

**MINUTES**  
**LINCOLN COUNTY BOARD OF COMMISSIONERS**  
**MONDAY, OCTOBER 2, 2017**

The Lincoln County Board of County Commissioners and the Planning Board met in a joint session on October 2, 2017, at the Citizens Center, Commissioners Room, 115 West Main Street, Lincolnton, North Carolina, the regular place of meeting at 6:30 PM.

**Commissioners Present:**

Bill Beam, Chair  
Martin Oakes, Vice Chair  
Richard Permenter  
Anita McCall

**Commissioner Absent:**

Carrol Mitchem

**Planning Board Members Present:**

Dr. Crystal Mitchem  
Jamie Houser  
Floyd Dean  
Matt Burton  
Keith Gaskill  
Andrew Robinson

**Others Present:**

Kelly G. Atkins, County Manager  
Wesley Deaton, County Attorney  
Amy S. Atkins, Clerk to the Board

**Call to Order:** Chairman Beam called the meeting to order. He led in a Moment of Silence, asking everyone to remember the victims and families of the Las Vegas shootings. The Mecklenburg County Young Marines led the Pledge of Allegiance.

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

**AGENDA**  
**Lincoln County Board of Commissioners Meeting**  
**Monday, October 2, 2017**  
**6:30 PM**

**James W. Warren Citizens Center**

**115 West Main Street  
Lincolnton, North Carolina**

- Call to Order - Chairman Beam
- Moment of Silence
- Pledge of Allegiance
- 1. Adoption of Agenda
- 2. Consent Agenda
  - 2018 Employee Holiday Schedule
  - Tax Requests for Refunds over \$100 August 14 - 27, 2017
  - Approval of Minutes – September 11, 2017, September 18, 2017
- 3. Zoning Public Hearings - Randy Hawkins

ZMA #639 Race City Steel, Inc., applicant (Parcel ID# 89288) A request to rezone 6.2 acres from B-N (Neighborhood Business) to I-G (General Industrial). The property is located on the west side of N.C. 16 Business about 1,100 feet south of Mundy Road in Catawba Springs Township.

- 4. Red Ribbon Week Proclamation - Hunter Hullette, Brandon Henderson, Nathan Henderson and Jonathan Henderson
- 4a. Board of Commissioners Grant for Lincoln County Elementary School Science Program – Commissioner Permenter
- 5. Budget Ordinance Amendment #2 - Deanna Rios
- 6. Public Comments (15 minutes allowed per Rules of Procedure – 3 minutes per person)
- 7. Commissioner Appointment to City of Lincolnton Steering Committee
- 8. Other Business
- 9. Discussion with the Planning Board concerning the Land Use Plan

Adjourn

**UPON MOTION** by Commissioner McCall, the Board voted unanimously to adopt the agenda.

**Consent Agenda:** **UPON MOTION** by Commissioner Oakes, the Board voted unanimously to approve the Consent Agenda as submitted.

- 2018 Employee Holiday Schedule
- Tax Requests for Refunds over \$100 August 14 - 27, 2017
- Approval of Minutes – September 11, 2017, September 18, 2017

**UPON MOTION** by Commissioner Oakes, the Board voted unanimously to approve the Consent Agenda as presented.

**New Business/Advertised Public Hearings:**

**ZMA #639 – Race City Steel, Inc, applicant:**

The applicant is requesting the rezoning of 6.2 acres from B-N (Neighborhood Business) to I-G (General Business). The subject property is part of a 103-acre tract that is proposed to be subdivided to create a new lot.

**Site Area & Description**

The property is located on the west side of N.C. 16 Business about 1,100 feet south of Mundy Road. It is adjoined by property zoned B-N, I-G and R-SF (Residential Single-Family). This property is located in the Eastern Lincoln Development District (ELDD). Land uses in this area include business, industrial and residential. This property is part of an area designed by the Lincoln County Land Use plan as industrial.

**Additional Information**

**Permitted uses**

Under current B-N zoning and ELDD overlay district: retail sales, offices, personal services, etc., with a maximum floor area of 10,000 square feet.

Under proposed I-G zoning and ELDD overlay district: Offices and certain manufacturing uses are permitted by right. Building material sales, warehousing, self-storage facility, vehicle service, vehicle repair, and other manufacturing uses are conditional uses in the ELDD.

**Adjoining zoning and uses**

East (opposite side of N.C. 16): zoned I-G and B-N, undeveloped property.

South: Zoned B-N, undeveloped property and residence.

West: zoned B-N and R-SF, undeveloped property and land-clearing debris burial site.

North: zoned R-SF, residence.

Commissioner McCall asked when this comes back before the Board if they would be able to the different zoning on the plan.

Mr. Hawkins said the site plan will show the location of the proposed facility, with the building, driveways and buffers.

The Board discussed Mrs. Nixon's property on Wood Duck Lane. Mr. Hawkins said the location of Wood Duck Lane is not part of this rezoning, in fact they have left a 20' strip of Mr. Killian's property near Wood Duck Lane that he will retain.

Mr. Deaton said this rezoning has no effect on Mrs. Nixon's right of way. Mr. Deaton said he did not think the Board could put any conditions that someone would have to give property rights to a neighbor.

Chairman Beam opened the public hearing for ZMA #639 – Race City Steel, Inc. applicant.

Bob Hecht presented a written statement, due to his ALS disease. In the written statement, he said he is the real estate agent, representing the seller of the property and that the Race City Steel buildings were very nice.

Lee Killian, 4153 Highway 16 North, said Mr. Lusk came here and built one of the prettiest buildings in Denver, then built another building just as nice. He said now Mr. Lusk plans to buy some property from him and build a larger building to accommodate his business.

Damon Lusk, owner of Race City Steel, said they take a lot of pride in the image they put out and their buildings. He said he spoke to the lady on Wood Duck Lane and they stay away from the area of that road. He said they plan to build a really nice building on this property to expand their business. He said the new building will be around 80,000 square feet.

Being no additional speakers, Chairman Beam closed the public hearing.

**Red Ribbon Week Proclamation:** The Mecklenburg County Young Marines requested approval of the Red Ribbon Week Proclamation.

**UPON MOTION** by Commissioner Permenter, the Board voted unanimously to approve the Red Ribbon Week Proclamation.

### **PROCLAMATION RED RIBBON WEEK**

Whereas, communities across America have been plagued by the numerous problems associated with illicit drug use and those that traffic in them; and

Whereas, there is hope in winning the war on drugs, and that hope lies in education and drug demand reduction, coupled with the hard work and determination of organizations such as the Mecklenburg County Young Marines of the Marine Corps League to foster a healthy, drug-free lifestyle; and

Whereas, governments and community leaders know that citizen support is one of the most effective tools in the effort to reduce the use of illicit drugs in our communities; and

Whereas, the red ribbon has been chosen as a symbol Commemorating the work of Enriqué “Kiki” Camarena, a Drug Enforcement Administration Special Agent who was murdered in the line of duty, and represents the belief that one person can make a difference; and

Whereas, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts; and

Whereas, October 23-31 has been designated National Red Ribbon Week, which encourages Americans to wear a red ribbon to show their support for a drug-free environment;

Now, Therefore, I, Bill Beam, Chairman of the Lincoln County Board of Commissioners do hereby proclaim October 23-31 as RED RIBBON WEEK in Lincoln County, North Carolina, and urge all citizens to join me in this special observance.

This the 2nd day of October, 2017.

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Bill Beam, Chairman

ATTEST: \_\_\_\_\_  
Amy S. Atkins, Clerk to the Board

**UPON MOTION** by Commissioner Oakes, the Board voted unanimously to decline the offer to purchase the property and let the School Board have it.

**Board of Commissioners Grant for Lincoln County Elementary School Science**

**Grant:** Commissioner Permenter proposed a one-time grant to the 13 Lincoln County Elementary Schools. He said he has spoken with the Superintendent, Dr. Morrow and also Melissa Dellinger, who directs the Elementary Science Program. He presented the following parameters: Not used to cover a budget deficit, must be new and innovative, no administrative costs, no office supplies, 100% of the funds shall go into the classrooms. At the end of this one-time grant, the Superintendent or designees will come forward to tell what the money was used for and what innovations were made.

The proposal is a \$50,000 grant for science education to be given to the Lincoln County public elementary schools for new and innovative methods to get children interested in science.

Commissioner McCall said she appreciates Commissioner Permenter’s work and time dedicated to this project. She said since she discussed this with Permenter, other educators have contacted her and she is receiving negative feedback as to why only the Science Department is receiving funds. She said she also has a problem with funding this in the middle of the budget year, since this \$50,000 would come out of fund balance. She

said she just cannot support this. She said she does believe our school system needs a boost, but it should be planned and not for just one subject.

Mr. Kelly Atkins stated that he has spoken with Dr. Morrow and if the grant is approved, it will be placed in Fund 8, which is a grant fund for the school system, to be used in the field of science for an innovative project. They will report in May or June on how the money was used.

Commissioner Oakes said this is a pilot program and is worth trying. He said saying the Board has to plan for it is just kicking the can down the road.

**A MOTION** by Commissioner Permenter to approve the Board of Commissioners' Grant for Lincoln County Elementary School Science program in the amount of \$50,000.

**VOTE: 3 – 1**      **AYES: Permenter, Beam, Oakes**  
**NOES: McCall**

**Budget Ordinance Amendment #2:** Deanna Rios presented Budget Ordinance Amendment #2 for the Board's approval.

**UPON MOTION** by Commissioner McCall, the Board voted unanimously to approve Budget Ordinance Amendment #2.

**Public Comments:** Chairman Beam opened Public Comments.

Mr. Atkins said the County has contracted with Southern Engineering and Testing to perform various samples in coves 3 and 4 at a depth of 18", with a total of 21 samples to be conducted. A report will be furnished to the Board of Commissioners and the cost of this survey \$3965.00. The locations will be different than have been tested.

Rudy Bauer spoke about honoring and respecting our flag. He spoke about a bulldozer clearing out the buffer zone and problems with the developer. He spoke about the core samples and sediment in the lake.

Commissioner Oakes said Commissioner Permenter got pictures of the bulldozer and Andrew Bryant went out to the site.

Being no additional speakers, Chairman Beam closed Public Comments.

**Commissioner Appointment to the City of Lincolnton Steering Committee:**

**UPON MOTION** by Chairman Beam, the Board voted unanimously to appoint Commissioner McCall to the City of Lincolnton Steering Committee, saying that she is not able to commit the county to anything.

**Other Business:** Mr. Atkins informed the Board that the budget calendar would be handed out by the next meeting.

Andrew Bryant spoke concerning the Covington site. He said he has spoken to Mr. Dupree and informed him that the violations must be corrected before he can record his plat. He said they expect to have a report back by the November meeting concerning the cove samples.

**Discussion with the Planning Board concerning the Land Use Plan:** Andrew Bryant said the purpose of the discussion is that staff has come up with a draft map for the Land Use Plan. He asked the Board to look around and make comments as an informal session. These maps will be taken out into public sessions in the next few weeks. He asked the two Board's to look at the maps for an errors or changes that should be made before they are taken out to the public.

The tentative dates for the public sessions are 10/19 – West Lincoln, 10/24 – East Lincoln, and 10/26 Lincolnton.

**Adjourn:** **UPON MOTION** by Commissioner Permenter, the Board voted unanimously to adjourn.