

MINUTES FROM A SPECIAL MEETING HELD BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF WARREN IN THE WARREN COUNTY ARMORY CIVIC CENTER MEETING ROOM ON WEDNESDAY, JANUARY 16, 2019 AT 6:00 P.M.

The special meeting was called to order by Chairman Tare “T” Davis by prayer and pledge to the US Flag. Other Commissioners present were Bertadean Baker, Victor Hunt, Jennifer Pierce and Walter Powell. Others in attendance: County Manager Vincent Jones and County Attorney Hassan Kingsberry.

On motion of Commissioner Baker, which was seconded by Commissioner Powell and duly carried by unanimous vote, Public Hearing to hear citizen comments regarding the issue of Countywide Zoning was convened.

PUBLIC HEARING TO HEAR CITIZEN COMMENTS CONCERNING ADOPTION OF COUNTYWIDE ZONING WAS CALLED TO ORDER AT 6:00 PM.

Chairman Davis read the notice of Public Hearing:

Notice of Public Hearing

Notice is hereby served that the Warren County Board of Commissioners will hold a public hearing on Wednesday January 16, 2019 at 6:00 PM in the Warren County Armory Civic Center, Warrenton, NC. The purpose of this hearing is to receive citizen’s comments regarding:

Potential for the expansion of zoning (current zoning ordinance and current zoning districts) to the rest of the County outside the zoned areas at Kerr Lake and Lake Gaston, but not inclusive of the Towns of Warrenton and Norlina and their respective extraterritorial jurisdictions (ETJ’s).

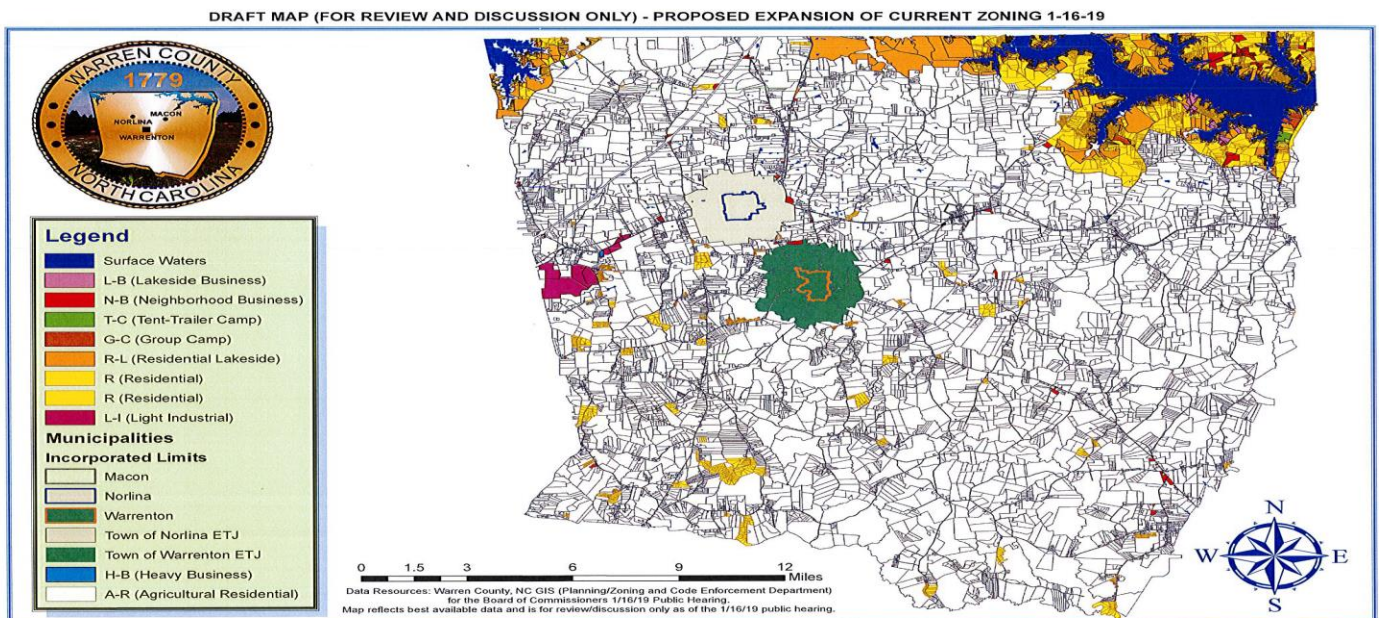
All questions or written comments should be directed to:

Ken Krulik, Warren County Planning and Zoning Administrator
542 West Ridgeway Street
Warrenton, North Carolina 27589
Telephone: (252) 257-7027
KenKrulik@warrencountync.gov

A map of the proposed expansion of zoning to the whole County is available for review in the office of the Warren County Planning and Zoning Administrator. All interested citizens are urged to attend this public hearing.

Tare “T” Davis, Chairman
Warren County Board of Commissioners

Ken Krulik, Warren County Planner/Zoning Administrator gave an overview of proposed countywide zoning:



- **Staff identified revisions**

- A. Tax Map C1-8B-32D: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- B. Tax Maps F5-38 and F5-40: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- C. Tax Maps G11-17A, G11-14A, G11-14 and G11-9: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- D. Tax Map G8-95: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- E. Tax Map F6-180: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- F. Tax Map H7-20: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- G. Tax Map K8-21A: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- H. Tax Map K7-17: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- I. Tax Map G5-10, G5-10F and G5-10G: proposed as Agricultural Residential District (AR) – revised to Heavy Business District (HB).
- J. Tax Map G5-28D: proposed as Neighborhood Business District (NB) – revised to Heavy Business District (HB).
- K. Tax Map H4-104A: proposed as Agricultural Residential District (AR) – revised to Neighborhood Business District (NB).
- L. Tax Map I5-22: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- M. Tax Map I6-139: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).
- N. Tax Maps I5-8 and I5-9: proposed as Light Industrial District (LI) – revised to Heavy Business District (HB).
- O. Tax Maps L4-C3 and L4-C4: proposed as Neighborhood Business District (NB) – revised to Agricultural Residential District (AR).

Citizen Comments were as follows:

Joe Mann - in favor of countywide zoning.

Frank Holt - in favor of countywide zoning.

Novella Yates - yielded time to K. Feruccio

David Herring - yielded time to K. Feruccio

Dephene Herring - yielded time to D. Feruccio

John Stanton - yielded time to D. Ferruccio

C.D. King - in favor of countywide zoning.

Don Arnold - in favor of countywide zoning.

Ernie Fleming - yielded time to Don Arnold

Anne Harris - yielded time to Don Arnold

Moira Underwood – in favor, It preserves property values

Jim Ryan - yielded time to D Ferruccio

Barbara Espinosa - in favor, protect our children. She’s in agreement with school board whose members unanimously support countywide zoning.

Reinaldo Espinosa - yielded time to D. Ferruccio

Michael Naughton - yielded time to D. Arnold

Linda Naughton - yielded time to D. Arnold

Karen Lawton - yielded time to D. Arnold

Laura Bennie Davis - yielded time to D. Arnold

Al Lawton - yielded time to D. Ferruccio

Tom McSwain - yielded time to James Harris

B.N. Manuel - yielded time to D. Ferruccio

Ron Skow – yielded time to D. Ferruccio

Juel Duke – yielded time to D. Ferruccio

Bill Heflin – in favor, zoning protects farmers just like it protects everyone else. Coal ash decimates farms.

Bob Lehman - yielded time to K. Feruccio

Angela Hyson - yielded time to Ferruccio

John Hyson - in favor, the County needs to grow, zoning gives us power, VAD protects our property

Kathleen Derry - yielded time to Ron Skow

Victoria Lehman - in favor, equity is invisible, what’s good for 1, is good for all.

Bob Shingle - yielded time to Bill Heflin

James Harris – opposed, our county is 98th in terms of quality of life, but we are wealthy. Water is our wealth.

Mike Hairston – in favor, there are economic reasons to adopt zoning, we need hotels

Cliff Jackson - in favor, this is what we deserve

EB Harris – opposed, holds a deed to all his properties and wants freedom to do what he wants on it.

Robert Alston – in favor, look at the geography of the county, there is water above and under ground that we need to protect from contamination

Rodney Steverson - Co-owner of County Boys Racing, not for or against zoning, need to

research it, if someone wants to do something they will do it anyway.

Ken Ferruccio - in favor, no landowner should determine the destiny of another landowner without their consent. Consider environmental justice and public sentiment.

Deborah Ferruccio - in favor, after succeeding with Environmental Justice campaign, we did not know that we needed Countywide Zoning. We informed ourselves our community and county officials of the need for Countywide zoning. School board supports countywide zoning representing nearly 2,000 students and the largest work force in the county.

On motion of Commissioner Baker, which was seconded by Commissioner Hunt and duly carried by unanimous vote, it was ordered to return to the Special Meeting.

After holding a required public hearing;

“The Warren County Board of Commissioners has determined that the proposed map amendment to expand the current zoning ordinance and districts countywide (outside of the areas of Kerr-Lake, Lake Gaston and not including the Towns of Warrenton and Norlina and their respective ETJ’s) at the request of Warren County residents, is consistent with the current Warren County Comprehensive Development Plan (adopted March 11, 2002) and that the proposed map amendment is reasonable and in the public interest. A key goal stated in the Warren County Comprehensive Development Plan (adopted March 11, 2002) is to provide and maintain, adequate county services and facilities to accommodate economic development and growth and to protect the public health and general welfare. In adopting zoning countywide, consistent with the stated plan this action would aid in preventing potential incompatible land uses from impacting communities in Warren County. Further, the Board of Commissioners finds that this map amendment is consistent with the Warren County Zoning Ordinance.”

On motion of Commissioner Pierce, which was seconded by Commissioner Baker and duly carried by unanimous vote, Countywide Zoning was adopted as proposed.

Chairman Davis called a five (5) minute recess.

Commissioners bi-annual (re)appointment to the Recreation Commission was tabled during January 7, 2019 regular monthly meeting to February work session.

On motion of Commissioner Hunt, which was seconded by Commissioner Baker and duly carried by unanimous vote, Commissioners bi-annual (re)appointment to the Recreation Commission was taken off the table.

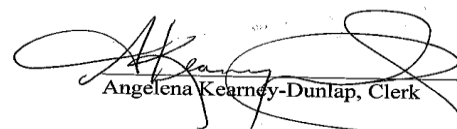
On motion of Commissioner Powell, which was seconded by Commissioner Hunt and duly carried by a majority vote, Commissioner Hunt was appointed to a two (2) year-term on the Recreation Commission: January 1, 2019 to December 31, 2020.

Votes were as follows: Yeas: Powell, Hunt & Davis
 Nays: Baker & Pierce

Motion carried, Commissioner Victor Hunt was appointed to the Recreation Commission for a two-year term.

On motion of Commissioner Hunt, which was seconded by Commissioner Powell and duly carried by unanimous vote, Katherine Brafford was appointed to the position of Warren County Finance Officer at an annual salary of \$86,000; effective: February 1, 2019. Funding Source: FY 18-19 Finance Department Budget & Lapsed salary.

With no further business to discuss, motion was made by Commissioner Hunt, and seconded by Commissioner Powell to adjourn the Special Meeting at 7:45 pm.


Angelena Kearney-Dunlap, Clerk

