

**IREDELL COUNTY BOARD OF COMMISSIONERS
REGULAR MINUTES
APRIL 2, 2002**

The Iredell County Board of Commissioners met in Regular Session on Tuesday, April 2, 2002, at 7:00 p.m., in the Iredell County Government Center, 200 South Center Street, Statesville, NC.

Present: Chairman Sara Haire Tice
Vice Chairman Karen B. Ray
Tommy E. Bowles
Steve D. Johnson
R. Godfrey Williams

Staff Present: County Manager Joel Mashburn, Finance Director Susan Blumenstein, Planner Ron Smith, and Clerk to the Board Jean Moore. (County Attorney Bill Pope was not in attendance.)

CALL TO ORDER by Chairman Tice.

INVOCATION by Commissioner Williams.

PLEDGE OF ALLEGIANCE TO THE FLAG

APPOINTMENT BEFORE THE BOARD

Mr. David Hollars, Director of the Centralina Workforce Development Board Inc., Requests the Approval of a Resolution, Articles of Association, and an Agreement Pertaining to the Workforce Development Consortium: Mr. Hollars said the workforce development consortium consisted of seven counties and was established in 1983. Hollars said the new agreement extended from July 1, 2002 through June 30, 2004. He said the agreement allowed the consortium to receive federal and state job training and workforce development funds, along with worker retraining, youth programs, and adult service funds. Mr. Hollars asked for the continuation of the agreement, which would allow Iredell County to be a member of the consortium for the next two years.

MOTION by Commissioner Johnson to grant Mr. Hollars' request and approve the Articles of Association, the Agreement, and the Resolution in reference to the Centralina Workforce Development Board Consortium.

VOTING: Ayes – 5; Nays – 0.

*RESOLUTION APPROVING THE ARTICLES
OF ASSOCIATION AND
AGREEMENT FOR THE CENTRALINA WORKFORCE DEVELOPMENT
CONSORTIUM*

WHEREAS, the counties of Anson, Cabarrus, Iredell, Lincoln, Rowan, Stanly, and Union as independent and contiguous units of general purpose local government do hereby agree to continue as the Centralina Workforce Development Consortium to act jointly as a Workforce Investment Area under the Workforce Investment Act of 1998; and

WHEREAS, certain technical revisions to the original "Articles of Association" and subsequent amendments, have been made for Program Years 2002 and 2003 and have been executed by the Chairman of this Board on behalf of this county, subject to ratification of such action by this Board; and

WHEREAS, the "Articles of Association" designates the signatory official for the Consortium and the administrative/fiscal agent to administer the program on behalf of the Consortium, and requests certification of the current Centralina Workforce Development Board as the local "Workforce Investment Board" as required by the Act.

NOW, THEREFORE, IT IS RESOLVED, that the execution of the aforesaid "Articles of Association and Agreement for the Centralina Workforce Development Consortium" by our Chairman is ratified and adopted by this Board.

PUBLIC HEARINGS

Chairman Tice declared the meeting to be in a public hearing.

Public Comments Regarding the Rural Operating Assistance Program Funding in the Amount of \$123,958 for FY 2002-2003: Iredell Transportation Authority Chairman Ben Garrison said he was requesting to apply for an annual grant from the North Carolina Department of Transportation. He said the funds were not to be used for administrative purposes or for capital. Garrison said the funds were broken down into the following three components: \$67,476 for the Elderly & Disabled Transportation Assistance Program, \$12,702 for Work First Employment Funds, and \$43,780 for Rural General Public Funds. Garrison said additional funding might be available in the Rural General Funds, and he was completing a separate application for them.

Commissioner Williams asked Garrison if he was certain the state funds would be available.

Garrison said nothing was certain, but he was being told the funds were earmarked for the referenced purpose. He added that most of the funds were from the federal government, and they were passed from the state to the counties.

No one else requested to speak, and Chairman Tice adjourned the hearing.

MOTION by Commissioner Bowles to allow Mr. Garrison to move forward in seeking the Rural Operating Assistance Grant in the amount of \$123,958.

VOTING: Ayes – 5; Nays – 0.

Chairman Tice declared the meeting to be in a public hearing.

Rezoning Request: Veronica W. Jenkins, Applicant for the Elgevia P. Waugh Property, Case No. 0203-1, from Residential Agricultural to General Business District (Location: 2010 Old Mountain Road, Statesville, NC): Planning Supervisor Ron Smith said the applicant was requesting to rezone property from Residential Agricultural to General Business (any and all uses). He said the property consisted of approximately 5.9 acres (PIN# 4704-73-0277). Smith said the existing land use was residential, and it was surrounded by vacant, residential and industrial uses. Mr. Smith said the property was within a commercial land use node and that on March 6, 2002, the planning board unanimously recommended approval of the request.

No one else spoke, and Chairman Tice adjourned the hearing.

MOTION by Commissioner Johnson to grant the request involving Case No. 0203-1 (Waugh Property) from Residential Agricultural to General Business District.

VOTING: Ayes – 5; Nays – 0.

Chairman Tice declared the meeting to be in a public hearing.

Rezoning Request: Wade D. & Nancy R. Blackwelder Property, Case No. 0203-2, from Highway Business to Residential Agricultural District (Location: 1130 Turnersburg Hwy., Statesville, NC): Smith said this request would rezone property from Highway Business (HB) to Residential Agricultural (RA). Mr. Smith said the overall tract was 11.68 acres; however, the request pertained **to only the back portion, or 8.64 acres** (PIN# 4757-32-0107). (The portion facing Turnersburg Highway would remain Highway Business or commercial.) Smith said the entire 11.68 acres was zoned Highway Business in year 2000, along with several other adjacent tracts. Mr. Smith said now, the Blackwelders were requesting the RA designation due to the increased tax burden associated with the commercial zoning. Smith said the applicants were agreeable to leaving the front portion Highway Business in an effort to not create a spot zoning situation to the north (Turner property). Mr. Smith said the planning staff, and the planning board,

recommended approval of the 8.64 acre rezoning. (Planning Board unanimously agreed on March 6, 2002.)

Mr. Wade Blackwelder (applicant) said that in the year 2000, his brother sold some property, and the new owner applied for the Highway Business designation. He said that in an effort to help the new owner, he (Blackwelder) agreed to request the HB zoning. Blackwelder said that when he received his tax notice the property's valuation had nearly tripled. Mr. Blackwelder said he was a 76-year-old-retiree, and the taxes on the property had created a hardship.

No one else spoke, and Chairman Tice adjourned the hearing.

MOTION by Commissioner Williams to grant the rezoning request of Wade and Nancy Blackwelder (Case #0203-2) of 8.64 acres from Highway Business District to Residential Agricultural.

VOTING: Ayes – 5; Nays – 0.

(Note: The Iredell County Land Use Development Plan did not need to be amended due to only a portion of the tract being rezoned. If the entire tract had been rezoned, the land use plan would have been amended.)

Chairman Tice declared the meeting to be in a public hearing.

Proposed Expansion of a Non-Conforming Use: L. Harold Jordan Property (Texaco Station), Case No. 0203-3 (Location: 5233 Wilkesboro Hwy., Statesville, NC): Mr. Smith said this request had been submitted because the owner/applicant desired to build a 2,400 sq. ft. storage building. Smith said the applicant was legally operating a nonconforming use or business in a Residential Agricultural area. (The Texaco Station opened in 1976 and was “grandfathered” when countywide zoning was adopted in 1990.) Mr. Smith said the property consisted of 8.64 acres (PIN# 4822-30-3312). He said the surrounding land use was residential and vacant. Smith said that in granting an enlargement of a nonconforming use, the following four factors should be considered.

1. The enlargement would not cause substantial harm to adjoining property owners.
2. The enlargement would not result in traffic increases beyond the capacity of the roads serving the use.
3. The enlargement would not result in emission of smoke, fumes, noise, odor, or dust, which would be detrimental to the character of the district or the health, safety, or general welfare of the community.
4. The enlargement would maintain all minimum setbacks and buffer requirements of the use district in which said use would be permitted.

Smith said the planning board on March 6, 2002, reviewed the four standards, found them to be in order, and unanimously recommended approval.

No one else spoke, and Chairman Tice adjourned the hearing.

MOTION by Commissioner Johnson to grant the expansion request involving the nonconforming use pertaining to Case No. 0203-3 (Jordan).

VOTING: Ayes – 5; Nays – 0.

Chairman Tice declared the meeting to be in a public hearing.

Proposed Small Area Plan for the Brawley School Road Peninsula: Planning Supervisor Smith said an Iredell County Land Use Plan was approved in 1998 as a guide for growth and development. He said the plan was a “broad brush approach” and designated certain land use designations. He said that as the county began to urbanize, especially in the southern end, a more specific plan was needed. Mr. Smith said the Brawley School area was established by the Balanced Growth Committee as the number one site or priority that needed further review. He said that during the past few months, representatives from a subcommittee of the planning board, Centralina Council of Governments, Iredell-Statesville Schools, North Carolina Department of Transportation,

Crescent Resources, Town of Mooresville, various county department heads and other agencies met to develop the plan. He said the current land use plan had failed to guide rezoning decisions. Mr. Smith said there had been 1700 recorded lots since 1990, plus several hundred had been platted but not yet recorded, along with 700 vested Crescent Resources lots. Smith said an updated plan was also needed due to the new Lowe's Corporate Center. Smith said the encroachment by the Town of Mooresville was another factor to be considered.

Mr. Smith said a public input meeting was held at Brawley Middle School and approximately 60 residents attended. He said that on March 6, 2002, the planning board recommended approval of the plan.

Smith then reviewed the three major categories (transportation, land use, and public facilities) along with the six nodes (residential, institutional, commercial, mixed use – commercial, transitional, and mixed use – transitional) in the plan.

Commissioner Johnson said citizens should have their property rights, but not to the extent that others were prohibited from traveling. He said that some of the initial recommendations in the Exit 42 plan would be beneficial for the peninsula. He said a highway overlay plan with higher criteria was appropriate for the peninsula, e.g., architectural review, limiting the size and composition of signs, and setbacks. Johnson said he understood that one of the criteria that would be considered in the future if someone requested a rezoning on the peninsula would be traffic. He said that if a rezoning request had a tendency to draw traffic, it would be looked at less favorably.

Smith said the “current scenario was a blank canvas and the plan would scale it down.”

Commissioner Ray said she understood that any new commercial development in the referenced areas would be looked at on an individual basis.

Smith said this was correct. He said the small area plan was trying to “better the peninsula.” Mr. Smith said the recommendations had to be placed in an implementation phase, and at that point, the logistics and design standards would be reviewed. He said a new Roadway Protection Overlay would probably be developed.

Johnson said the commissioners had some control over land use, but as far as transportation issues were concerned, improvements were achieved through the State Department of Transportation.

Commissioner Williams said he felt the Lake Norman Rural Planning Organization (RPO) might have some impact on transportation improvements.

Smith said the coalition of counties in the Lake Norman RPO would be helpful in lobbying for road improvements.

Commissioner Bowles asked how Iredell County would convince the other RPO members that our transportation needs were greater.

Smith said he understood that an “overall benefit” would be considered by the RPO members.

Chairman Tice said Iredell County was fortunate to have Mr. Frank Johnson on the North Carolina Board of Transportation.

Tom Sgritta said he was glad that planning was occurring for the peninsula area. Mr. Sgritta said he was representing his neighbors (approximately 30 people in the audience) about the possible bridge connecting Oak Tree Road and Doolie Road. He said some type of connector was investigated in 1963, but the North Carolina Department of Transportation abandoned the idea. He said that in 1986, a group of people again asked the state if there were plans for a connector road. Sgritta said the people were told the state had no intentions of a connector road, so they built and purchased their homes. He said that in 1997 the peninsula was discussed by the Mooresville Planning Commission. Mr. Sgritta said the

meeting revealed that a bridge would not significantly relieve the traffic, and the congestion might possibly increase due to traffic patterns. Sgritta asked the county commissioners to continue looking at the needs of the peninsula, but to permanently stop looking at disturbing the Oak Tree/Doolie neighborhood with a bridge concept.

Smith said the Brawley School Road Small Area plan was only a recommendation type of document. He said that when the plan was approved, the transportation ideas would be submitted to the Lake Norman RPO and then the Department of Transportation. Smith said the bridge could be at another location, or it could be totally eliminated from the plan.

Ron Lilly said he was against the bridge idea. Mr. Lilly said he didn't think the Morrison's Plantation road would help relieve the traffic congestion. Mr. Lilly said the work involved in the plan might be for nothing because the Town of Mooresville could annex the area.

Commissioner Ray said she had been on the lake since it began to back up and heard talk about building a bridge. Mrs. Ray said she agreed with Mr. Lilly and would like to see the word "bridge" eliminated from the plan's contents and only include a statement about finding alternative methods of ingress and egress.

Cecil Maynor said he wanted to bring the county commissioners up to date on his proposal of putting a wastewater treatment plant at the landfill. Maynor said he had talked with a representative from Crescent Resources and was told that a project on Brawley School Road was going to be "septic." Mr. Maynor said the lake had about 25 package treatment plants and his goal was to eliminate these with a duckweed purification system. Maynor said he desired to make money by creating an asset out of a liability -- clean water from wastewater by growing duckweed, recycling the water, and discharging it back in the lake. He said a current project in Hookerton, NC would soon be finished, and he would approach the board members at that time about a possible landfill project.

Greg Biffle said he was opposed to the bridge idea at Oaktree & Doolie Roads. Biffle said he owned 11 acres of waterfront property on Doolie Road, and he planned to develop it. He encouraged the elimination of the bridge concept from the plan.

Terry LeTourneau asked about a statement under the public facilities section that discussed the designation of common open space. She said it stated that money, instead of land dedications for open space, could be considered. Letourneau voiced concerns about future leaders using the money for other projects and not for the intended use (parks).

Nadine Bennett (Planner with Centralina Council of Governments) said the money would have to be used for parklands or common space.

No one else spoke, and Chairman Tice adjourned the hearing.

MOTION by Commissioner Johnson to adopt the plan with the exclusion of number five under the subtitle of Transportation on page four.

VOTING: Ayes – 5; Nays – 0.

(The following was totally eliminated from the plan.)

~~5. Investigate the possibility of a bridge to connect Doolie Road with Oak Tree Road as a secondary means of channeling traffic into and out of the Peninsula.~~

~~ACTION: Work with NCDOT and the Lake Norman RPO to determine the feasibility of this recommendation. If feasible, this project should be placed on the County's Thoroughfare Plan.~~

The three categories (transportation, land use, public facilities) studied in the plan will now be written as follows.

BRAWLEY SCHOOL ROAD SMALL AREA PLAN

TRANSPORTATION

Goal: Promote a thoroughfare design that safely and efficiently moves people into and out of the Brawley School Road Peninsula while controlling local land use activities and providing for basic recreation and pedestrian opportunities.

Brawley School Road currently provides the only access to the Brawley School Peninsula. The North Carolina Department of Transportation (DOT) is currently studying a proposed widening project of Brawley School Road from Chuckwood Road (SR 1177) to US 21, with an interchange at 1-77. This route has a capacity of approximately 10,500 vehicles per day and is currently carrying 19,700 vehicles. By 2025, it is expected to carry as many as 37,600 vehicles per day. The DOT has not yet reached the design phase of this project. Right-of-way acquisition is anticipated to begin in 2005 with construction slated to begin in 2007. Two alternatives are currently being considered. The first is a five-lane, undivided section with curb and gutter. The second alternative is a four-lane divided section with a median, grass shoulders, and sidewalks. The DOT currently foresees using a combination of the two options (i.e., five lanes along one portion of the corridor, four lanes along another portion.) Sidewalks, bike lanes and/or a multi-use path are also being considered.

In the interim, NCDOT has agreed to examine “stop-gap” measures to alleviate the current congestion problems along Brawley School Road. Over the last few years, major improvements have been made to the intersections of Oak Tree, Canvasback and Brawley School Road and also at Stutts Road and Brawley School. Plans are currently being designed for the construction of a third lane on Brawley School from Williamson Road to Oak Tree Road. This improvement should be completed using the existing right-of-way. Construction is scheduled to begin in 2002.

In January of 2002, Iredell County joined the Lake Norman Rural Planning Organization (RPO). In doing so, Iredell has joined with Lincoln County, Cleveland County, and a small portion of Gaston County to make regional recommendations on transportation improvements to the North Carolina Department of Transportation. All transportation improvement recommendations must be reviewed and approved by the RPO.

RECOMMENDATIONS:

1. Utilize the five-lane, undivided alternative for portions of the corridor designated on the future land use as Commercial, Mixed-Use Commercial, Transitional and Mixed-Use Transitional. Crosswalks should be incorporated where appropriate. This alternative requires a 100' right of way.

FIVE-LANE UNDIVIDED SECTION WITH CURB AND GUTTER

2. Utilize the four-lane/landscaped median alternative for the remaining sections of Brawley School Road. The 14' outside lanes would be able to accommodate road cyclists. In order to facilitate pedestrian traffic, crosswalks should be located in appropriate places (e.g., schools). This alternative would require a 150' right of way.

FOUR-LANE DIVIDED SECTION

ACTION (Recommendations 1 and 2): Work with NCDOT and the newly formed Lake Norman RPO to incorporate these options into the design of the TIP.

3. Limit ingress and egress along the corridor.

ACTION: Establish a Roadway Protection Overlay District. The overlay district could address spacing between points of ingress and egress along Brawley School Road as well as promotion and perhaps requirement of shared driveways, etc.

4. Require connectivity between subdivisions so that strictly local traffic (i.e., traffic within the peninsula) can be minimized along Brawley School Road.

ACTION Amend the subdivision ordinance to reflect this recommendation.

5. Investigate the possibility of connector roads at various locations on the peninsula to facilitate connectivity between developments and limit the number of dead end roads, which would assist in evacuation during an emergency event.

ACTION: Work with NCDOT and the Lake Norman RPO to determine appropriate locations and explore the feasibility of connector roads.

6. Incorporate a park and ride facility into development along Brawley School Road to ease traffic along the corridor in the event that a transit station is developed in the Mooresville area.

ACTION: Work with the Town of Mooresville and the Charlotte Area Transit System to determine the best location for a park and ride facility.

LAND USE

GOAL: To maintain Brawley School Road’s primarily residential character and to accommodate neighborhood-oriented businesses at strategic and well-planned locations along the corridor.

Most of the Brawley School Road area is currently residentially zoned with a density of one house per 30,000 square feet (1.5 dwelling units per acre). In addition, the entire peninsula is covered by Water Supply Watershed regulations requiring a minimum 50-foot setback from the 760’ line and a maximum impervious surface coverage of 24-50% for commercial development.

Given the large amount of development that has taken place over the past ten years and the proposed development by Crescent Resources, there are relatively few areas left for subdivisions and conducive for development. Rezoning pressures are therefore greatest along Brawley School Road itself.

The Future Land Use Map details the recommended future land use patterns for the Brawley School Road corridor. This map is intended to act as a specific parcel-by-parcel guide to future land development along this corridor and to assist the Iredell County Planning Board and the Board of County Commissioners with future land use decisions.

The land use classifications shown on the Future Land Use Map are explained in detail below:

- Low Density Residential - This land use designation includes single-family residential units with a minimum of 30,000 square foot lots.
- Commercial - Traditional retail land uses including those listed in the Shopping Center, Neighborhood, Highway, Community, and General Business designations in the zoning ordinance, as well as any service or office and institutional uses.
- Transitional - These land uses should be considered as a “buffer” between a higher intensity use, such as commercial, and a lower intensity use, such as residential. The primary land uses included in the transitional designation include residential, office, institutional, and services.
- Mixed-Use Commercial - A combination of residential, office, neighborhood commercial, and shopping center uses.
- Mixed-Use Transitional - A combination of residential and office uses.
- Public/Infrastructure - These uses include schools, parks, and other uses required for infrastructure needs in the area such as wastewater treatment plants and water tanks.

RECOMMENDATIONS

1. Maintain the current minimum lot size requirement (30,000 sq. ft.).

ACTION: None required.

2. Maintain the residential character of the peninsula and limit non-residential activity to designated areas.

ACTION: Apply the following recommendations to all land use decisions. Where appropriate, utilize the Conditional Use zoning procedure to secure the desired results.

- Establish a mixed-use commercial node in the vicinity of Brawley School Road, Stutts Road and Blume Road (Future Land Use Map, Area 1). The node would be primarily residential (approximately 80%-90%) while allowing enough area for a viable commercial component close to the Blume/Brawley School intersection. This node is not intended to draw persons from beyond the peninsula. Suitable commercial activities would include a small-scale neighborhood shopping center to accommodate the needs of residents along the Brawley School Road corridor. Development in this mixed-use district should promote road interconnectivity, sidewalks and other pedestrian features, shared parking and connection between adjacent establishments. Residential development in this area would be encouraged to take advantage of the clustering and/or Planned Unit Development provisions of the Iredell County Zoning Ordinance.
- Establish a mixed-use transitional area along Brawley School Road to the west of the mixed-use commercial node (Area 2). This area should be primarily residential with the addition of low-impact, transitional uses such as banks, offices, and institutional uses. Development should follow the same standards as called for in Area I (e.g., sidewalks and pedestrian features, shared parking, etc.). Connectivity between the two nodes should be required through the conditional use rezoning process if feasible.
- Slightly alter the existing commercial area in the vicinity of Brawley School and Stutts Roads to include the lots identified as Area 3 on the future land use map. This area, as well as the lots identified as Area 6 should include a variety of traditional commercial uses.
- Expand the existing transitional area along Brawley School Road to include those lots identified as Area 5 on the future land use map. This area, along with Areas 4 and 7, should serve as a buffer between higher intensity uses, such as commercial, and lower intensity uses, such as residential.

3. Apply an overlay district to the Brawley School Road corridor similar to the County's current Roadway Protection Overlay District.

ACTION: Amend the current Roadway Protection Overlay or use it as a base for a separate overlay district that would address the commercial, transitional and mixed-use portions of the corridor. Incorporate the following additional elements:

- Design standards for commercial development along the corridor (i.e. building orientation, connectivity with surrounding land uses landscaping, etc.)
- Street trees for commercial properties.
- Interior landscaping for parking lots.
- Additional landscaping to separate non-residential and residential uses that are not part of planned mixed-use developments.
- Regulations for sign materials.

4. Eliminate the existing commercial zoning at the Brawley School Road/Chuckwood Road intersection (this area is shown as residential in the approved vested rights request from Crescent Resources, the owner of the property).

ACTION: Amend the future land use map.

5. Eliminate the high-density development option (as it pertains to the WSIV-CA) for commercial development along the corridor.

ACTION: Amend the Watershed Ordinance to reflect this change and add language to the Roadway Protection Overlay.

6. Encourage the reuse of existing buildings and parking configurations where possible.

ACTION: Amend the Zoning Ordinance to offer incentives for utilizing these techniques.

PUBLIC FACILITIES

GOAL: Provide public facilities along the Brawley School Road corridor to adequately serve the long-term needs of its residents.

While the Brawley School Road Peninsula is one of the fastest growing parts of the Charlotte region, it largely remains unincorporated. Providing public facilities and services to the peninsula is a challenging issue given the peninsula's unique location and geography. The area itself actually consists of a series of peninsulas or "fingers" that jut out into Lake Norman. Most of these fingers are served (like the entire peninsula itself) by one major road leading in and out of it, with all of the corresponding traffic funneled onto Brawley School Road. Providing public services in such an environment can be challenging.

The cry for more "urban" services has been made by many peninsula residents. Chief among their concerns is the extension of water and sewer. The County, however, does not currently provide water and sewer, and as was stated earlier, the Town of Mooresville does not at this time intend to extend services beyond its Urban Growth Boundary. Other issues are the need for additional park facilities and the need for a branch library. (Other than the County Library located in Statesville, the nearest public library branch in Iredell County is in Mooresville. Many peninsula residents find that branch to be small and use the much bigger -- and newer -- public library facilities in Mecklenburg County.) Another issue being raised by residents is the need for an additional evacuation route in case of an emergency. Clearly on the minds of many residents is the peninsula's proximity to the McGuire Nuclear Station a few miles to the south. The one-way-in and one-way-out concern troubles many residents and alternative solutions are a priority.

RECOMMENDATIONS

1. Consider accepting fees in lieu of land dedicated for common open space. This money would be used for future parkland in this area or in other parts of the County.

ACTION: Amend the Subdivision Ordinance to reflect this change and develop a policy on where the money would be used.

2. Explore the possibility of a new library for the peninsula.

SHORT TERM ACTION: Work with the Iredell-Statesville School System to determine the feasibility of a joint use agreement for library use. If possible, formulate a scenario that will not create a destination point for non-residents of the peninsula.

LONG TERM ACTION: Once traffic pressures on Brawley School Road have been alleviated, consider a location for a new branch of the Iredell County Library.

3. Examine the possibility of joint use agreements with schools for the use of parks.

ACTION: Work with the Iredell-Statesville School System to determine the feasibility of this recommendation.

4. To the extent possible by the County, insure a safe and efficient means of evacuation in the event of an emergency.

ACTION: Continue to lobby for the overall improvements of Brawley School Road through the NCDOT Transportation Improvement Program (this will, by default, improve access and evacuation when there is a need).

Chairman Tice declared the meeting to be in a public hearing.

Proposed Amendments to the Iredell County Zoning Ordinance Concerning Possible Appearance Standards for Mobile Homes: Planning Supervisor Smith said the proposed amendment was to primarily address doublewide mobile homes. He said singlewides were briefly mentioned to clarify some issues. He said the intent of the amendment was to insure that Class A manufactured homes (multi-sectional) had the appearance of stick built or conventional dwellings through masonry or brick underpinning. Smith said he was trying to bring all doublewides under one design standard. He said that in the Residential Agricultural District, doublewides were allowed to be set up with brick or masonry, vinyl, or metal underpinning. In other districts, there were stipulations requiring brick underpinning.

In addition, Smith said he was requesting that a 36 sq. ft. porch for front and rear entrances be required. He said that in reference to Section 18.6.A, the definition had been changed dealing with mobile home ages. Smith said the Iredell County Planning Board had a problem with limiting the age of mobile homes (single and doublewides up to 20 years) and recommended for this clause to be eliminated from the amendment.

Commissioner Bowles asked for a clarification on the 20-year-rule. He said that if the county retained the current standards, a 1976 model mobile home could be taken down and set up again, but a 1975 model could not.

Smith said this was correct.

Commissioner Williams asked for a clarification on the porches for the front and rear. He asked if the 36 sq. ft. was going to be necessary for both entrances.

Smith said the requirement was for both entrances. He said that originally, the staff was looking at the requirement for all entrances.

No one else spoke, and Chairman Tice closed the hearing.

MOTION by Commissioner Bowles to adopt the mobile home appearance standards with the wording to include the July 1, 1976 Housing and Urban Development (HUD) criteria, as was recommended by the Iredell County Planning Board for both Class A and Class B mobile homes.

VOTING: Ayes – 5; Nays – 0.

SR 6 and SR 7 in the Iredell County Code/Zoning Ordinance will now read as follows.

SR 6. Class A Mobile Home on Individual Lot

- a. The minimum width of the manufactured (mobile) home shall be twenty-two (22) feet for a multi-sectional unit.
- b. The minimum length of a multi-sectional manufactured (mobile) home shall be forty (40) feet. On multi-sectional units the length shall not exceed four times the width, with length measured along the longest axis and width measured perpendicular to the longest axis.
- c. The pitch of the roof on multi-sectional manufactured (mobile) homes shall have a minimum pitch of 3/12 (a rise of a nominal three (3) feet for each twelve (12) feet of horizontal run or portion thereof). The roof shall be finished with a type of shingle that is commonly used in standard residential construction with a class C or better fire rating.
- d. All roof structures on multi-sectional manufactured (mobile) homes shall provide eaves and raker projections of no less than six inches, excluding guttering.
- e. The exterior siding on multi-sectional manufactured (mobile) homes shall consist of vinyl or aluminum lap siding, wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.

- f. All multi-sectional manufactured (mobile) homes shall have a continuous brick, stone, stucco or decorative block non load-bearing skirting or underpinning. The foundation shall be constructed to the specifications of Volume VII of the NC Building Code for single-family residential construction.
- g. All multi-sectional manufactured (mobile) homes shall be oriented so that the side having the front (main) entrance shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. This does not pertain to manufactured homes that are at 200 feet or over from the right of way. On lots that do not have frontage on a right-of-way, the line next to the easement leading to the property will be considered the front and the manufactured home shall be oriented toward the easement.
- h. The wheels, axles, transporting lights, and towing apparatus shall be removed and shall not be included in length and width measurements.
- i. All multi-sectional manufactured (mobile) homes shall have a deck or porch not less than thirty-six (36) square feet in area at all front and rear entrances. All porches, decks, steps, ramps, or other means of access to the porch or deck shall be constructed to comply with the requirements of Volume VII of the North Carolina Building code for single-family residential construction.

SR 7. Class B Mobile Home on Individual Lot

- d. The single-sectional manufactured (mobile) home shall be oriented so that the longest measurement shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. This does not pertain to manufactured homes that are at 200 feet or over from the right of way. On lots that do not have frontage on a right-of-way, the line next to the easement leading to the property will be considered the front and the manufactured home shall be oriented toward the easement.

Section 18.6 Definitions

A. General Definitions

Mobile home, class "A". A multi-sectional manufactured housing unit, constructed after July 1, 1976, that meets the standards of the US Department of Housing and Urban Development manufactured home construction standard at the time of construction, and meets the county’s appearance criteria as set forth in Article IX, SR 6.

Mobile home, class "B". A single-sectional manufactured housing unit, constructed after July 1, 1976, that meets the standards of the US Department of Housing and Urban Development manufactured home construction standard at the time of construction, and satisfies the additional criteria for class B mobile homes contained in Article IX.

-----**CONSENT AGENDA**-----

MOTION by Commissioner Johnson to approve the following six (6) consent agenda items.

VOTING: Ayes – 5; Nays – 0.

1. Request from the Mount Mourne Volunteer Fire Department for Approval of a Letter to United Financial of North Carolina, Inc., in Reference to a Lease Purchase Agreement for a New Building: Chief Steve Knox, with the Mount Mourne Volunteer Fire Department, appeared at the briefing session and requested a letter from the board pertaining to the fire department’s construction of a new building. Chief Knox said the financial institution, handling the loan transaction, needed a letter indicating the county had no objections to the lease purchase. (See briefing minutes for additional information.)

2. Request for Approval of Revised Iredell County EMS Fees Effective April 8, 2002: The following fee schedule was approved.

**Iredell County EMS Fee Schedule
Effective April 8 2002**

	Current Fee Amount	Recommended Fee Amount
Basic Life Support (BLS) [A0428]	\$315.00 Base Rate	\$175.00
Basic Life Support-Emergency (BLS-EMER) EA0429	\$315.00 Base Rate	\$275.00
Advanced Life Support 1 (ALS1) [A0426]	\$315.00 Base Rate	\$205.00
Advanced Life Support 1-Emergency (ALS1-EMER) [A0427]	\$315.00 Base Rate	\$325.00
Advanced Life Support 2 (ALS2) [A0433]	\$315.00 Base Rate	\$470.00
Specialty Care Transport (SCT) [A0433]	\$315.00 Base Rate	\$555.00
Rural Mileage (first 17 miles of transport) [A0425]	\$. 00/rnile Out of County Only	\$8.21/loaded mile
Rural Mileage (18 - 50 miles) [A0425]	\$5.00/mile Out of County Only	\$6.84/loaded mile
Urban Mileage [A0425]	\$5.00/mile Out of County Only	\$5.47 loaded mile
Advanced Life Support Treatment/No Transportation	\$140.00	\$140.00
Event Personnel and Ambulance (minimum of two personnel and one ambulance required per event) * * * * *	No Charge	\$108.00/hr.

3. Request for Approval of Budget Amendment #36 for the Purpose of Transferring Funds from the Capital Reserve Fund to the General Fund To Reimburse the Town of Mooresville for the Water/Sewer Line Extension to Lake Norman Regional Medical Center (current year reimbursement of \$10,919.84): (This reimbursement is in accordance with an agreement approved on September 16, 1997 between Iredell County and the Town of Mooresville. The Town agreed to extend water and sewer lines to the area where the new Lake Norman Regional Hospital was to be built. Iredell County agreed to participate in the cost of the lines by reimbursing Mooresville as the new tax base was created -- up to a total of \$500,000.)

4. Request for Approval of Budget Amendment #37 to Update the FY 2001-02 Social Services Budget: (During the briefing session, Finance Director Blumenstein said \$147,270 in Crisis Intervention funds had been received that needed to be recognized. She said \$5,305 needed to be transferred from the Energy Administration Line Item to Salaries and Wages/part-time. Also, that \$7,174 in the Domestic Violence Line Item would not be used and the money would revert back to the state.)

5. Request for Approval of Budget Amendment #38 for Current Year Budgetary Reductions: (A directive to the county manager at the January 2002 Winter Planning Session was to prepare a FY 2002-2003 budget that maintained at least a 10.5% fund balance. Another stipulation was for the 02-03 budget to not require a tax increase yet maintain the same level of service. During the January Planning Session, Finance Director Blumenstein said that approximately \$3.7 million would probably be remaining from unspent county departmental funds at the end of June 30. She based the estimate on past budgetary history. In an effort to insure that the funds would be available at June 30, and could be carried over to the next fiscal year, the departments were requested to reduce their budgets. Budget Amendment #38 assures the availability of the carryover funds.)

BUDGET AMENDMENT #38 for Fiscal Year 2001-2002				
To reduce departmental budgets/line items to amounts projected to be spent for fiscal year 2001-02				
ACCOUNT #		EXISTING	AMENDED	CHANGE
104020 433000	Beer & Wine Excise Tax	(330,000)	0	330,000
104020 433200	Elderly Exemption	(103,995)	0	103,995
104020 433400	Inventory Tax Reimb-Retail	(515,680)	(261,062)	254,618
104020 433401	Inventory Tax Reimb-Manuf	(1,063,240)	(531,620)	531,620
104040 480000	Investment Earnings	(1,140,000)	(600,000)	540,000
104015 431200	One-cent Sales Tax	(10,394,400)	(10,327,850)	66,550
104015 431200	1983 1/2 cent sales tax	(5,038,032)	(4,510,730)	527,302
104015 431202	1986 1/2 cent sales tax	4,994,467	(4,473,033)	521,434
104520 471500	Jail-DOC reimbursement	(250,000)	(95,000)	155,000
104565 472224	Planning-Miscellaneous	(99,075)	(91,836)	7,239
104630 450000	DSS-Admin Reimbursement	(5,290,334)	(4,794,709)	495,625
104630 450016	Child Day Care	(3,966,396)	(3,659,545)	306,851
104880 495040	Trans-Capital Reserve Fund	(170,135)	0	170,135
104700 457000	Public School Capital Fund	(1,809,730)	(1,485,005)	324,725
104700 471840	Lease on School Facilities	(167,065)	0	167,065
TOTAL				\$4,502,159
100410	County Commissioners	96,191	90,155	(6,036)
100415	Administration	264,000	253,865	(10,135)
100420	Human Resources	273,063	265,995	(7,068)
100425	Elections	312,640	263,640	(49,000)
100430	Finance	546,790	504,590	(42,200)
100435	Tax Admin & Land Records	2,047,934	2,006,140	(41,794)
100445	Information Systems	856,157	743,215	(112,942)
100450	Register of Deeds	880,650	802,490	(78,160)
100455	Maintenance & Support Svs.	896,882	885,380	(11,502)
100457	Meeting Street Service Ctr.	124,000	65,855	(58,145)
100460	Vehicle Services	170,800	162,755	(8,045)
100465	Courts	552,003	528,570	(23,433)
100470	Legal	81,000	81,000	-
100475	Economic Development	1,194,402	1,119,590	(74,812)
100480	General Governmental	2,385,882	2,285,475	(100,407)
100485	Special Appropriations	2,114,887	2,085,280	(29,607)
100510	Sheriff	6,619,001	6,517,275	(101,726)
100515	CJPP – Day Reporting	121,930	121,930	-
100420	Jail	3,541,922	3,436,616	(105,306)
100530	Fire Marshal	327,930	326,890	(1,040)
100535	EMS	3,129,063	3,026,500	(102,563)
100540	ECOM	833,622	824,985	(8,637)
100550	Animal Control	561,990	542,750	(19,240)
100560	Inspections	1,352,799	1,328,945	(23,854)
100565	Planning	522,255	495,565	(26,690)
100575	Cooperative Extension	333,390	318,666	(14,724)
100600	Health Department	5,297,290	4,832,975	(464,315)
100610	Human Services Building	274,880	255,000	(19,880)
100630	Social Services	20,559,255	19,040,915	(1,518,340)
100635	Veterans Service	100,875	83,065	(17,810)
100640	Juvenile Crime-Barium Springs	210,017	200,500	(9,517)
100650	Library	2,119,293	2,052,750	(66,543)

100655	Recreation	984,188	912,570	(71,618)
100700	Schools	44,153,115	43,363,619	(789,496)
100710	Debt Service	589,500	589,500	-
100800	Transfers to Capital Reserve	2,500,000	2,012,426	(487,574)
Total		\$106,929,596	\$102,427,437	\$(4,502,159)

6. Request for Approval of the March 19, 2002 Minutes

-----END OF CONSENT AGENDA-----

ANNOUNCEMENT OF VACANCIES OCCURRING ON BOARDS & COMMISSIONS

Juvenile Crime Prevention Council (1 announcement): Chairman Tice announced that Pat Snider had resigned from this council. (The General Statutes do not specify a required number of members. Therefore, a replacement will not be appointed at this time.)

APPOINTMENTS TO BOARDS & COMMISSIONS

Board of Health (1 appointment): Commissioner Bowles nominated Sylvia Chapman, a nurse employed with Iredell Memorial Hospital, to the Board of Health.

No further nominations were submitted, and Chairman Tice moved to close the nominations and appoint Chapman by acclamation.

VOTING: Ayes – 5; Nays – 0.

Centralina Workforce Development Board (1 appointment): Chairman Tice nominated Dan Wallace.

No further nominations were submitted, and Chairman Tice moved to close the nominations and appoint Wallace by acclamation.

VOTING: Ayes – 5; Nays – 0.

COUNTY MANAGER’S REPORT

Mooresville Town Library Update: County Manager Mashburn reported that at the March 19 meeting, he was directed to contact the Mooresville Town Manager and request information about the procedures and policies that had been implemented due to the investigation of the Mooresville Town Library. (The directive was issued because the county appropriated \$562,200 during FY 2001-02 for the Mooresville Town Library.) Mashburn said that Finance Director Blumenstein would summarize the auditing and financial information that had been received.

Blumenstein said: *“Every agency that receives a special appropriation of Iredell County funds is required to provide us with a certified audit, or in the case of a volunteer fire department, a certified review. They are responsible for their system of control, and we expect them to get a clean opinion in their audits. Most of them submit their audits to us when they submit their requests for the following year’s funding. So we have received the audit dated June 30, 2001 from the Town of Mooresville. They have an overall good opinion on the financial statements, as a whole. In addition to forming the opinion on the general purpose financial statements, the auditors, in this case Potter & Company, submitted their report on compliance and internal control over financial reporting. This is a report that is required by all governmental units as a part of the Single Audit Act. Their audit does disclose that the auditors noted certain matters involving internal control over financial reporting and its operation that were considered to be reportable conditions. They described those conditions in the audit. Some of the weaknesses in internal control resulted in what we’ve seen here recently. Each of those conditions, or reportable conditions, has been reviewed. Compliance plans are in place. The Town of Mooresville has developed and has issued to all of its departments a system of internal controls. A copy of the controls has been submitted to the county manager, and I reviewed them. I believe that they developed some*

good internal controls that barring collusion, which is almost impossible to prevent all malfeasance if you have collusion, I believe that these internal controls are sound and should detect much quicker any problems in the future. One of the things noted in the press was that deposits were not made. The internal controls now require daily deposits which are in accordance with General Statutes. They've also developed internal controls to deal with expending funds that appear to be in order, and I'm sure they have been reviewed by their outside auditors. Although there were some problems, I believe that they have addressed each of the conditions and have written and distributed internal controls and will be monitoring those from here on."

Commissioner Johnson said that anytime county taxpayer money was appropriated there needed to be some type of accountability. He asked if the staff knew when the internal controls were put into place.

Blumenstein said the Town of Mooresville approved the measures at a November 5, 2001 meeting. She said the town revenue procedures were preceded by a September 5, 2001 memorandum requesting that all departments make daily deposits. Mrs. Blumenstein said the General Statutes required daily deposits, or if approved by the governing board, an entity might accumulate money up until \$250, but in any event, deposits had to be made at least once per month. She said the Town of Mooresville was now following the daily deposit requirement, which Iredell County has followed since 1985.

CLOSED SESSION: Citing G.S. 143-318.11 (a) (4) Economic Development and G.S. 143-318.11 (a) (5) Property Acquisition, Chairman Tice at 8:35 p.m. moved to enter into closed session.

VOTING: Ayes – 5; Nays – 0.

(Return to Open Session at 9:50 p.m.)

CALL FOR A PUBLIC HEARING REGARDING AN ECONOMIC INCENTIVE FOR NASCAR IMAGES, LLC: MOTION by Chairman Tice to call for a public hearing on April 16, 2002, 7:00 p.m., regarding a \$37,600 per year economic incentive, over a five-year period, for a total of \$188,000, for NASCAR Images, LLC based on a \$10 million investment in Iredell County.

VOTING: Ayes – 5; Nays – 0.

ADJOURNMENT: MOTION by Chairman Tice to adjourn the meeting at 9:51 p.m. **NEXT MEETING:** Tuesday, April 16, 2002, 5 p.m. and 7 p.m., in the Iredell County Government Center, 200 South Center Street, Statesville, NC.

VOTING: Ayes - 5; Nays – 0.

Approved: _____

Clerk to the Board