and continues to meet all the requirements of General Statute 105-294 to be appointed to serve a regular term of four (4) years;

NOW, THEREFORE, be it and it is hereby resolved by the Lincoln County Board of Commissioners that Madgalene H. Huffman (Madge) be and is hereby appointed as Tax Administrator for Lincoln County for a regular term of four (4) years commencing on July 1, 2003 and ending June 30, 2007.

BE IT FURTHER RESOLVED that the Lincoln County Tax Administrator report to the Lincoln County Manager and be subject to his direction and supervision to the extent that it is not inconsistent with North Carolina General Statute 105-294 or other applicable law of the State of North Carolina.

This ____day of March, 2003

Jerry W. Cochrane
Chairman
Lincoln County Board of Commissioners

ATTEST:

Amy S. Long
Clerk to the Board

Resolution Approving the Pathways Local Business Plan: UPON MOTION by Commissioner Mitchem, the Board voted unanimously to approve the Resolution.

RESOLUTION, APPROVAL OF THE PATHWAYS LOCAL BUSINESS PLAN

WHEREAS, the Mental Health Systems Reform Act has been ratified: and,

WHEREAS, the law requires that each county develop and approve a local business plan;

WHEREAS, the Gaston-Lincoln-Cleveland Area MH/DD/SA Authority (dba Pathways) has developed a local business plan and presented it for review to the Lincoln Board of County Commissioners

WHEREAS, the Lincoln County Board of Commissioners has reviewed the local business plan;

THEREFORE LET IT BE RESOLVED, that the Lincoln County Board of Commissioners approves the local business plan as submitted.

Adopted this the 3rd day of March, 2003.

Jerry W. Cochrane, Chairman

ATTEST:

Amy S. Long, Clerk to the Board

Chairman Cochrane called for a short recess.
Chairman Cochrane called the meeting back to order.

Compactor Bids: John Avery, Solid Waste Director, stated that a bid opening was held February 13, 2003 at 2 p.m. for a Landfill Compactor. The Solid Waste feels it would be in the best interest of Lincoln County to accept the bid for the Alternate proposal for the 826G II Cat Landfill Compactor for \$328,097.

He stated that due to past experience with Cat Equipment, the availability of parts along with the excellent service, support and preventive maintenance program outweigh any difference.

UPON MOTION by Commissioner Craig, the Board voted unanimously to approve the bid of \$328,097 by Carolina Tractor for a 826G II Landfill Compactor.

Update on Grants: Jeff Vernon, Plans Reviewer, gave an update on grants the County has applied for. The \$75,000 Urgent Repair Program Grant (URP) was not funded. A meeting has been scheduled for March 11 at 3 p.m. to discuss the CDBG Grants. Susan McCracken has at least 14 applicants if not more.

Mr. Vernon reported on a Hazard Mitigation Grant, 15% of the total cost of the damage from the ice storm statewide will put into a fund for grants. These are due in by April 11. These could possibly be used for generators on the Citizen's Center. He asked the Board to approve a Resolution appointing Susan Spake as the contact person.

UPON MOTION by Commissioner Craig, the Board voted unanimously to approve Susan Spake as the agent on the Grant.

Financial Statements Under GASB 34 Update: Leon Harmon and Ray Quintin presented information concerning the GASB 34. Cherry Bekaert and Holland will assist the county in reviewing the general ledger system and data, calculating the conversion adjustments at June 30, 2002, creating the basic financial statement as of June 30, 2002, creating the basic financial statement as of June 30, 2003.

The charges for this work are based on the time spent, and calculated at their regularly hourly rates in effect, from time to time, plus direct expenses. Their fee is expected to be between \$17,000 and \$30,000 depending upon the level county staff time can commit to the project.

There was a discussion concerning the wide range for the fees. Leon Harmon stated that he believes the fee will be at the low-end, around \$17,000.

UPON MOTION by Commissioner Anderson, the Board voted 4 – 1 (Commissioner Mitchem against) to authorize Cherry Bekaert and Holland to proceed with this work, not to exceed \$17,000 without the approval of the Board.

Other Business: Chairman Cochrane stated that the March 6 regional water meeting had been rescheduled for March 27, 2003 at the Lincoln Senior Center. This meeting will begin at 10:00 a.m.

Chairman Cochrane stated that he and Commissioner Anderson talked with Cass Ballenger today. Mr. Ballenger seemed to think there may be some grant money available for interconnects with other jurisdictions for water.

Recommendation From the Planning Board:

Conditional Use Permit No. 219 – Dennis Choate, applicant: Jeff Vernon stated that the Planning Board voted unanimously to recommend approval with no conditions.

UPON MOTION by Commissioner Craig, the Board voted unanimously to approve the findings of fact and Conditional Use Permit No. 219 – Dennis Choate, applicant, as presented, with no conditions.

Findings of Fact
For Conditional Use Permit

Application # CUP 213
Applicant Name Dennis Choate
Applicant Address 8191 Bay Pointe Dr.
Denver, NC 28037

Property Location 2171 N. Hwy. 16
Existing Location B-N
Proposed Conditional Use auto sales lot

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES X NO _____
Factual Reason Cited: Cars will be located away from road.
2. The use meets all required conditions and specifications. YES X NO _____
Factual Reason Cited: Based on location.
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES X NO _____
Factual Reason Cited: Will not change use of property so that it would injure property value.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES X NO _____ Factual Reason Cited: Location is conducive to area.

Adjourn: UPON MOTION by Commissioner Craig, the Board voted unanimously to adjourn the meeting.

Amy S. Long, Clerk
Board of Commissioners

Jerry W. Cochrane, Chairman
Board of Commissioners