

**RICHMOND COUNTY BOARD OF COMMISSIONERS  
RICHMOND COUNTY ADMINISTRATIVE OFFICE BUILDING  
REGULAR MEETING  
MONDAY, OCTOBER 1, 2007, 6:30 P.M.**

*The Richmond County Board of Commissioners met for the Regular Meeting on Monday, October 1, 2007 at 6:30 P.M. with the following present: Chairman Kenneth R. Robinette; Vice-Chairman John B. Garner; Commissioners Pamela N. Dillman, Jimmy L. Maske, Thad Ussery, J. C. Watkins, and Paul Wilson, Jr.*

*The meeting was called to order by Chairman Robinette at 6:30 P.M.*

**ITEM NO. 1 – INVOCATION BY REVEREND RUSSELL EDWARDS OF VICTORY BAPTIST CHURCH, ROCKINGHAM, NC**

*The invocation was delivered by Rev. Russell Edwards of Victory Baptist Church, Rockingham, NC.*

**ITEM NO. 2 – APPROVAL OF AGENDA**

*The Agenda was approved as presented by a motion of Commissioner Garner, seconded by Commissioner Wilson and unanimously carried.*

**ITEM NO. 3 – OPEN FORUM FOR PUBLIC COMMENTS – 6:30 – 7:00 P.M.**

*No one appeared before the Board during the Open Forum.*

**ITEM NO. 4 – PUBLIC HEARING TO NOTIFY THE PUBLIC OF INTENT TO SUBMIT LOAN APPLICATION THROUGH COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM IN THE AMOUNT OF \$800,000.00 FOR SHELL BUILDING PROJECT**

*Chairman Robinette declared the public hearing open at 6:32 P.M. as advertised to notify the public of intent to submit a loan application through the Community Development Block Grant Program in the amount of \$800,000.00 for a shell building project.*

*Director of Development Rick Sago stated that this is a follow-up to the first public hearing held last month. Mr. Sago further advised that \$500,000.00 toward the shell building project is to be loaned by Pee Dee Electric, with approximately \$300,000.00 of the project to be financed through the Department of Commerce at 2% interest with interest-only payments for the first two years.*

*There was further discussion of the project, and it was confirmed that this shell building would look exactly like the other three and that this building is to be located across from the Sara Lee Building on the 15-acre site donated by the City of Rockingham.*

*There were no other speakers, and the hearing was declared closed at 6:35 P.M. by Chairman Robinette.*

*A motion was then offered by Commissioner Maske, seconded by Commissioner Watkins and unanimously carried to authorize the CDBG Application for the shell building project.*

**ITEM NO. 5 – PUBLIC HEARING TO CONSIDER RZM-2007-4 – REZONING REQUEST BY ROBERT L. AND DIANNE R. EDWARDS**

*The public hearing to consider rezoning request RZM-2007-4 filed by Robert and Dianne R. Edwards was declared open at 6:35 P.M. by Chairman Robinette.*

*Planning Director Jamie Armstrong described this property as being adjacent to the APAC property on U.S. Hwy. 1 North, and he advised that the rezoning would eliminate spot zoning. Mr. Armstrong further advised that the Planning Board recommends this rezoning.*

*Commissioner Ussery asked about buffer, and Mr. Armstrong advised that the entire tract of 218 acres would be rezoned commercial up to the road. Mr. Armstrong added that there is a potential for a sand mine location there.*

*There were no other speakers, and the hearing was declared closed at 6:39 P.M. by Chairman Robinette.*

*A motion was then offered by Commissioner Watkins, seconded by Commissioner Dillman and unanimously carried to approve RZM-2007-4.*

**ITEM NO. 6 – PUBLIC HEARING TO CONSIDER PROPOSED AMENDMENTS TO CHAPTER 20, ARTICLE VI OF RICHMOND COUNTY CODE REGARDING DEVELOPMENT OF MANUFACTURED HOME PARKS AND MANUFACTURED HOMES**

*The public hearing to consider proposed amendments to Chapter 20, Article VI of Richmond County Code was declared open at 6:40 P.M. by Chairman Robinette.*

*Planning Director Jamie Armstrong provided proposals and an Executive Summary from the previous month and offered to answer questions.*

*There were no other speakers and no further discussion, and the hearing was declared closed at 6:41 P.M. by Chairman Robinette.*

*A motion was then offered by Commissioner Wilson, seconded by Commissioner Garner and unanimously carried to approve the proposed amendments to Chapter 20, Article VI concerning manufactured home parks and manufactured homes.*

**ITEM NO. 7 – PUBLIC HEARING TO CONSIDER PROPOSED AMENDMENTS TO CHAPTER 20, ARTICLE IV – FLOODPLAIN DAMAGE PREVENTION ORDINANCE**

*At 6:42 P.M. the public hearing to consider proposed amendments to Chapter 20, Article IV, the Floodplain Damage Prevention Ordinance, was declared open at 6:42 P.M. by Chairman Robinette.*

*Planning Director Jamie Armstrong advised that North Carolina has been doing an extensive remapping of floodplains in North Carolina, and the jurisdictions must adopt the revised maps in order to be included in floodplain rating. Mr. Armstrong noted that even lending institutions are more involved in the floodplain rating process.*

*Commissioner Ussery confirmed that it should now be easier for people to obtain flood insurance.*

*Commissioner Maske asked if the State handles flood insurance, and Mr. Armstrong advised that this is a FEMA Program.*

*Commissioner Dillman confirmed that there are four major floodplain areas in Richmond County along the major creeks.*

*Commissioner Watkins inquired about floodplain maps, and Mr. Armstrong advised that the State had adopted new maps in the last year for Richmond County, and that these maps are quite accurate and available on the GIS site. Commissioner Watkins if building is permitted in the floodplain area, and Mr. Armstrong advised that any residential or commercial development would be in accordance with elevation certifications and must be at least 2 ft. above the base flood elevation.*

*There were no other speakers, and the hearing was declared closed at 6:49 P.M. by Chairman Robinette.*

*A motion was then offered by Commissioner Maske, seconded by Commissioner Ussery and unanimously carried to approve the proposed amendments to Chapter 20, Article IV, the Floodplain Damage Prevention Ordinance.*

**ITEM NO. 8 – PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON ATTACHMENT OF MONETARY ASSESSMENT TO PROPERTY SUBJECT TO DEMOLITION AND REMOVAL OF CONDEMNED STRUCTURE BY RICHMOND COUNTY CODE ENFORCEMENT ADMINISTRATOR**

*The public hearing to receive public comment on the advertised assessment roll for property subject to demolition was declared open at 6:50 P.M. by Chairman Robinette.*

*Planning Director Jamie Armstrong advised that 15 of the 41 structures that have been designated for condemnation required additional costs for demolition and landfill fees associated with removal of debris. Mr. Armstrong advised that this is the public hearing to confirm the preliminary roll, and he advised that the next step would be to place liens on these properties.*

*Commissioner Watkins confirmed that the assessment would be paid to the Tax Office and that installments could be made with interest rates the same as for unpaid taxes.*

*There was discussion of a two-story house in Cordova that was assessed \$8,100.00, and the property owner, Mr. Tommy Childers, requested an opportunity to speak.*

*Mr. Childers expressed the opinion that the assessment was an excessive amount for a 4-room house. Mr. Childers indicated that he had planned to make his own arrangements with the fire department to clear the property, and he referenced antiques that had been stored in the house and he thought had been taken by county officials. Mr. Childers went on to say that he felt abused by the process and that he had a quote of \$800.00 from Richard Watson to clear the property. Mr. Childers urged the Board to investigate the process with which his property was handled, and he offered to provide any further information needed.*

*Commissioner Maske confirmed that the properties referenced by Mr. Childers were 287 Ledbetter Street, and 186 and 188 Center Street.*

*Chairman Robinette assured Mr. Childers that this matter will be looked into.*

*Commissioner Ussery agreed that the procedure used in handling Mr. Childers' property should be looked into.*

*Mr. Armstrong advised that these cases can be set aside for evaluation.*

*Mr. Robert Wayne Oliver, the owner of condemned property on Central Avenue, explained to the Board that he had now inherited this property from his grandmother, but the property had to be transferred back into her name before her death when she entered a nursing home. Mr. Oliver felt that the \$4,600.00 demolition charge was excessive, and he requested that the Board negotiate a more reasonable charge for clearing the two lots.*

*Chairman Robinette assured Mr. Oliver that this would be looked into.*

*Commissioner Watkins confirmed that landowners were given notice of the deadline to clean up property.*

*Mr. Armstrong advised that Nuisance Abatement Notices were sent to property owners and that all clean-up work has been handled through the bid process.*

*Commissioner Ussery questioned the discrepancies in the demolition costs, and Mr. Armstrong advised that some structures were burned, and some involved asbestos abatement procedures.*

*Commissioner Garner recommended a continuance on this discussion.*

*Chairman Robinette opened the floor for additional speakers.*

*Mr. Nathan Morgan, owner of condemned property at 316 Mill Road, advised that he was planning to renovate the house at this location, but he was later informed that the house had been burned after he had already begun to replace windows, flooring, and roof. Mr. Morgan further advised that he was working on three houses, but the Code Officer did not acknowledge that any work had been done. Mr. Morgan further stated that he had been advised that his cost would be \$500.00 for asbestos removal. Mr. Morgan felt that the \$1,700.00 assessment amount was excessive and that he would like to discuss this further with Commissioners.*

*There were no other speakers, and the hearing was declared closed by Chairman Robinette at 7:20 P.M.*

*A motion was then offered by Commissioner Garner that the Board continue to evaluate the information received tonight and that there be further investigation of each case. The motion was seconded by Commissioner Maske.*

*Commissioner Watkins asked if documentation is available to indicate how these properties looked before the process began. Mr. Armstrong advised that there is such information on file.*

*Commissioner Dillman stated that this is Richmond County's first step toward condemnations, and she stated that she was sorry that this happened. Commissioner Dillman further expressed her regret that it was necessary for community properties to be condemned, and she thanked everyone for coming.*

*Commissioner Wilson asked if county staff had not been aware that Mr. Morgan was working on his property. Mr. Armstrong advised that this process had been underway for a year, and that staff must have communication from property owners.*

*The motion to continue this discussion carried unanimously.*

**ITEM NO. 9 – MONTHLY PLANNING/GIS REPORT BY PLANNING DIRECTOR JAMIE ARMSTRONG**

*Commissioner Maske confirmed that the City of Rockingham has released the Safie area to the County and asked the status of clean-up of this area.*

*Mr. Armstrong advised that a title search has begun and preliminary communication has been made with the property owner before steps to clean up begin.*

*Commissioner Watkins remarked that during past years the Commissioners have been criticized about the existence of dilapidated property, and now an attempt is being made to make Richmond County a more attractive place to live. Commissioner Watkins stressed that the Board's intent is to improve the appearance of the County, but if property owners do not maintain their property, then the only recourse is for the County to do the clean-up through the legal process.*

*Commissioner Maske inquired about enforcement of the Junk Car Ordinance, and Mr. Armstrong advised that this has been very successful with 50 to 60 vehicles having been removed.*

*Commissioner Ussery asked if property owners were notified of the cost of removal of structures, and Mr. Armstrong advised that they were not initially notified, as at that point in the process staff was acting under authorization of the Board before competitive bids were obtained.*

**ITEM NO. 10 – MONTHLY STAFF REPORT BY DIRECTOR OF DEVELOPMENT RICK SAGO**

*Director of Development Rick Sago provided the Board with an update on Industry Appreciation Week events the prior week, noting that the Rockingham Dragway event was held on Wednesday and the 10<sup>th</sup> annual golf tournament was held on Friday and well attended.*

*Mr. Sago reminded the Board that North Carolina Speedway would be auctioned the next day, and that former NASCAR driver Andy Hillenburg has expressed interest in purchasing the track.*

*Mr. Sago mentioned that North Carolina Southeast has a new website that has helped to promote Richmond County, and he advised that Dr. Honeycutt, Jim McCaskill, and he had recently attended a BRAC meeting in Fayetteville, and that \$5,000,000.00 has been funded for this project, which should benefit Richmond County.*

*Mr. Sago also mentioned that the N. C. Department of Environment and Natural Resources recently held a meeting concerning relicensing of Blewett Falls Dam, which is very important to Richmond County.*

*Mr. Sago noted that he continues to work with several local businesses considering expansions.*

*Commissioner Dillman asked if Anson County was represented at the Relicensing Meeting, and Mr. Sago advised that Anson County was represented. In further discussion, Mr. Sago confirmed that the dam relicensing is what is in question and that this is critical since this would be a 40 to 50 year license when issued. Commissioner Dillman expressed the hope that lake access for boat landings would be permitted.*

*Commissioner Maske asked the status of the Trinity Manufacturing expansion, and Mr. Sago anticipated start-up any day.*

*Commissioner Dillman referred to a new Perdue expansion with creation of 100 new jobs. Mr. Sago advised that expansion is coming to final fruition and that the plant is expected to increase processing from 90 to 140 birds per day.*

*Chairman Robinette thanked Mr. Sago for his report.*

#### **ITEM NO. 11 – MONTHLY REPORT BY COUNTY MANAGER JAMES E. HAYNES**

*County Manager Haynes reported that upgrade of computer capabilities for the County continues, and the new system was implemented this past week in Water Collections. Mr. Haynes demonstrated the new style water bill with tear-apart return mailer.*

*Mr. Haynes mentioned that the newsletter has been completed and mailed; Litter Sweep took place on Saturday, September 22; during the past month 12 tons of litter was picked up along roadways with help from the Department of Correction; and tax collections are ahead of the collection rate at this time last year at a current rate of 13.5%.*

*Commissioner Dillman asked if the County has any contracted employees, and she noted that some employees have asked how they might get raises or bonuses. Mr. Haynes advised that he did not know of any contract employees, and he explained that the merit system for salary increases and bonuses is based on recommendations through county department heads. Mr. Haynes further advised that generally 20 to 25% of employees receive increases each year.*

*Chairman Robinette thanked Mr. Haynes for his report.*

**ITEM NO. 12 – APPEARANCE BY MR. JEFF JOYNER FOR PRESENTATION OF RICHMOND SOIL AND WATER CONSERVATION DISTRICT 2007 ANNUAL REPORT**

Richmond Soil and Water Conservation Board member Jeff Joyner presented the 2007 Annual Report and thanked the Board for their support of programs.

Chairman Robinette thanked Mr. Joyner for the report.

**ITEM NO. 13 – CONSENT AGENDA**

By a motion of Commissioner Garner, seconded by Commissioner Maske and unanimously carried, the Board approved the following items of the Consent Agenda:

- A) **MINUTES OF THE REGULAR MEETING OF SEPTEMBER 10, 2007 WERE APPROVED AS SUBMITTED BY THE CLERK.**
- B) **TAX RELEASES TOTALLING \$46,949.22 AND TAX REFUNDS TOTALLING \$973.36 WERE APPROVED AS SUBMITTED BY THE OFFICE OF THE TAX ADMINISTRATOR AND ARE HEREBY MADE A PART OF THESE MINUTES BY REFERENCE.**
- C) **APPROVAL OF HEALTH DEPARTMENT BUDGET REVISION TO APPROPRIATE ADDITIONAL FUNDS FROM STATE WOMEN'S AND CHILDREN'S HEALTH BRANCH**

**Revenue:**

**Family Planning      115130-333010      State Reimb.    Increase by \$10,114.00**

**Expenditures:**

**Family Planning      115130-4225    Drug Supplies      Increase by \$10,114.00**

- D) **APPROVAL OF HEALTH DEPARTMENT BUDGET REVISION TO ACCEPT FUNDS FROM STATE LOCAL TECHNICAL ASSISTANCE & TRAINING PROGRAM**

**Revenue:**

**Quality Control:**

**Richmond Community Foundation 115217-333202      Decrease by (\$34,431.00)**

**Quality Control:**

**Local Technical Assistance & Training 115217-TBA      Increase by \$35,000.00**

**Expenditures:**

**Quality Control – Office Supplies      115217-4210      Increase by \$ 569.00**

**ITEM NO. 14 – REQUEST FOR BOARD APPROVAL OF BUDGET AMENDMENT FOR AIRPORT HANGAR PROJECT**

Director of Community Services B. K. Jones requested Board approval of a budget amendment to appropriate grant funds to the Airport Budget for the Hangar Project. Mr. Jones advised that the funds are 90% - 10% Division of Aviation grant funds in the amount of \$345,193.23, and the County has budgeted for the 10% local match.

Commissioner Maske confirmed that all 10 hangars are to be rented.

A motion was offered by Commissioner Ussery, seconded by Commissioner Wilson and unanimously carried to approve the following Budget Amendment:

**Expenditures:**

114530-5120 Buildings (Hangars & Grading) Increase by \$345,193.33

**Revenues:**

114530-326001 Federal Grants Increase by \$345,193.33

**ITEM NO. 15 – REQUEST FOR BOARD APPROVAL OF RESOLUTION TO PROCLAIM OCTOBER 15, 2007 AS OFFICIAL KICK-OFF DATE FOR 2007 TOYS FOR TOTS CAMPAIGN**

By a motion of Commissioner Maske, seconded by Commissioner Watkins and unanimously carried, the Board approved the following Resolution to Proclaim October 15, 2007 as the official kick-off date for the 2007 Toys for Tots Campaign:

**RESOLUTION TO SUPPORT  
“2007 TOYS FOR TOTS” CAMPAIGN  
IN RICHMOND COUNTY**

**WHEREAS**, “TOYS FOR TOTS” is a nationally recognized non-profit program established to provide Christmas gifts for less fortunate children; and

**WHEREAS**, since 1947 the United States Marine Corps Reserve has successfully conducted a “TOYS FOR TOTS CAMPAIGN” during the Christmas Season; and

**WHEREAS**, new, unwrapped toys are collected in bins set up by the Marine Corps at various locations, and then the donated toys are sorted by age and gender for delivery to churches and agencies who in turn distribute the toys to some 436 identified clients; and

**WHEREAS**, Marine Corps League Detachment #1252 has been sanctioned to conduct the “TOYS FOR TOTS CAMPAIGN” in Richmond County by setting up 30 collection points throughout the County and then servicing the collection sites twice per week during the campaign period between October 15, 2007 and December 15, 2007.

**NOW, THEREFORE, BE IT RESOLVED**, that the Richmond County Board of Commissioners hereby proclaims **OCTOBER 15, 2007** as official “**KICK-OFF DAY FOR THE 2007 TOYS FOR TOTS CAMPAIGN**” in Richmond County.

**BE IT FURTHER RESOLVED**, that the Board of Commissioners hereby endorses and commends the efforts of Marine Corps League Detachment #1252 for this outstanding gesture of generosity by giving back to the community during the Christmas Season.

**BE IT FURTHER RESOLVED**, that the Board of Commissioners encourages the citizens of Richmond County to support this worthy cause by donating to the 2007 “**TOYS FOR TOTS CAMPAIGN**” to benefit families in need.

Adopted this 1<sup>st</sup> day of October, 2007.

**ITEM NO. 16 – REQUEST FOR BOARD APPROVAL OF APPOINTMENTS TO RICHMOND COUNTY NURSING HOME COMMUNITY ADVISORY COMMITTEE**

By a motion of Commissioner Dillman, seconded by Commissioner Wilson and unanimously carried, the Board approved the reappointment of the following individuals to new 3-year terms on the Richmond County Nursing Home Community Advisory Committee:

Mr. Lee McDonald  
Mrs. Mary Bowles  
Ms. Carolyn Perry

**ITEM NO. 17 – REQUEST FOR BOARD APPROVAL OF REAPPOINTMENT TO RICHMOND COUNTY ADULT CARE HOME COMMUNITY ADVISORY COMMITTEE**

By a motion of Commissioner Watkins, seconded by Commissioner Wilson and unanimously carried, the Board approved the reappointment of Ms. Martha Peele to a new 3-year term on the Richmond County Adult Care Home Community Advisory Committee.

**ITEM NO. 18 – ADOPTION OF 2008 TAX SCHEDULES AND 2008 USE-VALUE MANUAL FOR AGRICULTURAL, HORTICULTURAL, AND FOREST LAND**

By a motion of Commissioner Maske, seconded by Commissioner Wilson and unanimously carried, the Board approved the 2008 Tax Schedules and Use-Value Manual for Agricultural, Horticultural, and Forest Land as presented by Tax Administrator Butch Greene.

**ITEM NO. 19 – OTHER BUSINESS**

**A) CONFIRMATION OF CHANGE IN LOCATION FOR OCTOBER 16, 2007  
REGULAR MID-MONTH NOON MEETING TO DERBY COMMUNITY BUILDING**

By a motion of Commissioner Dillman, seconded by Commissioner Ussery and unanimously carried, the Board approved the Derby Community Building as the location for the October 16, 2007 Regular Mid-Month Noon Meeting.

There being no further business for discussion, a motion was offered by Commissioner Ussery, seconded by Commissioner Watkins and unanimously carried to adjourn the meeting at 8:00 P.M.

---

Marian S. Savage, CMC  
Clerk to the Board of Commissioners