Agenda

Granville County Board of Commissioners

April 19, 2021

AGENDA

GRANVILLE COUNTY BOARD OF COMMISSIONERS

Monday, April 19, 2021

Call to order @ 7:00 p.m. ..... **Chair Sue Hinman**
Invocation and Pledge of Allegiance ..... **Commissioner Timothy Karan**

Consent Agenda

1. Contingency Summary (p. 1)
2. Minutes (p. 3)
3. Tax Refunds, Releases And Write-offs (p. 25)

Introductions, Recognitions and Presentations

4. Presentation on Voluntary Ag Districts (p. 26)

Public Comments

5. Public Comments (p. 27)

Public Hearings

6. George Barnes, Applicant, Portion of Parcel with frontage on US Highway 158 East of Oxford (p. 28)
7. Granville County Land Development Code Text Amendment Petition (p. 62)
8. Granville County Land Development Code Text and Code of Ordinances Amendment Petition (p. 133)

Tax Matters

9. Request for Refund (p. 141)

Appointments

10. Animal Control Advisory Committee (p. 147)
11. Granville County Board of Adjustment (p. 148)

County Manager's Report

12. NC Medicaid Changes (p. 149)
13. Revision to FY 2020-2021 Granville County Fee Manual (GAP Fees) (p. 152)

14. Storywalk® Project at the Granville Athletic Park (p. 157)

15. Request to Hold a Public Hearing on DSS Lease (p. 161)

16. 5-Year Strategic Plan (p. 162)

County Attorney's Report

17. County Attorney's Report (p. 192)

Presentations by County Board Members

18. Presentations by County Board Members (p. 193)

Any Other Matters

19. Any Other Matters (p. 194)

Closed Session

20. Closed Session as allowed by G.S. 143-318.11(a)(5)- Property Acquisition (p. 195)

Granville County
Finance
141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Steve McNally
Department:	Finance
Date:	April 13, 2021
Title:	**Contingency Summary**

RECOMMENDATION:
Approve Contingency Summary

ATTACHMENTS:
Contingency Summary

ACTION TAKEN:

Summary of Contingency and Use of Fund Balance

Contingency Summary
For FY 2020-2021 Budget
April 19, 2021

Use of Contingency Summary - General Fund

General Contingency (10-9910-991):

Date	Description/Action	Adjustment Amount	Balance
7/1/2020	Budget Ordinance		$ 180,000
9/8/2020	Third party consulting for Sheriff's department	$ (100,000)	$ 80,000
9/8/2020	Midway USA Foundation grant from 4-H Best to Cooperative Extension	$ (450)	$ 79,550
9/8/2020	Additional part-time help needed during Presidential elections	$ (5,800)	$ 73,750
10/5/2020	Annual E-911 maintenance contract with Motorola	$ (51,740)	$ 22,010
12/7/2020	Lease office space at 104 Belle Street	$ (11,250)	$ 10,760
12/7/2020	Fund increase bank fees	$ (9,200)	$ 1,560

Environmental Disaster Contingency (10-9910-993):

Date	Description/Action	Adjustment Amount	Balance
7/1/2020	Budget Ordinance		$ 10,000

School Bond D/S Contingency (10-9910-994):

Date	Description/Action	Adjustment Amount	Balance
7/1/2020	Budget Ordinance		$ 100,000
10/5/2020	Fund repairs of the boiler at Stovall Shaw Elementary School.	$ 100,000	$ -

*Use of Fund Balance Summary - General Fund**

Date	Description/Action	Adjustment Amount	Balance
7/1/2020	Budget Ordinance		$ 2,955,337
9/8/2020	Carry over of Cadinal Innovations grant from FY 2020	$ 12,500	$ 2,967,837
9/8/2020	Carry over remaining funds from Human Relations Commissin from FY 2020	$ 4,947	$ 2,972,784
9/8/2020	Fund one month's FY 18 window loan payment not prevously requested by GH	$ 11,073	$ 2,983,857
9/8/2020	Carry over fund for E-911 communations radio tower from FY 2020	$ 90,000	$ 3,073,857
9/8/2020	TANF funds received in June 2020 to be applied to FY 2021 Adoption incentiv	$ 13,637	$ 3,087,494
9/8/2020	Carry over radio grant to fire districts from FY 2020	$ 33,000	$ 3,120,494
9/8/2020	Carry over order to Victory Supply for inmate clothing that was created in FY 2	$ 2,476	$ 3,122,970
9/8/2020	Carry over funds for DSS vehicle purchase from FY 2020	$ 25,000	$ 3,147,970
9/8/2020	FY 2021 match portion of JCPC - Positive Actions	$ 3,937	$ 3,151,907
9/8/2020	Transfer first phase of CRF funding received in General Fund in FY 2020	$ 796,963	$ 3,948,870
10/5/2020	receipt of the Election Administration Assistance Fund grant	$ (39,000)	$ 3,909,870
11/2/2020	Rennovatins to GHS offices that will be leased by GV Health Department	$ 1,078,400	$ 4,988,270
11/2/2020	Lease payment to GHS for offices leased by GV Health Department	$ 209,700	$ 5,197,970
11/2/2020	Receipt of the supplemental CARES Act funds for COVID-related election exp	$ (26,500)	$ 5,171,470
12/7/2020	Fund water/sewer evaluation design and permitting for Triangle North.	$ 117,000	$ 5,288,470
12/7/2020	Correct JCPC program balances	$ (17,122)	$ 5,271,348
12/7/2020	IT Expenditures (Office 365, Courthouse fiber, server installation)	$ 105,000	$ 5,376,348
12/7/2020	Funding of COTT System fees for FY 2021.	$ 16,000	$ 5,392,348
12/7/2020	Carry forward FY 2020 balance of Local Emerg. Mgmt Program Funds	$ 71,548	$ 5,463,896
12/7/2020	Utility expense for the Law Enforcement Center	$ 72,000	$ 5,535,896
12/7/2020	Utility expense for the Law Enforcement Center	$ 18,500	$ 5,554,396
1/19/2021	Board of Elections - Sanitizing poll facilities	$ 50,000	$ 5,604,396
1/19/2021	Board of Elections - additional election and poll workers	$ 60,000	$ 5,664,396
3/15/2021	Fund custodial positions for VGCC	$ 3,594	$ 5,667,990
3/15/2021	Additional Building Rent for temporary Senior Center - South facility	$ 15,000	$ 5,682,990
3/15/2021	Maintenance Contract for Motorola Solutions radio equipment	$ 25,000	$ 5,707,990
3/15/2021	Costs asscociated with refiancing Series 2010A RZEDB bonds	$ 55,673	$ 5,763,663

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 14, 2021
Title:	**Minutes**

PURPOSE:
To approve minutes of the March 15, 2021 Regular Meeting and March 29, 2021 Special Joint Meeting.

RECOMMENDATION:
Approval

ATTACHMENTS:
March 15, 2021 Regular Meeting Minutes
March 29, 2021 Special Joint Meeting Minutes

ACTION TAKEN:

OXFORD, NORTH CAROLINA
March 15, 2021

The Members of the Honorable Board of Commissioners of Granville County, North Carolina met in a regular meeting on Monday, March 15, 2021 at 7:00 p.m., via Zoom conference call in order to adhere to the COVID-19 restrictions.

Present were:

Chair:	Sue Hinman	
Commissioners:	Tony W. Cozart	Jimmy Gooch
	Zelodis Jay	Timothy Karan
	Russ May	David T. Smith

County Manager: Michael S. Felts
Assistant County Manager: Korena Weichel

County Attorney: James C. Wrenn, Jr.

MEETING CALLED TO ORDER

Chair Sue Hinman called the meeting to order at 7:03 p.m. She then recognized Commissioner Tony W. Cozart for the invocation and Pledge of Allegiance.

MOMENT OF SILENCE

Chair Hinman called for a moment of silence for the Cozart family. Helen Peace, mother-in-law of Commissioner Cozart and his wife Jackie's mother, passed away.

ITEM PULLED FROM AGENDA

Item 25, Veterans Service Office and Personnel, was pulled from the agenda for further work and will be on an agenda at a later date.

ROLL CALL

At this time, Clerk to the Board Debra A. Weary, did a roll call. Chair Hinman reminded Board members to identify themselves when speaking or making motions and also announced that votes would be done by a roll call by the Clerk.

CONSENT AGENDA APPROVED

Upon a motion by Commissioner David T. Smith, seconded by Commissioner Zelodis Jay, and unanimously carried, the Board approved the consent agenda as follows:

(A) Approved the Summary of Contingency and Use of Fund Balance report that showed the following balances:

General Contingency Balance	$ 1,560
School Bond D/S Contingency	$ 100,000

Environmental Disaster Contingency	$ 10,000
General Fund Appropriated Fund Balance	$ 5,763,663

(B) Approved Budget Amendment #6 as recommended by the Finance Director:

Budget Amendment #6
03/15/2021

Be it ordained, the FY 2020-2021 Annual Budget Ordinance is hereby amended as follows:

GENERAL FUND

Expenditures: Increase/(Decrease)		
Public Safety		
911 Operations	38,100	
Community Services		
4-H Best	203	
Construction Administration &	30,000	
Construction Projects	(30,000)	
Human Services		
Social Services	37,384	
Senior Center - South	15,000	
Education		
Granville County School System	6,115,673	
Vance Granville CC	3,594	
Area Projects and Other Appropriations		
Non-Departmental	237,500	
Contributions to Other Funds		
Contingencies	(600)	
Total Expenditures		6,446,854
Revenues: Increase/(Decrease)		
Restricted and Intergovernmental	287,587	
Debt Proceeds	6,060,000	
Appropriated Fund Balance	99,267	
Total Revenues		6,446,854

LANDFILL

Expenditures: Increase/(Decrease)		
Landfill Operations	380,000	
Total Expenditures		380,000
Revenues: Increase/(Decrease)		
Appropriated Fund Balance	380,000	
Total Revenues		380,000

(For reference only)				Budget Amendment #6	**Balance**
General Fund/Vance Granville Community College					
Expenditures: Increase/ (Decrease)					
10-	5921	697	Main Campus Expenses	$3,594	$383,233
Revenues: Increase/(Decrease)					
10-	3990	991	Appropriated Fund Balance	$3,594	$5,667,990

Description: adjust VGCC operating budget to match the 75%/25% funding ratio for additional custodialposition.

General Fund/Social Services					
Expenditures: Increase/ (Decrease)					
10-	5300	623	Duke Energy Progress	$342	$5,650
10-	5300	493	IVD Incentives	$38,209	$126,209
10-	5300	624	Wake Electric Round Up	$1,925	$4,925
10-	5300	623	Duke Energy Progress	$428	$6,077
10-	5300	624	Wake Electric Round Up	($1,081)	$3,844
10-	5300	635	Family Reunification	($1,500)	$13,263
10-	5300	622	Crisis Intervention Program	($461)	$207,589
10-	5300	650	LIEAP	($478)	$207,572
Revenues: Increase/(Decrease)					
10-	3538	332	Public Assistance	($825)	$560,601

10-	3538	341	CSE - Child Support Assistance	$38,209	$55,709

Description: To update funding for energy public assistance. (BA #8 and BA #10.) BA #9 - Increase IVD incentive funding.

General Fund/Senior Services

Expenditures: Increase/ (Decrease)					
10-	5870	412	Building Rent	$15,000	$21,000
Revenues: Increase/(Decrease)					
10-	3990	991	Appropriated Fund Balance	$15,000	$5,682,990

Description: to fund additional rent payments to South Granville Country Club for temporary location of the Senior Center - South facility.

General Fund/Construction Administration

Expenditures: Increase/ (Decrease)					
10-	4251	222		($30,000)	$11,300
10-	4250	599		$30,000	$30,000

Description: fund design service agreement with Stephen Baxter Architect for the renovation of office space tobe used as a DSS satellite office, as approved by the Granville County BOCC on February 1, 2021.

General Fund/4-H Best

Expenditures: Increase/ (Decrease)					
10-	5831	260	Supplies	$203	$1,288
Revenues: Increase/(Decrease)					
10-	3833	334	4-H Best Revenue	$203	$5,683,193

Description: to reflect revision to JCPC funding.

General Fund/E-911

Expenditures: Increase/ (Decrease)					
10-	4390	352	Repairs & Maint. - Equip	$25,000	$146,640
10-	4390	321	Telephone	$600	$4,000
10-	4390	122	Overtime	$12,500	$112,500
10-	9910	991	General Contingency	($600)	$960
10-	8540	113	Performance Based Adjustment	($12,500)	$306,861
Revenues: Increase/(Decrease)					
10-	3990	991	Appropriated Fund Balance	$25,000	$5,707,990

Description: to fund maintenance contract for Motorola Solutions radio equipment, as requested by County Manager. Also, to fund anticipated shortfalls for telephone expense and overtime in the E-911 department.

General Fund/Schools

Expenditures: Increase/ (Decrease)					
10-	5911	730	Refunding Bond Payment - Principal	$5,865,000	$5,865,000
10-	5911	720	Interest	$130,673	$1,785,282
10-	5911	755	Bond Issuance Costs	$120,000	$120,000
Revenues: Increase/(Decrease)					
10-	3910	911	Bond Proceeds	$6,060,000	$6,060,000
10-	3990	991	Appropriated Fund Balance	$55,673	$5,763,663

Description: Receipt of bond proceeds from the refinancing of the Series 2010 A RZEBD bond, as well as payment of the original bond and closing costs

General Fund/Non - Departmental

Expenditures: Increase/ (Decrease)					
10-	8540	801	Economic Incentive Expense	$250,000	$650,000
Revenues: Increase/(Decrease)					
10-	3327	360	Building Reuse Grant	$250,000	$6,013,663

Description: To fund receipt and disbursement of Building Reuse Grant for Altec Industries.

Landfill Fund

Expenditures: Increase/ (Decrease)					
60-	4725	198	Landfill Cell Study	$380,000	$380,000
Revenues: Increase/(Decrease)					
60-	3991	991	Appropriated Fund Balance	$380,000	$646,000

Description: to fund engineering and design services for new landfill cell construction as approved by the Granville County BOCC on December 7, 2020.

(C) Approved Minutes of the January 4, 2021 and January 19, 2021 Regular Meetings and the February 10, 2021 Special Meeting.

(D) Approved the Tax Refunds, Releases and Write-offs as follows:

Refunds	January 2021:	$6,670.93
	February 2021:	$1,705.33
	Total:	**$8,376.26**
Releases	January 2021:	$5,744.48
	February 2021:	$2,704.97
	Total:	**$8,449.45**
Write-offs ($2 and less)	January 2021:	$15.69
	February 2021:	$8.27
	Total:	**$23.96**

(E) Approved the following Resolution to Adopt Granville County Branding Colors:

Resolution to Adopt Granville County Branding Colors

WHEREAS, the County has determined that marketing and branding of Granville County can best be accomplished by using consistent colors on documents, print items, promotional materials, website, and social media pages; and

WHEREAS, the County has determined that the official colors will be used in coordination with the county seal; and

WHEREAS, Granville County's branding colors with related color standards are illustrated in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED, that the Granville County Board of Commissioners hereby adopts the Granville County color standards as shown in Exhibit A.

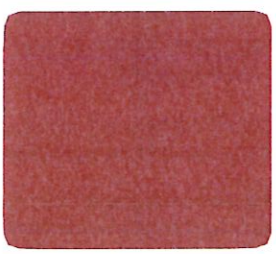
ADOPTED, this the 15th day of March, 2021.

EXHIBIT A: Granville County Color Standards

Pantone 201 C
Hex Color Code: #9d2235

RGB
Red 157 (62%)
Green 34 (13%)
Blue 53 (21%)

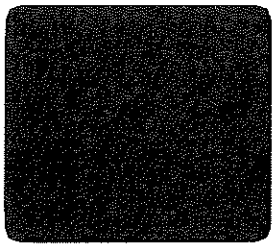
CMYK
Cyan 0%
Magenta 78%
Yellow 66%
Black 38%



Pantone Black 6 C
Hex Color Code: # 000000

RGB
Red 0
Green 0
Blue 0

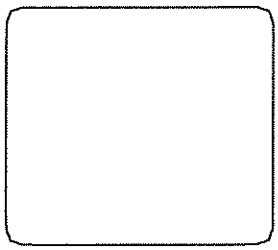
CMYK
Cyan 0%
Magenta 0%
Yellow 0%
Black 100%



Pantone White 000 C
Hex Color Code: # FFFFFF

RGB
Red 255
Green 255
Blue 255

CMYK
Cyan 0%
Magenta 0%
Yellow 0%
Black 0%



(F) Approved the following Proclamation Designating March as Social Work Month 2021:

SOCIAL WORK MONTH 2021 PROCLAMATION
"SOCIAL WORKERS ARE ESSENTIAL"

WHEREAS, the Social Work Profession for decades has been dedicated to improving human well-being and enhancing the basic needs of all people—especially the most vulnerable among us; and

WHEREAS, Social Workers have always been present in times of crisis, helping people overcome issues such as death and grief and helping people and communities recover from natural disasters such as fires, hurricanes and earthquakes; and

WHEREAS, the Social Work Profession is one of the fastest growing professions in the United States, with nearly 800,000 people expected to be employed as Social Workers by 2028; and

WHEREAS, Social Workers work in all parts of our society to empower people to live to their fullest potential; and

WHEREAS, Social Workers play a crucial role in our health care system and have played a key role in the response to COVID-19 and helping individuals, families and communities cope with the epidemic; and

WHEREAS, Social Workers are one of the largest groups of mental health care providers in the community, and work daily to help people—whether in person or remotely—overcome substance use disorders and mental illnesses such as depression and anxiety; and

WHEREAS, Social Workers will continue to stand ready to assist our community in overcoming present and future challenges;

NOW THEREFORE, in recognition of the numerous contributions made by Social Workers, the Granville County Board of Commissioners proclaim the month of March 2021 as Social Work Month and call upon all citizens to join Granville County in celebration and support of the Social Work Profession.

**Chair Hinman noted that the Social Work Month Proclamation would be presented at the upcoming Social Services Board meeting.

(G) Approved the following Proclamation Designating the Month of April 2021 as North Carolina 811 Safe Digging Month:

Proclamation Designating the Month of April 2021 as "North Carolina 811 Safe Digging Month"

WHEREAS, as utility owners, excavators, designers, and homeowners work to keep pace with North Carolina's economic development, it is important to minimize damages to underground utility lines, danger to workers and the general public, environmental impact, and loss of utility services to the citizens of North Carolina; and

WHEREAS, North Carolina 811, a utility service notification center and leader in education celebrates its 43rd year of continuous service to the State, is key to preventing injuries and damages when excavating; and

WHEREAS, this unique service provides easy, one-call notification about construction and excavation projects that may endanger workers and jeopardize utility lines while promoting workplace and public safety, reducing underground utility damage, minimizing utility service interruptions and protecting the environment; and

WHEREAS, this vital service, which began in 1978 serves the citizens of North Carolina from the mountains to the coast, educates stakeholders about the need for excavation safety whether the project is as small as planting a tree to designing and beginning construction on a new interstate; and

WHEREAS, in 2020, the North Carolina one call system received 2.1 million notification requests and transmitted over 12.2 million requests, providing protection to utility companies infrastructure, their employees, excavators, and customers;

NOW, THEREFORE, BE IT RESOLVED, that Granville County has designated the month of April 2021 as "North Carolina 811 Safe Digging Month" to encourage all excavators and homeowners of Granville County to contact 8-1-1 either by dialing 8-1-1 or contacting NC811 via the webpage of NC811.org at least three working days prior to digging in order to "Know What's Below," avoid injury, protect the environment, prevent millions of dollars in damages and to remind excavators that three working days' notice is the law, for safe digging is no accident, and that more information may be obtained by visiting www.nc811.org.

BOARD APPOINTED TAX ASSESSOR AND TAX COLLECTOR

County Manager Felts stated that he has served as the Interim Assessor and Interim Tax Collector over the past several months pending the completion of the search and interview process. He announced that the search and interview process for the Tax Administrator position has been completed and that Mrs. Jenny Griffin has been promoted to the position pending the Boards appointment as Assessor and Tax Collector. He noted that if Mrs. Griffin was appointed, she would take the oath of office on March 16, 2021 in the County Administration Office.

Upon a motion by Commissioner Zelodis Jay, seconded by Commissioner Jimmy Gooch and unanimously carried, the Board appointed Jennifer S. "Jenny" Griffin as Assessor and Tax Collector effective March 16, 2021. Mrs. Griffin took the following oath on March 16, 2021:

Granville County, North Carolina

I, *Jennifer S. Griffin*, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Assessor and Tax Collector of Granville County, North Carolina, and that I will not allow my actions as Assessor and Tax Collector to be influenced by personal or political friendships or obligations, so help me God.

BOARD APPROVED UPGRADE OF VOTING EQUIPMENT

Chair Hinman said the next item was to consider using grant money to partially fund an upgrade of voting equipment.

County Manager Felts explained that our vendor, Printelect, informed the Board of Elections that we have to replace the batteries now in the M100 voting machines as part of our Preventive Maintenance and that the cost is $5,422.50 to replace them. They also informed the Board of Elections that they are going to upgrade the Unity system to Electionware in the very near future. The Unity system is the computer that is used to upload cards containing vote totals from each voting site. Once the upgrade occurs, Electionware will not work with the current M100 machines so the Board of Elections will have to purchase new voting equipment in order to conduct elections.

The Board of Elections received a HAVA (Help America Vote Act) grant in the amount of $50,425.01. Elections Director Tonya Burnette obtained quotes to replace the voting equipment and presented them to the Board of Elections on February 5, 2021 requesting that they consider using the HAVA funds to upgrade the voting equipment. The Board of Elections reviewed the quotes and voted unanimously for Director Burnette to provide these quotes to the Board of Commissioners for consideration. Copies of the quotes were provided in the agenda document for your reference. He reviewed the three (3) options and explained that if Option 2 was approved, funding will consist of a HAVA grant in the amount of $50,425.01

and County funding of $214,436.24. He noted that by selecting Option 2, the battery replacement of $5,422.50 will not need to be done.

County Manager Felts explained that the Board of Elections has unanimously approved for the Director to provide the Board of Commissioners with quotes to consider using the HAVA grant money to upgrade the voting equipment. The Elections Director recommended authorizing the purchase of new elections equipment from Election Systems and Software as shown in Exhibit 4 (Option 2) in the amount of $264,861.25 and using the available HAVA grant funds towards this purchase.

When asked Mr. Felts said if the Board approves Option 2, the equipment will be purchased once approved by the State Board of Elections. When asked by Commissioner May, he also said that there are no other funds at this time other than the HAVA grant, but staff will continue to look.

Commissioner Smith noted that the Board has known for six to eight years that this upgrade would be needed at some point.

Upon a motion by Commissioner David T. Smith, seconded by Commissioner Tony W. Cozart, and unanimously carried, the Board approved authorizing the purchase of new elections equipment from Election Systems and Software as shown in Exhibit 4 (Option 2) in the amount of $264,861.25, using the available HAVA grant funds in the amount of $50,425.01 and county funding of $214,436.24.

Tonya Burnette, Elections Director, thanked Commissioners who participated in viewing the demos of the voting machines. She said that if additional funding is made available that she will apply for it.

BOARD APPROVED OPEN BROADBAND TOWER AGREEMENT FOR WILTON TOWER

County Manager Felts explained that in continuation of their focus to create a broadband strategy to serve the citizens of Granville County which began in 2017 as a regional effort between Granville, Franklin, and Vance counties, the Granville County Board of Commissioners authorized a service agreement with Open Broadband, LLC during their regular meeting held on June 12, 2019. The agreement provided key elements for increasing access to broadband within the County. He said the Oak Hill Tower is in process and this is for the Wilton Tower.

The service agreement includes a commitment for $152,000 in grant funding per year for 4 years ($608,000 over 4 years) payable to Open Broadband, LLC to provide fixed wireless service within the County and requires County approval for any installations of broadband service equipment (antennas, radios, dishes; routers, switches) on County property. The request for approval of the Tower Agreement on this meeting agenda is based on that contractual requirement. Following approval of the Tower Agreement and permitting by Granville County Inspections, Open Broadband LLC will work to schedule installation.

After questions and clarification that Open Broadband has added staff and is picking up the pace with their work, a motion was made.

Upon a motion by Commissioner Russ May, seconded by Commissioner Timothy Karan, and unanimously carried, the Board approved adopting the Open Broadband, LLC Tower Agreement for the collocation of fixed wireless equipment on the Wilton Tower located at 2555 Highway 96 South, Franklinton, pending issuance of a zoning permit by the Granville County Inspections Department.

Commissioner Smith commented that he hopes the next site will be Stovall.

County Manager Felts answered that Stovall is the next targeted area, noting that they will be looking to locate on the Stovall water tower. He then explained the plan of action to increase broadband throughout the County after a question from Bonnie Breedlove who was on the Zoom call asked about the Creedmoor area. He explained that vertical assets are needed to place the equipment on.

Commissioner Karan noted that the City of Creedmoor had a presentation by Open Broadband and tabled any action to seek vertical assets and install open air Wi-Fi, so Ms. Breedlove may want to reach out to Creedmoor representatives.

Ms. Breedlove said she lives in the country and not in Creedmoor city limits.

BOARD APPROVED ROOFING REPLACEMENT FOR 208 WALL STREET

County Manager Felts explained that the low-sloped roof at the 208 Wall Street building is over 30 years in age and needing replacement. The current roof has drainage issues resulting in standing water and perimeter issues resulting in moisture infiltration within the exterior walls. During fiscal year 2019-2020, the County retained REI Engineers to design a new design that will raise the roof perimeter increasing the roof slope and eliminate all drainage issues.

On March 2, 2021, Granville County received competitive lump-sum bids for the work described within the project design documents. A Certified Bid Tabulation and Recommendation to Award letter from REI Engineers was included in the agenda.

Upon a motion by Commissioner David T. Smith, seconded by Commissioner Zelodis Jay, and unanimously carried, the Board approved awarding the contract to Triangle Roofing Services, Inc. for the roof replacement at 208 Wall Street (Board of Elections Office) in the amount of $93,400.00 from fiscal year 2020-2021 budget.

BOARD APPROVED SITE DESIGN WORK FOR NC HIGHWAY 56 CONVENIENCE SITE ROAD

Chair Hinman said the next item was to consider awarding a contract for site design consulting services for road widening and improvements to the Wilton Convenience Site.

County Manager Felts said that a proposal from Coulter Jewell Thames, PA for design work for right-of-way and traffic flow improvements to the convenience site entrance off Highway 56 was included in the agenda packet. He then explained that the flow of traffic in and out of the convenience site has proven to be dangerous for motorists for quite some time, noting that there have been numerous accidents at or near the gate from turning vehicles. Staff members have received many complaints from residents and users of the site concerning the safety of the site.

The Solid Waste Advisory Committee consisting of Commissioners Zelodis Jay and Jimmy Gooch, the County Manager and staff recently met to discuss various options for improved safety. Discussions included acquiring more land adjacent to site, an additional site elsewhere in the area, as well as other entrances and exits. The Committee decided in the short term to conduct a study on the costs of a turn lane as well as any traffic flow improvements within the site.

Upon a motion by Commissioner Timothy Karan, seconded by Commissioner Russ May, and unanimously carried, the Board approved the following for site design consulting services for improvements at the NC Highway 56 Convenience Site Road, known as the Wilton Convenience Site:

- Exempting the County from the Mini-Brooks Act (NCGS 143-64.32 /written exemption of particular contracts), requiring Request for Qualification based selection for professional services based on (a) the contract value is less than the mandatory threshold of $50,000.00.
- Awarding a fixed-price site design consulting service agreement to CJT, PA in the amount of $24,700.00.

When asked, County Manager Felts that the County is still looking for another site, but one has not been identified as of yet.

BOARD APPROVED SALE OF SURPLUS EQUIPMENT

County Manager Felts explained that North Carolina General Statutes require the Board of Commissioners to formally declare items surplus prior to the sale. Per Granville County's surplus procedures, items with a potential value over $1,000 should be declared as surplus prior to selling. He stated that a Hustler Mower and Dakota Top Dresser used by Parks and Grounds needs to be declared surplus. The mower is a Hustler 60 inch deck, approximately 11 years old, has almost 3000 hours on it, the starter is broken and has a hydraulic leak around left tire. The top dresser is a Dakota 420 and approximately 15 years old. The top dresser has a brand new controller and electrical lines for the system. The conveyor belt and spinners work where you can throw sand out the back for top dressing, but the conveyor only goes in that one direction and has a right flat tire.

Upon a motion by Commissioner Tony W. Cozart, seconded by Commissioner Zelodis Jay, and unanimously carried, the Board approved declaring the following items as surplus and authorized the sale of the items on the online platform GovDeals.com:

- Hustler Mower
- Dakota Top Dresser

ORANGE STREET COMMUNITY CENTER BOARD OF TRUSTEES

Chair Hinman asked Commissioner Jay if the District 1 appointment could be transferred to District 3. Commissioner Jay agreed and Chair Hinman announced that the appointment would be placed on the next agenda.

BOARD MADE REAPPOINTMENTS TO THE ANIMAL CONTROL ADVISORY COMMITTEE

Upon a motion by Commissioner Zelodis Jay, seconded by Commissioner Tony W. Cozart, and unanimously carried, the Board reappointed Dr. Trudi Bowden (District 1) to the Animal Control Advisory Committee.

Upon a motion by Commissioner Sue Hinman, seconded by Commissioner Zelodis Jay, and unanimously carried, the Board reappointed Michael Coovert (District 3) to the Animal Control Advisory Committee.

Upon a motion by Commissioner Russ May, seconded by Commissioner Tony W. Cozart, and unanimously carried, the Board reappointed Dean Richards (District 5) to the Animal Control Advisory Committee.

Upon a motion by Commissioner David T. Smith, seconded by Commissioner Zelodis Jay, and unanimously carried, the Board reappointed Dr. Diana Dudley (Veterinarian) to the Animal Control Advisory Committee.

BOARD REAPPOINTED ROBERT GORHAM AND DENNIS LESTER TO THE CREEDMOOR PLANNING BOARD – EXTRATERRITORIAL MEMBERS

Upon a motion by Commissioner Russ May, seconded by Commissioner Timothy Karan, and unanimously carried, the Board reappointed Robert Gorham and Dennis Lester to the Creedmoor Planning Board as Extraterritorial Members.

BOARD APPOINTED AJULO OTHOW NORMAN TO THE OXFORD ZONING BOARD OF ADJUSTMENT

Upon a motion by Commissioner Tony W. Cozart, seconded by Commissioner Timothy Karan, and unanimously carried, the Board appointed Ajulo Othow Norman (District 4) to the Oxford Zoning Board of Adjustment.

BOARD CREATED A GRANVILLE COUNTY FIRE DEPARTMENT NEEDS SUBCOMMITTEE AND MADE APPOINTMENTS

Commissioner Karan explained that the Fire Services Committee was dissolved and an Emergency Services Advisory Committee was created. He said there are a lot of things going on with the fire departments, noting that they have been working on ISO ratings, as well as many other things. He said that the Emergency Services Advisory Committee recommends that a subcommittee called the Granville County Fire Department Needs Subcommittee be created and suggested a committee structure.

Board members made recommendations for the committee including Rusty Corley (Brassfield Fire Department), Richard Ray (Creedmoor Fire Department), James G. "Greg" Champion (Butner Public Safety – Paid Fire Department), (Chief or Assistant Chief of Stovall), Mark Harrison (Cornwall Fire Department), Commissioner Zelodis Jay and Commissioner Russ May.

Upon a motion by Commissioner Russ May, seconded by Commissioner Jimmy Gooch, and unanimously carried, the Board created the Granville County Fire Department Needs Subcommittee as follows:

Granville County Fire Department Needs Subcommittee	
Volunteer Fire Department (North - 1)	Chief of Assistant Chief
Volunteer Fire Department (North - 2)	Mark Harrison
Volunteer Fire Department (South - 1)	Rusty Corley
Volunteer Fire Department (South - 2)	Richard Ray
Paid Fire Department	Greg Champion
County Commissioner	Zelodis Jay
County Commissioner	Russ May
Fire Marshal	Ken Reeves
Ex Officio	Reba Duke

Commissioner May thanked Commissioners Jay and Karan for evaluating this matter to help meet needs of our fire departments and for placing him on the committee.

BOARD REAPPOINTED MICHAEL SMITH TO THE GRANVILLE COUNTY ABC BOARD

Upon a motion by Commissioner Zelodis Jay, seconded by Commissioner Tony W. Cozart, and unanimously carried, the Board reappointed Michael Smith to the Granville County ABC Board.

BOARD MADE REAPPOINTMENTS TO THE SOUTH GRANVILLE MEMORIAL GARDENS BOARD OF TRUSTEES

Upon a motion by Commissioner Jimmy Gooch, seconded by Commissioner Tony W. Cozart, and unanimously carried, the Board reappointed James Russell, Elbert Oakley, Jr., Mary Ann Lunsford, Dallas H. Champion and Rev. John Gooch to the South Granville Memorial Gardens Board of Trustees.

BOARD APPOINTED COMMISSIONER RUSS MAY TO THE COUNTY COMMISSIONER ADVISORY BOARD TO CARDINAL INNOVATIONS HEALTHCARE

Chair Hinman said that the next item was to appoint a County Commissioner to the County Commissioner Advisory Board for Cardinal Innovations Healthcare.

County Manager Felts gave background information. The County Commissioner Advisory Board (CCAB) has been established and organized pursuant to General Statute § 122C-118.2 to serve as an advisory board to Cardinal Innovations Healthcare (Cardinal). The CCAB shall serve as an advisory board to Cardinal, including its Chief Executive Officer, on matters pertaining to the delivery of services for individuals with mental illness, intellectual or

other developmental disabilities, and substance use disorders. A copy of the charter with more details was included in the agenda.

Elliott Clark, Cardinal Innovations Healthcare, explained the charter and noted that the committee was put in place so that each county is represented. He said the meetings would be held quarterly at this time. He mentioned late Commissioner Smoak and thanked him for his many years representing Granville County on the oversight board.

Chair Hinman appointed Commissioner Russ May as the Granville County representative on the County Commissioner Advisory Board to Cardinal Innovations Healthcare.

BOARD APPROVED PURCHASE OF BUFFALO TURBINE BLOWER FOR THE GRANVILLE ATHLETIC PARK

County Manager Felts explained that when the County undertook the GAP Phase III project, it was anticipated that an additional full-time Parks and Grounds staff position to assist with the increased facility maintenance from the added recreational elements. Current staff have worked to acquire the skills necessary to maintain the tennis courts and other Phase III elements, and the Park Director believes if the County can purchase the large pull behind blower, they will be able to adequately maintain the courts with the existing staff levels.
The Parks and Grounds Director received the following three (3) quotes for the requested blower, Buffalo Turbine Blower Tow-Behind with wireless remote:

Revels Turf & Tractor	$7,990.00
Finch Services, Inc.	$8,200.00
Greenville Turf & Tractor	$8,390.00

When asked, the County Manager said they anticipate opening the Granville Athletic Park (GAP) Phase III in the next 30 days. He also responded that if it is determined that another full-time person is needed at the GAP, the request will come back to the Board.

Upon a motion by Commissioner David T. Smith, seconded by Commissioner Russ May, and unanimously carried, the Board approved purchasing a Buffalo Turbine Blower Pull Behind Unit with remote from Revels Turf & Tractor for an amount not to exceed $7,990.00 from the fiscal year 2020-2021 existing budget.

BOARD ANNOUNCED SPRING LITTER SWEEP – INFORMATION ONLY

County Manager Felts announced that this year's Spring North Carolina Department of Transportation (NCDOT) sponsored roadside cleanup "SPRING 2021 LITTER SWEEP" runs from April 10 - April 24. This year, we have tentatively scheduled a Volunteer County

Employee roadside clean up, on Friday, April 16, 2021 and a rain date on Friday, April 23, 2021. Volunteers will meet downtown Oxford at noon and will travel to a site selected by Jason Falls, Granville County Environmental Services Director.

BOARD PRESENTATIONS

Commissioner May said he was excited to hear about the litter pick-up event and the opportunity for employees to pick-up litter and be able to leave early after participating. He talked about the litter problems on our roadsides and the cut in funding from the State, noting that since 2018 crews have not been provided by the State for pick-up. He said that Commissioner Karan and he picked up with volunteer groups and picked up 80 bags in a small area. He expressed his concerns with Commissioner Jay who serves on the Environmental Affairs Committee as they are looking at options. He noted that COVID has diminished the work of volunteers, the court system has minimized littering charges, that public service announcements to keep Granville County beautiful need to be done, and that he will continue to work with others to combat the litter problems. He thanked that Board for approving the Open Broadband Tower Agreement for Wilton and said that he hopes Creedmoor will come online to help find sites to locate on. He reported that he hopes the site assessment for the NC Highway 56 Convenience Site Road will come up with a remedy. He expressed that he was disappointed that the Veterans Service agenda item was not discussed and then thanked Commissioners for the foresight to create the Fire Department Needs Subcommittee and for being appointed to it. He concluded by thanking the Board for entertaining his calls and interactions.

Commissioner Karan reported that the local efforts for House Bill 90 that allows 14 counties, including Granville County, to return children to school was preempted by Senate Bill 220. He said as the restrictions for gathering have lessened, he is ready to see the Board get back to in-person meetings. He reported that the Parks, Greenways and Recreation Committee worked with Library Director Will Robinson, Senior Transportation Planner Justin Jorgensen, and Assistant County Manager Korena Weichel and on a StoryWalk® Book for the GAP that will highlight the trail there.

Commissioner Gooch said that Commissioner Jay, County Manager Felts, and Environmental Programs Director Jason Falls met about the Highway 56 Convenience Site. He reported that all options are expensive and he looks forward to seeing what the engineering

firm comes up with. He reported that his Pair and Share meeting with the Chairman of the Granville County Board of Education, Superintendent and Assistant Superintendent was a good meeting, that there are tough decisions ahead as cost cutting is not an easy task, and that he looks forward to working with them.

Commissioner Jay echoed comments from Commissioner Gooch and mentioned that he had his Pair and Share meeting today. He reported that a lot of the teachers have now been vaccinated which was one of his concerns about reopening schools. He asked that staff check Webb School Road as someone has dumped trash at the curve there and to check the Oxford Loop Road. The Environmental Affairs Committee (EAC) met on March 9th and would like the Board to let them know if there is anything they want the committee to work on. He reported that some of the EAC met with Sheriff Noblin, Detention Administrator Cash and County Manager Felts regarding litter on the sides of the road, noting that some things they thought could be done cannot. He said perhaps some signs need to be erected and that any recommendation will be accepted by the EAC.

Commissioner Smith announced that Granville Health System will hold a mass vaccine clinic on Saturday, March 20th beginning at 7:00 a.m. by appointment and includes group 4. He said as people are vaccinated perhaps we can get back to some normalcy.

Commissioner Cozart said he enjoyed his Pair and Share with Board of Education District 4 member Leonard Peace. He said that volunteers are needed on Saturday for the mass vaccine clinic at Granville Health System and thanked Adam McConnell at the hospital for helping with vaccine appointments for those that do not have email or computer access. He said he looks forward to the retreat. He also announced that the visitation for his mother-in-law, Helen Peace, will be held on Thursday.

Chair Hinman expressed condolences to the Cozart family. She said she looked forward to her upcoming Pair and Share meeting and also to meeting in-person. Clarification was made that the vaccine clinic on March 20th is for the first dose.

When asked about litter pick-up on Highway 56, County Manager Felts said the County sets aside $100,000 a year for litter pick-up on the main thoroughfares in Granville County twice a year. He reported that pick-up has been delayed due to rain.

Solid Waste Management Director Falls said he directed the crews to finish Highway 96 North and then to move south.

MEETING ANNOUCEMENT MADE DURING ANY OTHER MATTERS

Chair Hinman read the following notice of rescheduled remote meeting:

NOTICE of RESCHEDULED REMOTE MEETING

The Granville County Board of Commissioners will hold the second day of their annual retreat on Thursday, March 18th beginning at 9:00 a.m. This meeting was rescheduled due to inclement weather. Due to the continued COVID-19 State of Emergency, the meeting room will be closed to the public. Please contact the County Administration Office at 919-693-5240 to receive the registration link for the Zoom meeting.

Clerk Debra A. Weary read the following notice of meeting:

NOTICE of SPECIAL JOINT MEETING

All interested persons please take notice that the Granville County Board of Commissioners and the Granville County Board of Education will hold a Special Joint Meeting on Monday, March 29, 2021 at 4:30 p.m. at the Mary Potter Center for Education at 200 Taylor Street, Oxford, NC. The Boards will hear a presentation from the architect from L3P regarding possible renovation scenarios for G.C. Hawley Middle School. Contact the Board of Education Office for more information.

BOARD WENT INTO CLOSED SESSION

Upon a motion by Commissioner David T. Smith, seconded by Commissioner Zelodis Jay, and unanimously carried, the Board went into closed session as allowed by G.S. 143-318.11(a)(3) and (5) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged; and to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

Upon a motion by Commissioner Russ May, seconded by Commissioner Jimmy Gooch, and unanimously carried, the Board returned to regular session.

BOARD APPROVED DONATION OF PROPERTY TO GRANVILLE COUNTY ABC BOARD

Upon a motion by Commissioner Zelodis Jay, seconded by Commissioner Jimmy Gooch, and by a vote of 6 – 1 (Commissioner May vote nay), the Board approved the request from the Granville ABC Board to donate the lot on McClanahan Street (map # 192313133324)

between the Oxford Fire Department and the ABC Store in Oxford to the Granville ABC Board.

Commissioner Smith asked that Rob Williford, Chairman of the Granville ABC Board, be notified to look for an additional site in the Wilton/Grissom area. The general consensus of the Board was to direct Mr. Williford to do so .

COMMISSIONERS ADJOURN

Upon a motion by Commissioner Zelodis Jay, seconded by Commissioner Jimmy Gooch, and unanimously carried, the Board adjourned at 9:28 p.m.

Respectfully submitted,
Debra A. Weary, NCCCC, MMC
Clerk to the Board

APPROVED BY: _____
Sue Hinman, Chair

OXFORD, NORTH CAROLINA
March 29, 2021

The Members of the Honorable Board of Commissioners of Granville County, North Carolina met in a special joint meeting on Monday, March 29, 2021 at The Mary Potter Center of Education, 200 Taylor Street, Oxford. The purpose was to meet with the Granville County Board of Education to hear a presentation regarding possible renovation scenarios for G.C. Hawley Middle School

Present were:

Chair:	Sue Hinman	
Commissioners:	Tony W. Cozart	Jimmy Gooch
	Zelodis Jay	Timothy Karan
	Russ May	David T. Smith

County Manager: Michael S. Felts
Assistant County Manager: Korena Weichel

County Attorney: James C. Wrenn, Jr.

Present from the Granville County Board of Education were:

Chairman:	David Richardson	
Board Members:	Ethel Anderson	G. Thomas Houlihan
	Amanda J. LaBrecque	Dr. Gregory McKnight
	Leonard E. Peace, Sr.	Glenda Williams

Board of Education Attorney: Eva DuBuisson

MEETING CALLED TO ORDER

Chairman Richardson called the Board of Education meeting to order and Chair Sue Hinman called the Board of Commissioners to order at 4:34 p.m. Mrs. Ethel Anderson had the invocation and Commissioner Russ May led the Pledge of Allegiance.

WELCOME AND UPDATES

Chairman Richardson and Chair Hinman welcomed everyone and made remarks. Chairman Richardson said the purpose is regarding the campus of G.C. Hawley.

HISTORICAL REVIEW AND TIMELINE

Dr. Stan Winborne, Assistant Superintendent of Operations and Human Resources with Granville County Public Schools, gave a historical review and timeline and spoke from a document entitled *"Granville County Public Schools Efficiency of School Facility Use and School Reorganization."* The report included information including average daily

membership, charter school enrollment, school capacity data, and recent efforts and future strategies. He noted that there are new members from both boards and that this meeting is to catch everyone up with the information.

BOARD HEARD PRESENTATION FROM ARCHITECT

Mrs. Katherine Peele, LS3P Architects, gave a presentation of the potential renovation of G.C. Hawley at a preliminary cost of $22,797,500 and approximately $29 - $30 million with the roof and auditorium add-ons.

QUESTIONS, COMMENTS AND DISCUSSION

Commissioners and Board of Education members asked questions and made comments about the cost of the G. C. Hawley project, athletic fields in project, school capacity, possible building expansion in the future, use of funding to improve other schools rather than renovate Hawley, poor condition of G.C. Hawley, working together, consolidation of schools for efficiency, attracting students to GCPS, doing better for our students, not doing a bond referendum, possibly of remote options going forward, schools receiving approximately 40% of county budget, condition of other schools, phased approach to renovations, limited budget, competitive academic schools with funding that we have, hard decisions are ahead and change is hard, laser focus work with K-3rd grades, Tar River Elementary built so it could be expanded, and supporting our students and laying foundation for the future. Clarification was made that there are no original buildings on the Hawley Middle School site. The idea to go back to two high schools and make Granville Central High School a middle school was mentioned.

CLOSING COMMENTS

Chair Hinman closed by saying that the schools are very important and Board of Commissioners have also had to say "no" to others when they asked for funding. She noted that if funding is not available and we overspend, then property taxes will have to be raised to generate revenue. She noted that Granville County's taxes are the 9th highest out of 100 counties in the State at this time. She said this is not an easy decision and we have to work together. She said we need to make Granville County the best it can be and draw people and businesses into Granville County to generate more taxes so we will have funding for our schools, Sheriff's Office, fire departments, Granville Health System and others.

Dr. Houlihan said he was glad to get together formally for the first time since he has been on the Board of Education and hopes to do it more often. He said even though they heard

some things they did not want to hear, they now have clarification from the Board of Commissioners as well as Board of Education members to move forward.

When asked where the North Carolina Education Lottery money is, it was noted that it is used debt consolidation.

Chairman Richardson thanked the Board of Commissioners for meeting with them to discuss some hard decisions that are ahead. He thanked the Board of Education members for the work they have done for the last few years regarding consolidation and stewardship of funding for the school system. He also thanked staff for their work.

ADJOURNMENT

Upon a motion by Mr. Leonard Peace, seconded by Mrs. Glenda Williams, and unanimously approved, the Board of Education adjourned.

Upon a motion by Commissioner David T. Smith, seconded by Commissioner Zelodis Jay, and unanimously carried, the Board adjourned at 6:20 p.m.

Respectfully submitted,
Debra A. Weary, NCCCC, MMC
Clerk to the Board

APPROVED BY: _____
Sue Hinman, Chair

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Tamonica Thorpe
Department: Tax Department
Date: April 5, 2021

Title: **Tax Refunds, Releases And Write-offs**

PURPOSE:
To approve tax refunds, releases and write-offs.

BACKGROUND:
Tax releases and refunds are generated according to N.C.G.S. 105-381.

According to resolution adopted May 1, 2003, the Board of Commissioners authorized the Tax Collector to forego the collection for all taxes which do not exceed $2.00.

The following tax refunds, releases and write-offs are recommended for approval:

Refunds	March 2021:	$1,253.30
Releases	March 2021:	$1,420.50
Write-offs ($2 and less)	March 2021:	$21.51

A copy of the tax refunds, releases and write-offs is located in the Clerk's Office for inspection.

RECOMMENDATION:
Approval of tax refunds, releases and write-offs for March 2021.

ACTION TAKEN:

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: April 15, 2021

Title: **Presentation on Voluntary Ag Districts**

PURPOSE:
To hear a presentation from the Agricultural Advisory Board on Voluntary Ag Districts.

ACTION TAKEN:

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 13, 2021
Title:	**Public Comments**

Public Comments are limited to 3 minutes.

ACTION TAKEN:

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Barry Baker
Department: Planning
Date: April 15, 2021

Title: **George Barnes, Applicant, Portion of Parcel with frontage on US Highway 158 East of Oxford**

PURPOSE:
To hold a public hearing to hear public comments on the following zoning map amendment (rezoning) petition:

Zoning Map Amendment (Rezoning) Petition

Z-1-2021 **George Barnes, Applicant, Portion of Parcel with frontage on US Highway 158 east of Oxford**

George Barnes is requesting to rezone a 1.91 acre portion of a parcel from Agricultural Residential 40 District (AR-40) to Highway Business District (HB). The proposed 1.91 acre parcel would front on US Highway 158 and is currently part of a larger tract currently owned by DC Critcher Jr. and Cathy Critcher. The 1.91 parcel proposed for rezoning is currently part of a larger tract that is more specifically identified as Tax Map #193303247406.

Please note that the North Carolina General Assembly enacted Planning legislation concerning Governing Body statements pertaining to plan consistency and small-scale rezoning analysis in regard to zoning map amendments (rezonings) (N.C.G.S. 153A-341). In that regard, the Commissioners may accept the Planning Board's plan consistency statement and small-scale rezoning analysis as their own, or the Commissioners may prepare a different statement. The Commissioners must adopt a plan consistency statement and small-scale rezoning analysis prior to action on the zoning map amendment (rezoning).

Attachments include: (1) Copy of rezoning petition and map; (2) Applicant notice to property owners; (3) Written and signed Planning Board Plan Consistency Statement and Small-Scale Rezoning

Analysis; (4) Unapproved minute excerpts for agenda item from the March 18, 2021 and March 25, 2021 Planning Board meetings; (5) Copy of the Table of Uses from the Granville County Land Development Ordinance (LDO); (6) Copy of the Use Definitions from the LDO; and, (7) Copy of zoning district vicinity map prepared by zoning staff.

RECOMMENDATION:

The Planning Board (7-0) recommended approval of the zoning map amendment (rezoning).

ATTACHMENTS:
Zoning Petition and Map
Notice to Property Owners
Written Consistency Statement and Small-scale Rezoning Analysis
Unapproved Minute Excerpts from March 18 and March 25, 2021 Planning Board Meetings
Table of Uses and Use Definitions from Granville County Land Development Ordinance
Copy of Zoning District Vicinity Map prepared by zoning staff

ACTION TAKEN:

Received by Kathleen Morris Secretary to the Planning Board

RECEIVED
FEB 26 2021
GRANVILLE COUNTY DEV. SVS.

COUNTY OF GRANVILLE, NORTH CAROLINA

145 WILLIAMSBORO STREET, POST OFFICE BOX 877, OXFORD, NORTH CAROLINA 27565

OFFICE OF THE COUNTY PLANNING DEPARTMENT
(919) 693-9001

PETITION FOR REZONING

A. Property information and request:

Deed reference: Deed Book No. 1499 Page No. 943 Acreage: 1.91

Zoning: Existing: AR-40 Proposed: HB

Location: 1.91 acre portion of Tax Map #193303247406

B. Legal description of property involved:

1. Metes and bounds: See Attached

2. Map: See Attached

C. Name(s) of property owners: DC Critcher, Jr. & Cathy Critcher

D. Statement of Justification: (One or both)

1. How would amendment correct obvious error in zoning map?

2. How would changed conditions in area justify the requested amendment? The Neighboring Properties to the east and south are currently zoned HB. This rezoning would be inline with the existing uses at this location.

E. Staff consultation:

Owners Name: DC Critcher & Cathy Critcher

Address: 123 Critcher Road Oxford, NC 27565

Telephone:

Petitioner: Date: 2/26/2021 Fee Paid: 1017.75

Official Use Only: PB: Date of Hearing:

Processed By:

Barry Baker

From: Brent Purdum <bpurdum@trianglesitedesign.com>
Sent: Monday, March 1, 2021 7:42 AM
To: Barry Baker
Subject: RE: Rezoning Application

This email originated from External Source. Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

George Barnes, Member/Manager of Glandon Forest Equity, LLC.

Thank you,

Brent Purdum
Triangle Site Design, PLLC
919-235-7858

From: Barry Baker <barry.baker@granvillecounty.org>
Sent: Monday, March 1, 2021 7:39 AM
To: Brent Purdum <bpurdum@trianglesitedesign.com>
Subject: RE: Rezoning Application

Thanks Brent. Can you advise who signed as petitioner? I cannot make out the name. I need it for the legal notice ad.

Barry Baker

From: Brent Purdum <bpurdum@trianglesitedesign.com>
Sent: Friday, February 26, 2021 4:19 PM
To: Barry Baker <barry.baker@granvillecounty.org>
Cc: Kathy Morris <Kathy.Morris@granvillecounty.org>; Ashley Davis <adavis@vanguardpg.com>
Subject: RE: Rezoning Application

This email originated from External Source. Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

Here is the correct document. James Henry died leaving his ½ interest to Cathy Critcher and DC Critcher Jr. owns the other half from his father DC Critcher Sr.

Thank you,

Brent Purdum
Triangle Site Design, PLLC
919-235-7858

From: Barry Baker <barry.baker@granvillecounty.org>
Sent: Friday, February 26, 2021 2:24 PM

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIPE IN THE NORTHERN RIGHT OF WAY OF WILLIAMSBORO ROAD (U.S. HWY. 158), SAID POINT BEING FURTHER LOCATED S 78°50'13" E A DISTANCE OF 175.52 FEET FROM A RIGHT OF WAY MONUMENT; THENCE WEST ALONG THE RIGHT OF WAY AND A CURVE HAVING A RADIUS OF 1532.39 FEET AND AN ARC LENGTH OF 253.59 FEET (CHORD S 70°56'50" W; 253.30 FEET) TO A POINT; THENCE TURNING N 12°52'55" W A DISTANCE OF 348.49 FEET TO A POINT; THENCE TURNING N 77°07'05" E A DISTANCE OF 251.83 FEET TO A POINT; THENCE TURNING S 12°52'55" E A DISTANCE OF 100.09 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF THE PROPERTY BELONGING TO KDA REAL ESTATE NC, LLC AND THEN CONTINUING ALONG KDA REAL ESTATE NC, LLC WEST LINE S 12°52'55" E A DISTANCE OF 221.18 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.91 ACRES.

LEGAL DESCRIPTION

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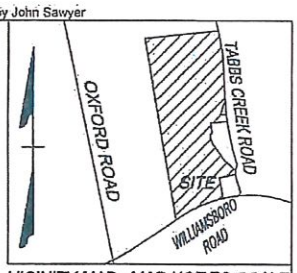
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1532.39'	308.15'	154.60'	11°31'18"	S69°55'38"W	307.63'
C2	1532.39'	253.59'	127.09'	9°28'54"	S70°56'50"W	253.30'
C3	1532.39'	54.56'	27.28'	2°02'24"	S65°11'11"W	54.56'



VICINITY MAP - MAP NOT TO SCALE

NORTH CAROLINA PROFESSIONAL SEAL L-4917 LAND SURVEYOR JASON A. MIZELLE

PIN: 193303247406
TOTAL AREA ± 23 AC
ZONING: AR-40

NOW OR FORMERLY
RUSHING WIND OUTREACH
PIN: 193303340557
D.B. 1711, PG. 945
ZONING: HB

S46°55'32"E 294.43'

N77°07'05"E 251.83'

S12°52'55"E 100.09'

S78°06'55"W 191.25'

NC GRID NAD 83 (2011)

PROJECT AREA
1.91 AC

N12°52'55"W 348.49'

S12°52'55"E 221.18'

NOW OR FORMERLY
KDA REAL ESTATE NC LLC
PIN: 193303340292
D.B. 1783, PG. 196
ZONING: HB

NC GRID
N 934,096.72 sFT
E 2,133,029.90 sFT

TIE TO R/W MONUMENT
N78°50'13"E 175.52'

R/W MONUMENT
NC GRID
N 934,130.70 sFT
E 2,133,202.10sFT
ELEV 494.87'

C3 C1 C2

WILLIAMSBORO ROAD - US 158
(R/W BY MONUMENTATION)

LEGEND
EXISTING IRON PIPE (EIP)
CONCRETE MONUMENT
PROPERTY CORNER
PROPERTY BOUNDARY
RIGHT-OF-WAY
PROPERTY TIES

SCALE 1"=60'
0 60' 120'

REZONING EXHIBIT MAP FOR
GLANDON FOREST EQUITY, LLC
BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1499, PAGE 943

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com C-1652

YOUR VISION ACHIEVED THROUGH OURS.

Salem Township	Granville County
Date: Feb. 22, 2021	Scale: 1" = 60'
Sheet 1 of 1	J.N.: 41389.052
Drawn by: J. Sawyer	Checked by: J. Mizelle

TIMMONS GROUP

GLANDON FOREST EQUITY
3825 BARRETT DRIVE SUITE 100
RALEIGH, NORTH CAROLINA 27609

March 31, 2021

Cath Critcher
4400 Crowders Crest Dr
Gastonia, NC 28052

Re: Williamsboro Street, Oxford NC property

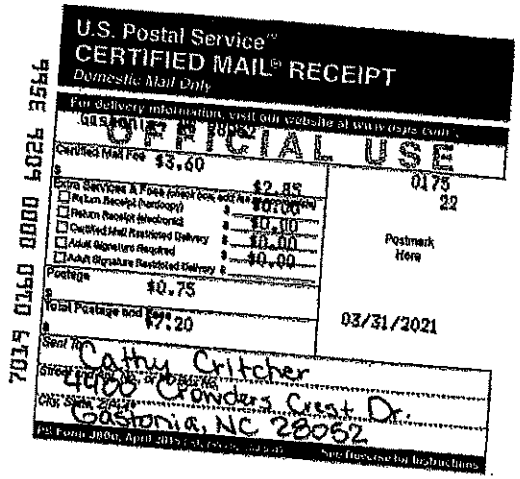
Dear D.C. Critcher,

Please see Notice of Public Hearing attached for the above referenced property.

Feel free to contact me with any questions or concerns.

Sincerely,

George T. Barnes, Jr.
Manager



GLANDON FOREST EQUITY
3825 BARRETT DRIVE SUITE 100
RALEIGH, NORTH CAROLINA 27609

March 31, 2021

D.C. Critcher, Jr.
117 Critcher Road
Oxford, NC 27565

Re: Williamsboro Street, Oxford NC property

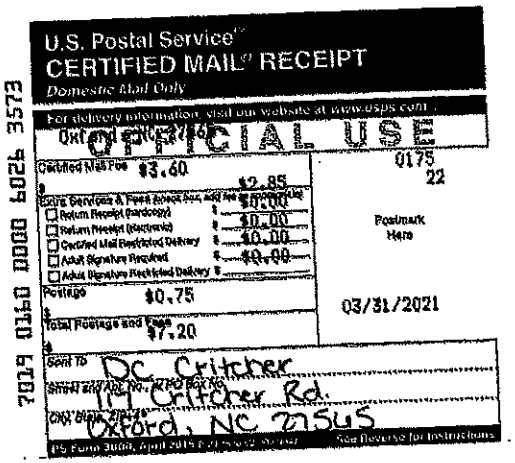
Dear D.C. Critcher,

Please see Notice of Public Hearing attached for the above referenced property.

Feel free to contact me with any questions or concerns.

Sincerely,

George T. Barnes, Jr.
Manager



LEGAL NOTICE OF PUBLIC HEARING

The Granville County Board of Commissioners at their meeting on Monday, April 19, 2021 will hold a public hearing at 7:00 PM or later at the Granville Expo and Convention Center at 4185 US Highway 15 South, Oxford, N.C. 27565.

The purpose of the public hearing is to hear public comments on the following zoning map amendment (rezoning):

Zoning Map Amendment (Rezoning) Petition

Z-1-2021 **George Barnes, Applicant, Portion of Parcel with frontage on US Highway 158 east of Oxford**

George Barnes is requesting to rezone a 1.91 acre portion of a parcel from Agricultural Residential 40 District (AR-40) to Highway Business District (HB). The proposed 1.91 acre parcel would front on US Highway 158 and is currently part of a larger tract currently owned by DC Critcher Jr. and Cathy Critcher. The 1.91 parcel proposed for rezoning is currently part of a larger tract that is more specifically identified as Tax Map #193303247406.

Changes may be made in the advertised proposal, which reflect debate, objections, and discussions at the hearing.

For additional information or public examination, contact the Granville County Planning Department, 122 Williamsboro Street, P.O. Box 877, Oxford, NC 27565; phone 919-603-1331 or fax 919-693-6794.

Planning Board Written Consistency Statement and Small-Scale Rezoning (Spot-Zoning Analysis) Regarding George Barnes who is requesting to rezone a 1.91 acre portion of a parcel from Agricultural Residential 40 District (AR-40) to Highway business District (HB). The proposed 1.91 acre parcel would front on US Highway 158 and is currently part of a larger tract currently owned by D C Critcher Jr. and Cathy Critcher. The 1.91 parcel proposed for rezoning is currently part of a larger tract that is more specifically identified as Tax Map #193303247406.

Planning Board Written Consistency Statement:

The Granville County Future Land Development Map contained within the Granville County Comprehensive Land Use Plan classifies the future land use of the property as Office & Industrial. The property is in an area that is a mixture of residential, commercial, office and industrial. A major recommendation is to "encourage commercial and mixed use development in key areas." The proposed lot being considered for rezoning is adjacent to a Highway Business (HB) zoned and would be located on a major highway. A commercial rezoning is consistent with the recommendations of the recently adopted land use plan and is in the public interest as it encourages commercial and mixed use development in the key area near Interstate 85.

Planning Board Small-Scale Rezoning (spot-Zoning) Analysis:

The proposed rezoning is approximately 1.91 acres. The Granville County Future Land Development Map contained within the Granville County Comprehensive Land Use Plan classifies the future land use of the property as Office & Industrial. The property is in an area that is a mixture of residential, commercial, office and industrial. A major recommendation is to "encourage commercial and mixed use development in key areas." The proposed lot being considered for rezoning is adjacent to a Highway Business (HB) zoned and would be located on a major highway. A commercial rezoning is consistent with the recommendations of the recently adopted land use plan and is in the public interest as it encourages commercial and mixed use development in the key area near Interstate 85.

Mike Turner, Planning Board Chairman
North Carolina
Granville County

I, Kathryn C Morris, a Notary Public for the said County and State, do hereby, certify that Michael Turner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of April, 2021.

(Official Seal)

KATHRYN C. MORRIS
NOTARY PUBLIC
GRANVILLE COUNTY, N.C.

Kathryn C Morris Notary Public

My Commission expires 8-19-2024.

EXCERPTS FROM THE UNAPPROVED PLANNING BOARD MINUTES OF MARCH 18, 2021 AND THE CONTINUED MEETING MINUTES OF MARCH 25, 2021. ZONING MAP AMENDMENT (REZONING) PETITION

PUBLIC HEARING – ZONING MAP AMENDMENT (REZONING) PETITION

Z-1-2021 George Barnes, Applicant, Portion of Parcel with frontage on US Highway 158 east of Oxford

George Barnes is requesting to rezone a 1.91 acre portion of a parcel from Agricultural Residential 40 District (AR-40) to Highway Business District (HB). The proposed 1.91 acre parcel would front on US Highway 158 and is currently part of a larger tract currently owned by DC Critcher Jr. and Cathy Critcher. The 1.91 parcel proposed for rezoning is currently part of a larger tract that is more specifically identified as Tax Map #193303247406.

Chairman Turner opened the public hearing and asked Mr. Baker for remarks.

Mr. Baker stated that all public notices as required by local and state law had been accomplished for tonight's hearing. He then stated that George Barnes is requesting to rezone a 1.91-acre portion of a parcel from Agricultural Residential 40 District (AR-40) to Highway Business District (HB). The proposed 1.91-acre parcel would front on US Highway 158 and is currently part of a larger tract currently owned by DC Critcher Jr. and Cathy Critcher. The 1.91 parcel proposed for rezoning is currently part of a larger tract that is more specifically identified as Tax Map #193303247406. Mr. Baker stated that this is a virtual hearing and the Board cannot make a recommendation tonight. The public may make written comments up to 24 hours after the hearing. It is anticipated that the Planning Board will meet virtually on March 25, 2021 at 7:00 p.m. to make a recommendation. The NC General Statutes require that the Planning Board make a written consistency statement regarding officially adopted plans and a small scale rezoning analysis. Agenda items include the staff comments regarding the Comprehensive Plan, the application, staff comments on small scale rezoning spot zoning analysis, and the applicant's comments. The development review committee met on March 4 and reviewed the proposed rezoning. The committee had no comments regarding the rezoning application.

The agenda packets contain the rezoning application, rezoning survey map, copy of table of uses, and use definitions. This is a general use rezoning request so all potential uses allowed in highway business must be considered.

Chairman Turner asked for questions from the Board Members. Hearing none he asked if anyone had signed up to comment.

No one had signed up to comment.

Mr. Baker stated that the applicant was present for comment.

Chairman Turner acknowledged the applicant.

Al Rivers, real estate broker for Mr. Barnes and Brent Purdum, site engineer were present.

Mr. Rivers, 100 Watersedge Loop, Henderson, NC, 27537, stated that Mr. Barnes was unable to attend tonight but that he would be representing him. He stated that he had a Dollar General in his neighborhood and felt that this would be a good addition to this area.

Brent Purdum, Triangle Site Design, 4004 Barrett Drive, Suite 101, Raleigh, NC, was available to answer any questions.

Chairman Turner asked for questions from the Board Members.

Hearing none, he asked for comments from anyone online.

Hearing none, he closed the public hearing.

Chairman Turner stated that this item is continued to March 25, at 7:00 p.m. via a zoom virtual meeting. A recommendation will be made at that time.

Continued Agenda Item from 3-18-21 Regular Meeting

Zoning Map Amendment (Rezoning) Petition

Z-1-2021 George Barnes, Applicant, Portion of Parcel with frontage on US Highway 158 east of Oxford

George Barnes is requesting to rezone a 1.91 acre portion of a parcel from Agricultural Residential 40 District (AR-40) to Highway Business District (HB). The proposed 1.91 acre parcel would front on US Highway 158 and is currently part of a larger tract currently owned by DC Critcher Jr. and Cathy Critcher. The 1.91 parcel proposed for rezoning is currently part of a larger tract that is more specifically identified as Tax Map #193303247406.

Chairman Turner asked Madam Secretary if anyone had made comment in writing. No one had sent in written comments.

Chairman Turner opened the floor for discussion by Board Members. Hearing no further comments, he called for a motion.

Board Member Nelson made a motion to approve the rezoning Z-1-2021 as presented and to adopt the staff's comments regarding the rezoning application's consistency with the

Comprehensive Plan and spot-zoning analysis as the Planning Board's written consistency statement and spot-zoning analysis.

Vice Chairman Mangum seconded the motion.

Chairman Turner did a roll call vote. The motion passed unanimously.

Ayes: Averette, J. Currin, Milstein, Mangum, Nelson, Turner, Tyler
Nays: None

Sec. 32-142. - Use table.

According to land use, table 03.110A lists the type of permission in each district, parking requirements, loading bay requirements, and permitted sign types. Table 03.110B lists the specific parking requirements and table 03.110C lists specific loading requirements for several specific uses listed in table 03.110A. Limited, conditional and special use standards are contained in the tables and section 32-191 of this article. Should a use not be identified in table 03.110 or article XIX, refer to section 32-1138. See article IV for district, lot, bulk and other standards.

TABLE 03.110A

GENERAL USE TABLE

	Permitted Land Use											
Land Use	AR-80	AR-40	R-25	MHPD	HB	NB	I-1	I-2	O/I	Parking	Loading	Other
Agricultural												
Boarding Stables	Y	Y	Y	Y	N	N	N	N	N			
Bona Fide Farms	Y	Y	Y	Y	Y	Y	Y	Y	Y	na.	na.	
Farmsteads	Y	Y	Y	N	N	N	N	N	N	3/du.	none	
Residential												
Single-Family Detached	Y	Y	Y	Y	N	N	N	N	N	3/du.	none	
Mobile Home, pre-1976	L	L	N	L	N	N	N	N	N	2/du.	none	Only facilities existing as of March 16, 1998; see section 32-193
Manufactured Home, post-1976	L	L	L	L	N	N	N	N	N	2/du.	none	see section 32-194
Planned Unit Development	S	S	S	S	N	N	N	N	N	2.25/du.	none	see section 32-195
Manufactured Home Park	N	N	N	L	N	N	N	N	N	2.25/du.	none	see section 32-196
Group Home	Y	Y	Y	Y	N	N	N	N	N	3.0/du.	none	
Home Uses												

Cottage Industry	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see section 32-197
Family Child Care Home	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see section 32-199
Home Businesses	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see section 32-198
Home Occupation	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see section 32-200
Institutional												
Assembly and Worship	Y	Y	Y	Y	Y	N	N	N	Y	1/3 seats	1/40,000 sf.	
Child Care Centers	Y	Y	Y	Y	Y	Y	N	N	Y	see table 03.110B	1/60,000 sf.	
College	L	L	L	N	Y	L	N	N	Y	1/2 students	1/40,000 sf.	
Institutional	Y	Y	Y	Y	Y	Y	N	N	Y	see table 03.110B	1/60,000 sf.	
Institutional, Residential	L	L	L	L	Y	Y	N	Y	L	see table 03.110B	1/25,000 sf.	see section 32-201
Protective Care	S	S	N	N	S	N	Y	N	L	1/2 rooms	2 sf.	see section 32-202
Public Service	L	L	L	Y	Y	Y	Y	Y	L	1/employee and 1 stored vehicle	1 per loading bay	see section 32-203
Utilities, Local	L	L	L	Y	L	Y	Y	Y	L	1/1,000 sf.	1/2,000 sf.	see section 32-204
Commercial												
Agricultural Support and Services	L	L	N	N	Y	Y	Y	Y	N	1/250 sf.	1.5/bay	see section 32-205
Bed and Breakfast/Country Inn	L	L	L	N	Y	Y	N	N	N	1/room plus 2	none	see section 32-206

Cattle Merchant Wholesalers	S	S	N	N	Y	Y	Y	Y	N	1/250sf.	1.5/bay	see section 32-236
Commercial Lodging	N	N	N	N	Y	Y	N	Y	N	see table 03.110B	2/40,000 sf.	
Commercial Retail	N	N	N	N	Y	Y	L	L	N	see table 03.110B	see table 03.110C	see section 32-207
Drive-in Facility	N	N	N	N	Y	Y	N	Y	N	see table 03.110B	1/25,000	
Heavy Retail and Service	N	N	N	N	C	N	L	L	N	see table 03.110B	1.5 per bay	see section 32-208
Hospitals	N	N	N	N	Y	Y	N	N	Y	1/bed	1/33,000 sf.	
Kennels	C	C	N	N	Y	Y	Y	Y	N	1/333 sf. plus 1 per 3 stalls	1/40 stalls	see section 32-209
Light Automobile Service	N	N	N	N	Y	Y	Y	Y	N	see table 03.110B	1/20,000 sf.	
Alcohol, Sales or With Restaurant	N	N	N	N	Y	L	Y	Y	N	12/1,000 sf. of GFA	na	see section 32-210
Office	N	N	N	N	Y	Y	Y	Y	Y	see table 03.110B	1/33,000 sf.	
Restaurant	N	N	N	N	Y	Y	Y	Y	Y	12/1,000 sf. of GFA	na	
Services	N	N	N	N	Y	Y	Y	Y	N	see table 03.110B	1/33,000 sf.	
Shopping Center	N	N	N	N	Y	N	N	N	N	1/200 sf.	1/25,000 sf.	
Vehicular Sales, Rental and Service	N	N	N	N	L	N	N	N	N	1/15 cars on lot	2/30,000 sf.	see section 32-211
Recreation and Amusement												
Campgrounds	C	C	N	N	N	N	N	N	N	1 space per travel trailer and 3/50 at office	1	
Commercial Amusement, Indoor	N	N	N	N	Y	L	N	Y	N	see table 03.110B	1	see section 32-212

Commercial Amusement, Outdoor	N	N	N	N	L	L	N	Y	N	see table 03.110B	none	see section 32-213
Horse Shows	C	C	C	C	Y	Y	Y	Y	N	see section 32-235	see table 03.110C	see section 32-235
Indoor Recreation	L	L	L	L	Y	Y	N	N	N	see table 03.110B	1	see section 32-214
Outdoor Recreation	L	L	L	L	Y	Y	N	N	N	see table 03.110B	1	see section 32-215
Riding Stables/Riding Academy	L	L	L	L	Y	Y	Y	Y	N	see section 32-192	see table 03.110C	see section 32-192
Industrial Uses												
Convenience Centers	N	S	N	N	C	C	L	L	N	1 per employee on largest shift	none	See section 32-237
Disposal	S	S	N	N	N	N	S	S	N	1/vehicle	1/vehicle	see section 32-216
Ethanol/Biodiesel Production Facility	N	N	N	N	N	N	N	L	N	see table 03.110B		see section 32-232
Extraction	N	N	N	N	N	N	S	S	N	1/vehicle and accessory	1/vehicle	see section 32-217
Ground-Mounted Solar Power Energy System "Solar Farm"	N	N	N	N	N	N	C	L	N			see section 32-233
Heavy Industry	N	N	N	N	N	N	N	Y	N	see table 03.110B	1/15,000 sf. or 1.25/bay	
Light Industry	N	N	N	N	N	N	Y	Y	N	1/500 and 1/vehicle	1/20,000 sf. or 1/bay	
Recycling and/or Storage	S	S	N	N	N	N	N	Y	N	2/1,000 sf.	1.25/bay	see section 32-218

Utilities, Community/Regional	S	S	N	N	N	N	S	S	N	1/1,000 sf.	1 vehicle	see section 32-219
Warehousing	N	N	N	N	C	N	Y	Y	N	1/2,000 sf.	1.5/bay	see section 32-220
Special Uses												
Adult Establishments	N	N	N	N	N	N	N	S	N	see section 03.353	None	see section 03.353
Designated Group Development	N	N	N	N	L	L	L	L	L	1/200 sf.	1/25,000 sf.	see section 32-329
Electronic gaming operation	N	N	N	N	N	N	N	S	N	See section 32-234		See section 32-234
General Aviation Airports	N	N	N	N	N	N	N	S	N	special study	special study	see section 32-221
Private Landing Strips	N	S	N	N	N	N	N	S	N	none	none	see section 32-221(c)
Wireless Support Structures and/or Substantial Modification of Wireless Support Structures	S	S	S	S	S	S	S	S	S	see article IX	none	see article IX
Wireless Collocations and/or Eligible Facilities Requests	L	L	L	L	L	L	L	L	L	See article IX	none	See article IX
Temporary Uses												
Commercial Temporary Outdoor Sales	Y	Y	N	N	Y	Y	Y	Y	Y	site review	none	
Concrete/Asphalt Batch Plant	N	N	N	N	N	N	L	L	N	special study	1/vehicle	see section 32-227
Contractor's Office	S	S	N	N	L	L	L	L	N	1/200 sf.	none	see section 32-228
Dog Agility Competition	L	L	L	L	L	L	L	L	L	1/3 attendee	none	See section 32-238

Farmstand	Y	Y	N	N	Y	Y	Y	Y	N	8 spaces	none	
Mobile Homes as Office and/or Exhibition	L	L	L	L	L	L	Y	Y	L	1/vehicle	none	see section 32-229
Hardship Mobile Home	C	C	C	C	N	N	N	N	N	1/du	none	see section 32-230
Public-Interest Event	L	L	L	L	L	L	L	L	L	1/3 attendee	1/vehicle	see section 32-231
Special Event	L	L	L	L	L	L	L	L	L	1/3 attendee	1/vehicle	see section 32-232
Temporary Miscellaneous Sales	L	L	L	L	L	L	L	L	L	1/vehicle	none	see section 32-233

TABLE 03.110B

OFF-STREET PARKING STANDARDS FOR SPECIFIC USES

	Parking Spaces Required	
Uses	Per 1,000 sf. of Floor Area	Other Standard
Agricultural		
Commercial Stables	—	1 per 4 stalls plus 1 per 2,000 sf. riding area
Home Uses		
Home Occupations and Cottage Industries	—	1.0 space per employee
Institutional		
Auditorium, Public	—	1 per 3 seats
Child Care Center	—	1 per each 7 children and 1 per employee
Church	—	1 per 3 seats
Clubs and Associations (no food service)	8.0	—
Fire Station	—	4 per vehicle bay
Library or Museum	3.5	plus bus spaces, calculate auditorium separately at 0.75 rate
Nursing Homes	—	0.33 per room
Schools: Elementary and Junior High	—	2 per classroom

DIVISION 3. - USE DEFINITIONS

Sec. 32-1301. - Generally.

The uses found in table 03.110 are defined in this division. Specific uses may be further defined in division 4 of this article. If a use is not enumerated in either of these divisions, see section 32-1138 for interpretations. Any use not specifically listed in table 03.110 and defined in this article is expressly prohibited unless the interpretation is that the use is similar to a permitted use. The 1997 North American Industrial Classification System (NAICS) codes are used to define many uses.

(Ord. of 7-12-1999, div. 23.200)

Sec. 32-1302. - Agricultural uses.

(a) (1) *Bona fide farms* (NAICS 111, 112, part and 11142). Bona fide farm uses include crop production and animal production, and agritourism defined by N.C.G.S. 153A-340. Following shall constitute sufficient evidence for classification as a bona fide farm:

a. A farm sales tax exemption certificate issued by the department of revenue.

b. A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to N.C.G.S. 105-277.3.

c. A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return.

d. A forest management plan.

(2) These uses also include:

a. Orchards, aquaculture and truck farming.

b. The raising or breeding of livestock, cattle, horses, poultry and bees.

c. Nurseries and greenhouses that sell only products grown on the premises. Tree farms, forestry and nurseries selling gardening or other supplies are not considered bona fide farms under this subsection (NAICS 11142).

(b) Boarding stables means a place where a property owner may allow others to board their horses, mules, donkeys or ponies. Those stabling their animals may ride their animals at the location. No equestrian events of any kind may be held at boarding stables unless otherwise authorized by this chapter.

(c) *Farmstead* means a residential-agricultural unit in which the land is used for agriculture and residential purposes by the owner/operator of the agricultural operation.

(d) *Agricultural processing facility* means a facility utilized for the processing and packaging of produce and/or other commodities for transport to off-site wholesale or retail establishments. Facilities may be utilized by farm-based producers, restaurateurs, caterers, food entrepreneurs, and the like. Activities shall include, but may not be limited to, canning, dehydrations, washing, cutting or basic preparation of raw produce prior to shipment but does not include processing of live animals. May include accessory retail sales of products processed on site.

(e) *Agricultural processing facility, community* means a facility utilized for the processing of produce and/or other commodities produced by no more than five cooperative farm partners for the consumption of others

(e.g., small canning operation). Activities shall include, but may not be limited to, canning, dehydrations, washing, cutting or basic preparation of raw produce but does not include processing of live animals. May include accessory retail sales of products processed on site.

(f) *Cold storage facility* means a facility used to warehouse perishable foods and products prior to transport.

(g) *Community farmers' market* means an enclosed or open-air facility for the retail sale of locally produced vegetables, flowers, meats, commodities, plants, crafts, etc. For the purpose of this definition, "local" means Granville County and counties that share a border with Granville County.

(h) *Stockyard/livestock market* means a facility where livestock are kept temporarily awaiting purchase and/or transport; such facilities may include enclosed pavilions, grandstands, paddocks, and stalls.

(Ord. of 7-12-1999, § 23.210; Amend. of 4-4-2011, §§ 2, 6; Amend. of 1-5-2015(2), § 4; Amd. of 11-18-2019(1), § 10)

Sec. 32-1303. - Residential uses.

(a) *Single-family detached* means all detached dwelling units constructed on lots and intended for only one family.

(b) *Mobile home* means a manufactured home constructed prior to June 15, 1976, that does not meet the standards promulgated by the U.S. Department of Housing and Urban Development (24 CFR 3287.7(a)) at the time of construction. See "Manufactured home," section 32-1331.

(c) *Manufactured home, post-1976,* means all manufactured homes constructed after June 15, 1976, that meet or exceed the standards promulgated by the U.S. Department of Housing and Urban Development (24 CFR 3287.7(a)) or its successor that were in effect at the time of construction. See "Manufactured home," section 32-1331.

(d) *Planned unit development* describes a development that consists of one or more of the following housing types: single-family, single-family lot line, village houses, duplexes, townhouses, multiplexes and apartments. Such developments shall be planned as a unit and shall meet all the standards in table 04.110 and section 32-195.

(e) *Manufactured home parks.* A parcel of land divided into two or more manufactured home lots for lease.

(f) *Group home* means a building that would otherwise be categorized as a single-family home, except for the fact that the number of unrelated individuals living in the unit does not qualify under the definition of family. The operation of a group home shall be a family living environment, not an institutional environment where staff manages the living and controls activities. If the unit would otherwise qualify as other types of dwelling units defined in this chapter, such as apartment or attached housing, the use shall be treated as such. Co-ops, nursing homes, other institutional residential, and boardinghouse type of operations are expressly excluded since these are institutional or commercial lodging uses. Family care homes and home care units which care for a maximum of six individuals are included under this definition.

(Ord. of 7-12-1999, § 23.220; Amend. (2) of 7-10-2006, § 2)

Sec. 32-1304. - Home uses.

(a) *Cottage industry* means:

(1) An industrial or intensive use conducted on a lot with a residential dwelling unit. Up to six employees may be employed in addition to family members. Farm workers are not included.

(2) This use includes but is not limited to all uses permitted as a home occupation or home business and busin to agriculture, truck operations involving no more than two designated trucks shall be stored in a building, s system service, well service, carpentry, upholstery, woodworking, potteries, glassworks, blacksmiths and oth uses. It includes screened outdoor storage areas.

(b) *Home business* means a business operated out of homes that permits the employment of up to four unrelated individuals in the home. Uses shall be limited to office or service businesses and any use permitted as a home occupation. Wholesale or retail sales is prohibited except as provided for home occupations.

(c) *Family child care home* means family homes which receive up to a maximum of eight children for less than 24 hours per day. The number counted includes the family's natural or adopted children and all other persons under the age of 12.

(d) *Home occupation* refers to any service, professional or art occupation which is customarily operated out of the home that permits the employment of up to two unrelated individuals in the home. Sales, wholesale or retail, shall be prohibited except for sales distributors who fill orders for catalog type products and make deliveries to the customer's house, as opposed to customers coming to the place of business.

(Ord. of 7-12-1999, § 23.230)

Sec. 32-1305. - Institutional uses.

(a) *Assembly and worship* includes museums, aquariums, cultural or arts centers, conference centers (with no lodging), and churches with schools as part of the complex (NAICS 6111, 8131, 8134).

(b) *Childcare center* means any use of a building that provides child care services (day, nursery, or preschools NAICS 6244) for three or more children not in a person's residence that is or will be licensed by the state, also is not associated with an assembly and worship facility. Child care services associated with assembly and worship facilities on the same parcel of such facility is an accessory use to the principal use. Child care services associated with an assembly and worship facilities on a separate parcel of such facility shall be treated the same as a child care center use that may be exempted to licensing by the state.

(c) *College* means colleges, universities and professional schools (NAICS 6113); other advanced education (NAICS 6112).

(d) *Institutional* means libraries, public or private, elementary, middle and high schools without residential living facilities (NAICS 61111), senior citizens' center (NAICS 624120), churches, cemeteries, and all other public or private indoor institutional uses.

(e) *Institutional, residential* include:

(1) Convents or monasteries, and nursing homes.

(2) Sheltered care facilities or group living facilities where the residents live in an institutional environment and are generally under the care or control of staff. All sheltered care, group care, group homes, and residential substance abuse facilities where total occupancy is more than six shall be considered institutional residential use. The residents would be members of an institution, or would have institutional care, or would be treated by staff in an institutional setting rather than living independently. Drug and alcoholism hospitals and rehabilitation (NAICS 623, 62422, 62423).

(3) Institutional housing where there is commercial rental or condominium ownership combined with any of the following: common food service, nursing or health care. (NAICS 623311, 6239, 624229)

(4) Dormitories, fraternities, sororities or co-ops.

(5) Public or private elementary, middle, and high schools with live-in facilities on site (NAICS 61111).

(f) *Protective care* means housing where the residents are assigned to the facility and are under the protective care of the county, state or federal government (NAICS 92214). This use includes jails, prisons, work release, other similar facilities, and psychiatric hospitals (NAICS 6222).

(g) *Public service* includes emergency service, buildings, or garages (e.g., ambulance, fire, police, rescue), conservation agencies, and postal service buildings except major distribution centers (NAICS 62191, 92212, 92216) where vehicles are stored and dispatched (office uses are under section 32-1306).

(h) *Utilities, local* (NAICS 221122, 22121) means utility substations or transmission and local distribution facilities, including telephone, and all government-owned utilities. Generation, storage of combustibles, and regional facilities and landfills or mining facilities are not included here; see section 32-1308.

(Ord. of 7-12-1999, § 23.240; Ord. of 2-4-2002, § 3; Amend. of 10-16-2017 , § 1; Amd. of 6-3-2019(1) , § 1)

Sec. 32-1306. - Commercial uses.

(a) *Agricultural support and services* include farm supply services and grain storage, but exclude agricultural equipment dealers (NAICS 1151, 1152, 49313, 4225, 54194).

(b) *Bed and breakfast/country inn* (NAICS 721191) is any place of lodging that provides five or fewer rooms for rent, is the owner's personal residence, and is occupied by the owner at the time of rental.

(c) *Commercial lodging* (NAICS 7211, 7213) includes hotels, motels, boardinghouses and roominghouses, or a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services to be provided may include a restaurant, meeting rooms and recreational facilities.

(d) *Commercial and retail uses* include the following, provided no general storage or sales occur on the exterior on a regular basis. Furthermore, no regular outdoor sales can exceed five percent of the interior floor area:

Art gallery.

Artisan's workshop or artist studio that is not a home use, as defined in section 32-1304.

Clothing and accessory stores (NAICS 448).

Consumer rental (NAICS 5322, 5323).

Electronics and appliances (NAICS 443).

Florists (NAICS 453110).

Food and beverage stores except liquor sales (NAICS 445).

Furniture and home furnishings stores (NAICS 442).

Furniture stores (NAICS 442).

Garden centers (NAICS 44422).

General merchandise stores (NAICS 452).

Gift, novelty, and souvenir stores (NAICS 453220).

Household appliances (NAICS 443).

Miscellaneous retail, including art, gifts, sporting goods, drug stores, liquor, books, toys, camera stores (NAICS 451, 452).

Office supplies and stationery stores (NAICS 453210).

Paint, glass, wallpaper, hardware (NAICS 44412, 44413).

Pet and pet supplies stores (NAICS 453910).

Used merchandise stores (NAICS 453310).

(e) *Drive-in facility* includes all drive-in establishments providing service to customers in vehicles: drive-in restaurants, banking facilities; other uses with drive-up windows where the drive-up facility is the principal use and not an accessory use.

(f) *Heavy retail and service* means retail and/or service activities that have regular exterior service or storage areas or partially enclosed structures as listed below:

Any commercial retail use (subsection (d) of this section) having exterior activities.

Automotive parts and tire dealers (NAICS 4413).

Farm and garden machinery and equipment merchant (NAICS 423820—Retail or wholesale).

Fuel dealers (NAICS 45431).

Equipment rental and leasing (NAICS 5324).

Home centers (NAICS 44411).

Lumber and other building materials (NAICS 4213, 44419, 44911).

Mini warehouses, not with outside storage (NAICS 53113).

Outdoor power equipment stores (NAICS 44421).

Recreational equipment rental (NAICS 532292).

Repair shops and related services (NAICS 811).

Special trade contractors (NAICS 238) (except storage of any equipment that is more than 12 feet in height).

Truck, recreational vehicle and mobile home sales (NAICS 441222, 44121, 45393).

Utility trailer dealers (1997 NAICS 441229).

Vehicle repair services, towing and parking (NAICS 8111 except light auto services subsection (i)).

(g) *Hospitals* means hospitals and medical laboratories (NAICS 339116, 62151, 62211, 62221, 62231), including general medical and surgical hospitals, specialty hospitals, and alcoholism, drug rehabilitation (NAICS 6222).

(h) *Kennels* means the boarding, breeding, training or selling of domestic dogs or cats. This shall include the keeping of more than four dogs or six cats over the age of four months, or the keeping of a total of more than five dogs and cats (NAICS 812910).

(i) *Light automobile service* includes:

(1) Gasoline service stations, gas-convenience marts, and quick-service oil, tuneup, brake and muffler shops where repairs are made in fully enclosed bays, the repairs are completed in less than two hours, and no

vehicles are stored overnight (NAICS 811191, 811192). A single-bay car wash associated with a gas convenience mart is permitted.

(2) Auto service centers with a number of the uses as listed in this chapter contained in a single building. When the total floor area is greater than 30,000 square feet, car washes shall be permitted as part of the center. (NAICS 4411, 4413, and 811191, 81119)

(j) *Alcohol sales* includes ABC stores, liquor stores, uses selling beer or wine except where that area is less than five percent of the store floor area, breweries (NAICS 312120), wineries (NAICS 312130) or restaurants serving liquor.

(k) *Office uses* include:

Agricultural support and services (offices only) (NAICS 115).

Business services (NAICS 55, 5611—5616, 5619, 8139).

Civic and social organizations (NAICS 8132—34).

Educational services, such as business schools (NAICS 6114), technological, and trade schools (excluding public and private schools defined as institutional).

Finance, banks, trusts, lending (NAICS 521, 522, 525, 533).

Governmental offices (NAICS 92 excluding public service).

Health services (NAICS 621).

Insurance carriers, agents, brokers, and service (NAICS 524).

Miscellaneous services (NAICS 523910 and 523999).

Professional and technical services (NAICS 5411—5419).

Real estate (NAICS 531).

Security, commodity brokers and services (NAICS 523).

Social services (NAICS 624) (except care facilities).

(l) *Restaurants* (NAICS 722). See subsection (e) for restaurants with drive-in facilities and subsection (j) for microbreweries serving food.

(m) *Service uses* include a wide variety of personal and commercial services. This category does not include those services for customers in vehicles, such as a drive-in banking facility.

Educational services (NAICS 611 except 611512, 61162).

Funeral homes (NAICS 81221).

Health, exercise and fitness clubs; dance studios (NAICS 71394, 71399).

Laundry services (NAICS 8123).

Miscellaneous repair services and shops (NAICS 44311, 8112, 8113, 8114).

Personal services (NAICS 8121, 812921, 812922, and 812990).

Postal service buildings, except regional distribution centers, couriers and messengers (NAICS 491, 492).

Social assistance (NAICS 624).

Veterinary uses (NAICS 54194).

(n) *Shopping center* means a group of commercial retail, service and other commercial uses, located in a single planned unit and having minimal exterior activities.

(o) *Vehicular sales, rental and service* means automobile, boat, motorcycle, recreational vehicle dealers, and auto repair (NAICS 4411, 441221, 441222, 53211, also see subsection (f)).

(p) Cattle merchant wholesalers (1997 NAICS 422520).

(Ord. of 7-12-1999, § 23.250; Ord. of 8-21-2000, § 1; Amend. of 10-15-2007, § 1; Amend. of 4-4-2011, § 3; Amend. of 1-22-2013, § 1; Amd. of 8-6-2018 , § 1; Amd. of 11-18-2019(1) , § 10)

Sec. 32-1307. - Recreation and amusement uses.

(a) *Campground* is a form of commercial lodging where guests bring tents, travel trailers, campers or other similar forms of shelter. The campground rents pads to the guests.

(b) *Commercial amusement, indoor,* (NAICS 512131, 7111, 7112 part, 7113, 712 part, 713 part) includes but is not limited to all indoor commercial amusement facilities such as bowling alleys, indoor sports arenas, movie theaters, indoor skating rinks (ice or roller), video arcades, pool halls and shooting arcades.

(c) *Commercial amusement, outdoor,* (NAICS 512132, 71311, 71212, 71213) includes but is not limited to fairgrounds, outdoor stadiums, racing facilities, rodeos, music arenas, theme parks, amusement parks, miniature golf establishments, water slides, batting cages and shooting ranges.

(d) *Indoor recreation* includes:

(1) Recreational uses that are public (open to community or development residents), including community recreation centers, gymnasiums, indoor swimming pools, or tennis, racquetball, or handball courts (NAICS 71394 part).

(2) Specifically excluded are commercial and nonprofit membership health and exercise clubs and uses listed as commercial amusement uses (see section 32-1306).

(e) *Outdoor recreation* includes:

(1) Public areas (open to community residents) for active recreational activities, including but not limited to jogging, cycling, tot-lots, playing fields, playgrounds, outdoor swimming pools and tennis courts (NAICS 7113); golf courses (full-sized, nine holes, regulation length), regardless of ownership and membership golf and country clubs, par-3 golf courses, and golf driving ranges (NAICS 71391, 71393, 71394).

(2) Passive recreational uses, including but not limited to arboretums, wildlife sanctuaries, forests, areas for hiking, nature areas, and other passive recreation-oriented parks.

(3) Picnic areas, garden plots and beaches.

(f) Riding stables/Riding academy (NAICS 713990).

(g) Horse shows (NAICS 711310).

(h) *Guest ranch* means a rural lodge providing overnight accommodations for transient guests seeking a vacation experience characteristic to that of a rural ranch; onsite facilities may include lodge or cabin accommodations, dining facilities, barns, dance hall and recreational facilities, including but not limited to riding rings, trails, fishing holes and swimming facilities.

(i) Children's recreational camp with accommodation facilities (NAICS 721214) means an establishment that offers riding, hiking and similar activities. These establishments may provide accommodation facilities, such as cabins, and fixed campsites for campers, campers' families, and staff. These establishments also may include other am such as food services, recreational facilities and equipment, gymnasiums, and organized recreational activities. establishments may provide sports and recreation instruction. Athletic research also may be conducted as an accessory use to this land use provided such activities shall be conducted in structures which maintain a camp c type external appearance.

(Ord. of 7-12-1999, § 23.260; Amend. of 4-4-2011, §§ 7, 8; Amend. of 1-5-2015(2), § 5; Amend. of 12-7-2015(1), § 2; Amd. of 11-18-2019(1), § 10)

Sec. 32-1308. - Industrial uses.

(a) *Disposal* includes disposal uses such as sanitary landfills, sludge disposal or storage; resource recovery facilities; energy recovery or generating from waste material; and any other form of waste management facilities (NAICS 5622 excluding disposal of radioactive waste materials [NAICS 562211], all of which are prohibited). Sewer facilities are regulated as utilities.

(b) *Extraction* includes extraction uses such as mining and quarrying and any other extraction use (NAICS 21).

(c) *Heavy industry* includes construction, mining, manufacturing, transportation and public utilities due to the land use intensity impacts typically associated with large industrial uses, their accessory outdoor storage uses, and large building areas. The following uses are permitted:

Alcoholic beverages (NAICS 31214).

All other miscellaneous wood product manufacturing (NAICS 321999).

Asphalt shingle and coating materials manufacturing (NAICS 324122).

Cut stock, resawing lumber and planing (NAICS 321912).

Hardwood veneer and plywood manufacturing (NAICS 321211).

Softwood veneer and plywood manufacturing (NAICS 321212).

Engineered wood manufacturing (NAICS 321213).

Heavy construction contractors (NAICS 234).

Industrial equipment leasing (NAICS 5324).

Manufactured home (mobile home) manufacturing (NAICS 321991).

Meat products manufacturing (NAICS 3116).

Metal window and door manufacturing (NAICS 332321).

Other millwork (including flooring) (NAICS 321918).

Prefabricated wood building manufacturing (NAICS 321992).

Reconstituted wood product manufacturing (NAICS 321219).

Sawmills (NAICS 321113).

Seafood product preparation and packaging (NAICS 3117).

Stone, clay and glass products (NAICS 327); see subsection (d) of this section.

Tire retreading (NAICS 326212).

Tobacco manufacturing (NAICS 312230).

Tobacco stemming and redrying (NAICS 312210).

Toilet preparation manufacturing (NAICS 325620).

Transportation equipment manufacturing (NAICS 336).

Truss manufacturing (NAICS 321214).

Utility production or processing facilities, but not office or transmission or distribution (NAICS 22).

Wood containers and pallet manufacturing (NAICS 321920).

Wood window and door manufacturing (NAICS 321911).

See subsection (d) for high-tech heavy industry.

(d) *Light industry* includes manufacturing, transportation and wholesale use. This includes the following uses:

Biological product manufacturing (NAICS 325414).

Breakfast cereal manufacturing (NAICS 311230).

Building, development and general contracting (NAICS 236).

Communications (NAICS 515).

Electric and electronic equipment (NAICS 335) except electronic distribution and electrical industrial (NAICS 3353, 3359; not including NAICS 335312 Motor and generator manufacturing which is allowed).

Envelopes (NAICS 322232).

Fabricated metal product manufacturing (NAICS 332999).

Fats and oils refining and blending (NAICS 311225).

Flour milling (NAICS 311211).

Folding paperboard box manufacturing (NAICS 322212).

Food products (NAICS 311 including 311230, 312,) (except NAICS 3112, 3116, 3117, 3122).

Furniture and fixtures (NAICS 337).

High-tech heavy industry (NAICS 327, 335, 8112, 443), where the business is less than 20,000 square feet and receives and ships all its packages via courier service.

In-vitro diagnostic substance (NAICS 325413).

Instruments and related products (NAICS 334, 339).

Malt manufacturing (NAICS 311213).

Medicinal and botanical manufacturing (NAICS 325411).

Metal coating (NAICS 332813).

Mini-warehouses (NAICS 53113).

Motor and generator manufacturing (NAICS 335312).

Office and computing machines (NAICS 334).

Other oilseed processing (NAICS 311223).

Pharmaceutical preparation manufacturing (NAICS 325412).

Plastics bottle manufacturing (NAICS 326160).

Plastics pipe and pipe fitting manufacturing (NAICS 326122).

Printing and publishing (NAICS 511, 512, 323).

Regional utility substation or distribution station (NAICS 221, 486) on at least two acres.

Rice milling (NAICS 311212).

Setup paperboard box manufacturing (NAICS 322219).

Soybean processing (NAICS 311222).

Special trade contractors (NAICS 238) (except storage of any equipment that is more than 12 feet in height).

Stationary and tablets manufacturing (NAICS 322233).

Textiles and apparel (NAICS 313, 314, 315).

Transportation services (NAICS 488).

Truck, recreational vehicle and mobile home sales (NAICS 441222, 441229, 44121, 45393).

Truck rental (NAICS 53212).

Wet corn milling (NAICS 311221).

Wholesale trade, durable and nondurable (NAICS 423, 424) except farm products (NAICS 424510, 424520 and 424590).

(e) *Recycling or storage* includes any land or structure consisting of at least 600 cubic feet used for salvaging, recycling, junkyards or storing of wastepaper, rags, scrap metal and discarded materials or the collection, dismantlement, storage and salvage of six or more inoperative vehicles, automobiles, boats, trucks, or farm vehicles or equipment, or other types of machinery. This establishment stores or keeps materials for a period of 15 days or more. Where there is no exterior storage, and all the material is stored inside buildings with impervious floors, the use shall be considered light industry.

(f) *Utilities, community region.* This use includes natural gas fuel power generation, storage of combustibles, and regional facilities, such as regional switching stations or regional power substations, pump storage, and other facilities not housed inside normal buildings (NAICS 22).

(g) *Warehousing.* This category includes all warehouse construction (identified in NAICS 236220 except mini or self storage warehouses) that is not incidental to a manufacturing facility. This category also includes trucking

terminals and trucking and warehousing (NAICS 484),

(h) Convenience centers means a county/county contractor-maintained site for the location of waste collection dumpsters and recycling bins.

(Ord. of 7-12-1999, § 23.270; Ord. of 11-5-2001, § 1; Amend. of 8-4-2003(3), § 1(23.270C.) ; Ord. of 10-4-2004, §§ 1, 2; Ord. of 4-18-2005, §§ 1—4; Amend. of 9-6-2011, § 1; Amd. of 11-18-2019(1) , § 10)

Sec. 32-1309. - Special uses.

(a) *General aviation airports* include all airports (NAICS 481, 488) and flight training schools (NAICS 611512), including those used by ultralight aircraft.

(b) *Event center* means a venue which hosts weddings, receptions, birthday parties, fundraising events for non-profits, family or class reunions, and church gatherings and is situated upon a parcel of land upon which bona fide farming activities are taking place (not including agritourism as defined by N.C.G.S. 153A-340).

(c) *Designed group development* includes any development that is not a conditional use or special use for that district that is intended, designed or contains any one or more of the following situations:

(1) More than one nonresidential principal structure on the same lot of record.

(2) A structure divided by three or more divided walls which separate nonresidential uses.

(3) Any nonresidential structure of 20,000 square feet or more to be used for other than industrial or warehousing uses.

(d) *Adult establishments.* An establishment that includes one of the following businesses: adult bookstores or adult video store; adult live entertainment business; or, adult motion picture theater.

(e) *Electronic gaming operation* means any business enterprise, whether as a principal use or accessory use, where persons utilize electronic machines owned, operated, or kept by the business enterprise, including but not limited to computers and gaming terminals, to conduct games of chance, including sweepstakes, and where cash, merchandise or other items of value are redeemed or otherwise distributed, whether or not the value of such distribution is determined by electronic games played or by predetermined odds. Electronic gaming operations may include, but are not limited to, internet sweepstakes, electronic gaming machines/operations and internet cafes and cybercafes where internet sweepstakes and electronic gaming operations are offered by the proprietor in a manner not accessible to the general public from a home computer. This does not include any lottery approved by the State of North Carolina. No electronic gaming operation shall be allowed as any home use defined in this chapter.

(f) *Private landing strips* means runways or landing strips intended for the private use of an individual engaged in the operation of aircraft for personal pleasure and are not used for commercial purposes.

(Ord. of 7-12-1999, § 23.280; Ord. of 8-21-2000, § 3; Ord. of 8-4-2003, § 3-23.280.C.; Amend. of 6-7-2010, § 3; Amend. of 6-16-2014, § 4; Amend. of 9-8-2015(1) , § 2; Amend. of 9-6-2016(1) , § 3; Amd. of 11-18-2019(1) , § 10)

Sec. 32-1310. - Temporary uses.

(a) *Commercial temporary outdoor sales* means outdoor sales of merchandise, by either a store owner or occupant, outside the store in question on either the public sidewalk, a private sidewalk or pedestrian area. This use excludes sales associated with a public interest or special event.

(b) *Concrete/asphalt batch plant* means a concrete or asphalt batch plant assembled on a site for the

construction of a particular road improvement, located no more than one mile from the site. This facility shall be removed within one year.

(c) *Contractor's office,* including watchman's trailers, construction equipment sheds, contractor's trailers and similar uses incidental to a construction project. Sleeping and/or cooking facilities may also be permitted.

(d) *Farmstand* means a temporary or permanent structure or vehicle used in the sale of agricultural produce, in season, at least 50 percent of which is grown by the seller. More than one farm may sell at a single stand.

(e) *Mobile home for temporary use as office and/or exhibition* means a modular unit used solely as offices for purposes of exhibition, or for a caretaker or night watchman, to be temporarily parked, maintained and/or occupied.

(f) *Hardship mobile home* means a mobile home to be placed on an occupied lot with an existing residential dwelling on a temporary basis.

(g) *Public interest event* means outdoor gatherings, auctions, art sales and bake sales for the benefit of the community or community service or nonprofit organizations.

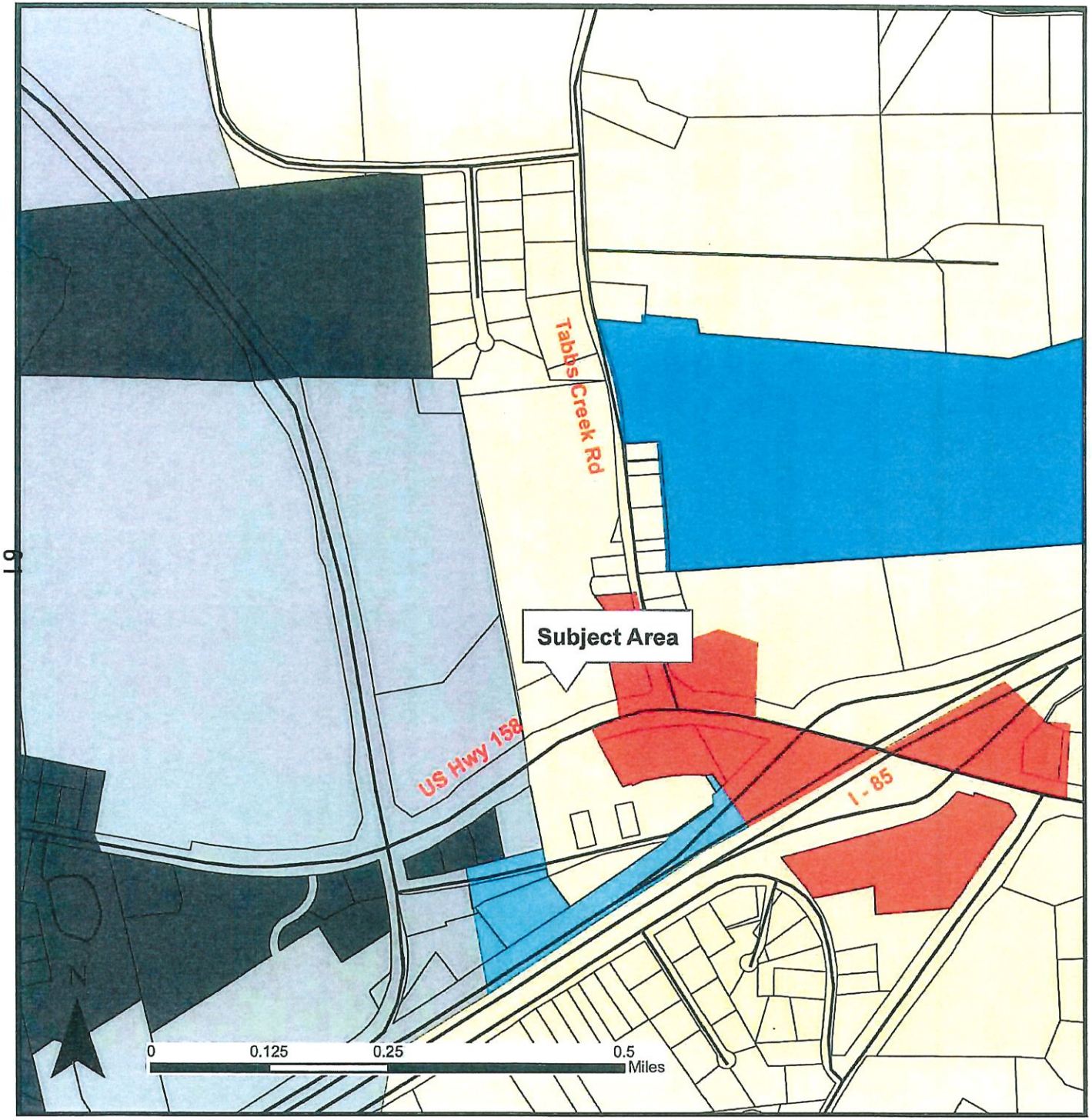
(h) *Special events* include but are not limited to outdoor concerts, auctions, equestrian events, carnivals, circuses, outdoor religious meetings, and special entertainment at commercial properties. Such uses often travel to various communities or involve noisy events regardless of purpose.

(i) *Temporary miscellaneous sales* include those activities which bring goods to a retail use in trucks and sell that merchandise from the trucks or a temporary outdoor or tented sales area.

(j) *Dog agility competition* means a competition where dogs compete to establish times through an agility course.

(Ord. of 7-12-1999, § 23.290; Amend. of 4-4-2011, § 9; Amend. of 7-6-2015(1), § 3)

Secs. 32-1311—32-1330. - Reserved.



Zoning Vicinity Map

Z-1-2021
George Barnes, Applicants,
Located on US Highway 158
East of Oxford

Legend

- Streets
- Parcels
- City Limits

Zoning January 2019

ZONECODE

- AR-40
- AR-80
- ASE-CZ
- BUTNER PLANNING AND ZONING AREA
- CREEDMOOR PLANNING AND ZONING ARE
- HB
- I-1
- I-2
- MHPD
- NB
- O-I
- OXFORD PLANNING AND ZONING AREA
- R-25
- STEM PLANNING AND ZONING AREA
- STOVALL PLANNING AND ZONING AREA
- ZONING CONTROLLED BY THE STATE

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Barry Baker
Department:	Planning
Date:	April 15, 2021
Title:	**Granville County Land Development Code Text Amendment Petition**

PURPOSE:
To hold a public hearing for a Granville County Land Development Code Text Amendment Petition.

BACKGROUND:
Granville County Land Development Code Text Amendment Petition
AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC) THAT WOULD INCORPORATE THE STATE-MANDATED LAND USE REGULATION CHANGES AS REQUIRED BY CHAPTER 160D OF THE NORTH CAROLINA GENERAL STATUTES. THE AMENDMENTS AFFECT LAND USE REGULATIONS RELATED TO ZONING, PUBLIC AND QUASI-JUDICIAL HEARING PROCESSES, SUBDIVISIONS, AND ENFORCEMENT. THE AMENDMENTS ARE BEING MADE TO BE CONSISTENT WITH STATE LAW.

Please note that the North Carolina General Assembly enacted Planning legislation concerning Governing Body statements pertaining to plan consistency about zoning text amendments (N.C.G.S. 153A-341). In that regard, the Commissioners may accept the Planning Board's plan consistency statement as their own, or the Commissioners may prepare a different statement. The Commissioners must adopt a plan consistency statement prior to action on the zoning text amendment.

Attachments include: (1) Copy of proposed text amendment petition and language; (2) Copy of County Attorney Chapter 160D Revisions to Proposed Amendments; (3) Copy of Planning Board Written Consistency Statement regarding the proposed amendment; and (4) Unapproved minute excerpts for agenda item from the March 18, 2021 and March 25, 2021 Planning Board meetings.

RECOMMENDATION:
The Granville County Planning Board (7-0) recommended approval of the land development code text amendment with the revisions and additions by the County Attorney.

ATTACHMENTS:
Proposed Text Amendment Petition and Language
Copy of County Attorney Chapter 160D Revisions to Proposed Amendments
Planning Board Written Consistency Statement
Unapproved Minute Excerpts from the March 18 and March 25, 2021 Planning Board Meetings

ACTION TAKEN:

GRANVILLE COUNTY PETITION FOR LAND DEVELOPMENT CODE TEXT AMENDMENT

A. Name of Applicant: Granville County Planning Board

B. Comprehensive Plan Statement Justification (additional sheets accepted):

The State of North Carolina has passed major Planning enabling legislation creating a new Chapter 160D applicable to Land Use regulations. The State has mandated that local governments adopt land use regulations consistent with Chapter 160D on, or before, July 1, 2021. These amendments are consistent with state law as prescribed by Chapter 160D of the North Carolina General Statutes. Further, these amendments continue the goals of the Granville County Comprehensive Plan to "preserve opportunities for future industrial and employment uses; encourage commercial and mixed use development; clarify the character of development desired in different residential areas; and, preserve [the] rural character on Granville's green edges."

C. Proposed Land Development Code Text Amendments (additional sheets accepted):

See attached amendments.

D.

Applicant's Signature (or Applicant's Authorized Agent): Barry Baker, Planning Director (on behalf of the Planning Board)

Date: 2-24-21

Fee Paid: N/A

Received on February 24, 2021
Kathryn C Mims
Secretary to the Planning Board

RECEIVED
FEB 24 2021
GRANVILLE COUNTY DEV. SVS.

Amend the Granville County Land Development Code (LDC) (**bold** denotes added language and ~~strike-through~~ denotes deleted language):

Sec. 32-4. - Exemptions.

(d) *Planned unit developments.* All planned unit developments shall continue under the regulations, plans and standards approved in their adoption resolution. If changes are to be made to approved PUDs, it shall be done pursuant to the granting of a **major special** ~~conditional~~ use permit; and every effort shall be made to comply with the regulations of this chapter.

Sec. 32-141. - Generally.

All land uses or structures shall be permitted in districts only as indicated in this division. No use prohibited in a district shall be permitted under any circumstances. The following symbols are used in table 03.110:

(4) **MinS** ~~C~~ indicates a use permitted only if a **minor special** ~~conditional~~ use is approved per section 32-1083. The use must conform to the locational, design or other conditions of section 32-191. Not all properties may meet these requirements, thus limiting the sites upon which the use may be built. **Minor Special** ~~Conditional~~ uses shall be processed by the board of adjustment.

(5) **Maj**S indicates a use permitted only if a **major** special use is approved per section 32-1082. The use must conform to the locational, design or other conditions of section 32-191. Not all properties may meet these requirements, thus limiting the sites upon which the use may be built. Special uses shall be processed by the board of commissioners.

Sec. 32-142. - Use table.

According to land use, table 03.110A lists the type of permission in each district, parking requirements, loading bay requirements, and permitted sign types. Table 03.110B lists the specific parking requirements and table 03.110C lists specific loading requirements for several specific uses listed in table 03.110A. Limited, ~~conditional~~ **minor** and **major** special uses standards are contained in the tables and section 32-191 of this article. Should a use not be identified in table 03.110 or article XIX, refer to section 32-1138. See article IV for district, lot, bulk and other standards.

TABLE 03.110A
GENERAL USE TABLE

	Permitted Land Use											
Land Use	AR-80	AR-40	R-25	MHPD	HB	NB	I-1	I-2	O/I	Parking	Loading	Other
Agricultural												
Boarding Stables	Y	Y	Y	Y	N	N	N	N	N			
Bona Fide Farms	Y	Y	Y	Y	Y	Y	Y	Y	Y	na.	na.	
Farmsteads	Y	Y	Y	N	N	N	N	N	N	3/du.	none	
Residential												
Single-Family Detached	Y	Y	Y	Y	N	N	N	N	N	3/du.	none	
~~Mobile Home, pre-1976~~	~~L~~	~~L~~	~~N~~	~~L~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~2/du.~~	~~none~~	~~Only facilities existing as of March 16, 1998; see section 32-193~~
Manufactured Home~~, post-1976~~	L	L	L	L	N	N	N	N	N	2/du.	none	see section 32-

												194
Planned Unit Development	MajS	MajS	MajS	MajS	N	N	N	N	N	2.25/du.	none	see section 32-195
Manufactured Home Park	N	N	N	L	N	N	N	N	N	2.25/du.	none	see section 32-196
Group Home	Y	Y	Y	Y	N	N	N	N	N	3.0/du.	none	
Home Uses												
Cottage Industry	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see section 32-197
Family Child Care Home	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see section 32-199
Home Businesses	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see section 32-198
Home Occupation	L	L	L	L	N	N	N	N	N	see table 03.110B	none	see section 32-200
Institutional												
Assembly and Worship	Y	Y	Y	Y	Y	N	N	N	Y	1/3 seats	1/40,000 sf.	

Child Care Centers	Y	Y	Y	Y	Y	Y	N	N	Y	see table 03.110B	1/60,000 sf.	
College	L	L	L	N	Y	L	N	N	Y	1/2 students	1/40,000 sf.	
Institutional	Y	Y	Y	Y	Y	Y	N	N	Y	see table 03.110B	1/60,000 sf.	
Institutional, Residential	L	L	L	L	Y	Y	N	Y	L	see table 03.110B	1/25,000 sf.	see section 32-201
Protective Care	MajS	MajS	N	N	MajS	N	Y	N	L	1/2 rooms	2 sf.	see section 32-202
Public Service	L	L	L	Y	Y	Y	Y	Y	L	1/employee and 1 stored vehicle	1 per loading bay	see section 32-203
Utilities, Local	L	L	L	Y	L	Y	Y	Y	L	1/1,000 sf.	1/2,000 sf.	see section 32-204
Commercial												
Agricultural Support and Services	L	L	N	N	Y	Y	Y	Y	N	1/250 sf.	1.5/bay	see section 32-205
Bed and Breakfast/Country Inn	L	L	L	N	Y	Y	N	N	N	1/room plus 2	none	see section 32-206

Cattle Merchant Wholesalers	**MajS**	**MajS**	N	N	Y	Y	Y	Y	N	1/250sf.	1.5/bay	see section 32-236
Commercial Lodging	N	N	N	N	Y	Y	N	Y	N	see table 03.110B	2/40,000 sf.	
Commercial Retail	N	N	N	N	Y	Y	~~L~~	L	N	see table 03.110B	see table 03.110 C	see section 32-207
Drive-in Facility	N	N	N	N	Y	Y	N	Y	N	see table 03.110B	1/25,000	
Heavy Retail and Service	N	N	N	N	**MinS** ~~C~~	N	L	L	N	see table 03.110B	1.5 per bay	see section 32-208
Hospitals	N	N	N	N	Y	Y	N	N	Y	1/bed	1/33,000 sf.	
Kennels	**MinS** ~~C~~	**MinS** ~~C~~	N	N	Y	Y	Y	Y	N	1/333 sf. plus 1 per 3 stalls	1/40 stalls	see section 32-209
Light Automobile Service	N	N	N	N	Y	Y	Y	Y	N	see table 03.110B	1/20,000 sf.	
Alcohol, Sales or With Restaurant	N	N	N	N	Y	L	Y	Y	N	12/1,000 sf. of GFA	na	see section 32-210
Office	N	N	N	N	Y	Y	Y	Y	Y	see table 03.110B	1/33,000 sf.	

Restaurant	N	N	N	N	Y	Y	Y	Y	Y	12/1,000 sf. of GFA	na	
Services	N	N	N	N	Y	Y	Y	Y	N	see table 03.110B	1/33,000 sf.	
Shopping Center	N	N	N	N	Y	N	N	N	N	1/200 sf.	1/25,000 sf.	
Vehicular Sales, Rental and Service	N	N	N	N	L	N	N	N	N	1/15 cars on lot	2/30,000 sf.	see section 32-211
Recreation and Amusement												
Campgrounds	**MinSC**	**MinSC**	N	N	N	N	N	N	N	1 space per travel trailer and 3/50 at office	1	
Commercial Amusement, Indoor	N	N	N	N	Y	L	N	Y	N	see table 03.110B	1	see section 32-212
Commercial Amusement, Outdoor	N	N	N	N	L	L	N	Y	N	see table 03.110B	none	see section 32-213
Horse Shows	**MinSC**	**MinSC**	**MinSC**	**MinSC**	Y	Y	Y	Y	N	see section 32-235	see table 03.110 C	see section 32-235
Indoor Recreation	L	L	L	L	Y	Y	N	N	N	see table 03.110B	1	see section 32-

												214
Outdoor Recreation	L	L	L	L	Y	Y	N	N	N	see table 03.110B	1	see section 32-215
Riding Stables/Riding Academy	L	L	L	L	Y	Y	Y	Y	N	see section 32-192	see table 03.110 C	see section 32-192
Industrial Uses												
Convenience Centers	N	**MajS**	N	N	**MinS** ~~C~~	**MinS** ~~C~~	L	L	N	1 per employee on largest shift	none	See section 32-237
Disposal	**MajS**	**MajS**	N	N	N	N	**MajS**	**MajS**	N	1/vehicle	1/vehicle	see section 32-216
Ethanol/Biodiesel Production Facility	N	N	N	N	N	N	N	L	N	see table 03.110B		see section 32-232
Extraction	N	N	N	N	N	N	**MajS**	**MajS**	N	1/vehicle and accessory	1/vehicle	see section 32-217
Ground-Mounted Solar Power Energy System "Solar Farm"	N	N	N	N	N	N	**MinS** ~~C~~	L	N			see section 32-233
Heavy Industry	N	N	N	N	N	N	N	Y	N	see table	1/15,000 sf. or	

										03.110B	1.25/bay	
Light Industry	N	N	N	N	N	N	Y	Y	N	1/500 and 1/vehicle	1/20,000 sf. or 1/bay	
Recycling and/or Storage	**MajS**	**MajS**	N	N	N	N	N	Y	N	2/1,000 sf.	1.25/bay	see section 32-218
Utilities, Community/Regional	**MajS**	**MajS**	N	N	N	N	**MajS**	**MajS**	N	1/1,000 sf.	1 vehicle	see section 32-219
Warehousing	N	N	N	N	**MinS** ~~C~~	N	Y	Y	N	1/2,000 sf.	1.5/bay	see section 32-220
Special Uses												
Adult Establishments	N	N	N	N	N	N	N	**MajS**	N	see section 03.353	None	see section 03.353
Designated Group Development	N	N	N	N	L	L	L	L	L	1/200 sf.	1/25,000 sf.	see section 32-329
Electronic gaming operation	N	N	N	N	N	N	N	**MajS**	N	See section 32-234		See section 32-234
General Aviation	N	N	N	N	N	N	N	**MajS**	N	special	special	see sectio

Airports										study	study	n 32-221
Private Landing Strips	N	MajS	N	N	N	N	N	MajS	N	none	none	see sectio n 32-221(c)
Wireless Support Structures and/or Substantial Modification of Wireless Support Structures	MajS	MajS	MajS	MajS	MajS	MajS	MajS	MajS	MajS	see article IX	none	see article IX
Wireless Collocations and/or Eligible Facilities Requests	L	L	L	L	L	L	L	L	L	See article IX	none	See article IX
Temporary Uses												
Commercial Temporary Outdoor Sales	Y	Y	N	N	Y	Y	Y	Y	Y	site review	none	
Concrete/Asphalt Batch Plant	N	N	N	N	N	N	L	L	N	special study	1/vehic le	see sectio n 32-227
Contractor's Office	MajS	MajS	N	N	L	L	L	L	N	1/200 sf.	none	see sectio n 32-228
Dog Agility Competition	L	L	L	L	L	L	L	L	L	1/3 attendee	none	See sectio n 32-

												238
Farmstand	Y	Y	N	N	Y	Y	Y	Y	N	8 spaces	none	
Mobile Homes as Office and/or Exhibition	L	L	L	L	L	L	Y	Y	L	1/vehicle	none	see section 32-229
Hardship Mobile Home	**MinS** ~~C~~	**MinS** ~~C~~	**MinS** ~~C~~	**MinS** ~~C~~	N	N	N	N	N	1/du	none	see section 32-230
Public-Interest Event	L	L	L	L	L	L	L	L	L	1/3 attendee	1/vehicle	see section 32-231
Special Event	L	L	L	L	L	L	L	L	L	1/3 attendee	1/vehicle	see section 32-232
Temporary Miscellaneous Sales	L	L	L	L	L	L	L	L	L	1/vehicle	none	see section 32-233

Sec. 32-162. - Accessory uses, residential.

(3) Accessory residential ethanol/biodiesel fuel production for private use must meet the following standards as a **minor special** ~~conditional~~ use **permit**:

(4) An application for a proposed wind energy facility (small system) located at a residence must meet the following standards as an accessory use requiring a **minor special** ~~conditional~~ use permit:

f. *Application.*

1. A **minor special** ~~conditional~~ use permit application for the proposed wind energy facility shall additionally include:

(7) *Temporary health care structures (as defined in G.S. 160D-915).*

a. ***Standards.*** **Use shall comply with all development standards as established by G.S. 160D-915.**

b. ***Permit Revocation.*** **Local government may revoke permit following the revocation process in G.S. 160D-915.**

Sec. 32-163. - Accessory uses, nonresidential.

Nonresidential uses may have a variety of accessory uses within the principal structure or in separate structures. Food trucks are nonresidential accessory uses and must meet the requirements of section 32-163(9).

(1) Accessory industrial uses shall be permitted only in the I-1 or I-2 districts and are prohibited elsewhere. Generally, an accessory use shall be essential to or traditionally conducted in association with the principal use which is a permitted, limited, ~~conditional~~ **minor** or **major** special use. Also, residences for watchmen and caretakers shall be permitted as accessory to industrial or institutional uses. Uses not permitted in the district shall be prohibited, except where the uses constitute less than 15 percent of the total floor area of its principal use.

(6) A wind energy facility (small or large system) shall be allowed as a nonresidential accessory use requiring a **minor special** ~~conditional~~ use permit in all commercial or industrial zoning classifications subject to the following standards:

f. *Application.*

1. A **minor special** ~~conditional~~ use permit application for the proposed wind energy facility shall additionally include:

DIVISION 4. - LIMITED, ~~CONDITIONAL~~ **MINOR** AND **MAJOR** SPECIAL USES

Sec. 32-191. - Scope.

This division describes the standards governing individual limited, ~~conditional~~ **minor** and **major** special uses, including:

(1) Common standards for buffering, location, bulk and scale;

(2) Standards of an environmental nature that apply to open space uses; and

(3) Standards not easily incorporated into table 03.110A.

Section 32-192 describes the different categories used in table 03.110A. Sections 32-192—32-233 describe individual limited, ~~conditional~~ **minor** or **major** special uses, or standards that vary from district to district, that could not be summarized in table 03.110A. All limited, ~~conditional~~ **minor** or **major** special uses shall complete a site plan review process so that the standards of this division are met. If the use is to be contained in a subdivision, the lots for such uses shall be so designated.

~~Sec. 32-193. - Mobile homes, pre-1976.~~

~~A mobile home may be relocated from another lot in the county, provided it was legally established within the county on or before March 16, 1998. Legally established shall mean pre-1976 mobile homes that were issued a certificate of completion for a manufactured mobile home permit, certificate of completion for an electrical permit for electrical service, or the mobile home was listed as personal property within the county tax administration department on or before March 16, 1998. No such units located outside the county on July 12, 1999, may be relocated to a lot in the county. In addition, mobile homes shall be required to meet the following requirements:~~

~~(1) Exterior finishes shall be in good repair and shall be residential appearance, including but not limited to weatherboard such as conventional vinyl or metal siding, wood siding, shingles, shakes or similar material, but excluding ribbed or corrugated tin or plastic panels.~~

~~(2) A continuous uniform foundation enclosure, unpierced except for required ventilation and access, shall be installed. The enclosure may consist of brick, stone or concrete block, wood, vinyl paneling, or metal fabricated for this purpose. Any wood framing for foundation skirting shall be constructed with treated lumber.~~

~~(3) Permanent or precast steps shall be constructed or placed at all exterior doors as necessary in compliance with all provisions of state residential building code, G.S. 143-143.15, section 4.8.2.~~

~~(4) The towing hitch shall either be removed or permanently screened with shrubbery or with the extension of materials specified in subsection (2) of this section.~~

~~(5) All areas not used for parking, the mobile home, or required porches, decks or steps shall be suitably landscaped or graded to prevent soil erosion or to remove surface water without damage to street rights-of-way and surrounding properties.~~

~~(6) All standards of this section must be met prior to final inspection by the county inspection department.~~

Sec. 32-194. - Manufactured homes~~, post-1976~~.

(a) All ~~post-1976~~ manufactured homes located in AR-80, AR-40, and MHPD zoning districts shall be required to meet: ~~subsections A-F in section 03.311.~~

(1) Exterior finishes shall be in good repair and shall be residential appearance, including but not limited to weatherboard such as conventional vinyl or metal siding, wood siding, shingles, shakes or similar material, but excluding ribbed or corrugated tin or plastic panels.

(2) A continuous uniform foundation enclosure, unpierced except for required ventilation and access, shall be installed. The enclosure may consist of brick, stone or concrete block, wood, vinyl paneling, or metal fabricated for this purpose. Any wood framing for foundation skirting shall be constructed with treated lumber.

(3) Permanent or precast steps shall be constructed or placed at all exterior doors as necessary in compliance with all provisions of state residential building code, G.S. 143-143.15, section 4.8.2.

(4) The towing hitch shall either be removed or permanently screened with shrubbery or with the extension of materials specified in subsection (2) of this section.

(5) All areas not used for parking, the mobile home, or required porches, decks or steps shall be suitably landscaped or graded to prevent soil erosion or to remove surface water without damage to street rights-of-way and surrounding properties.

(6) Stairs, porches, entrance platforms, ramps, and other means of entrance and exit to and from the manufactured home shall be installed or constructed in accordance with the standards set by the North Carolina Building Code, free standing or attached firmly to the primary structure and anchored securely to the ground.

(7) All standards of this section must be met prior to final inspection by the county inspection department.

(b) All ~~post-1976~~ manufactured homes located in a R-25 zoning district shall be required to meet the following requirements:

(1) The manufactured home has a length not exceeding four times its width, with the length measured along the longest axis and the width measured at the narrowest part of the axis.

(2) The manufactured home has a minimum of 960 square feet of enclosed and heated living area per dwelling area.

(3) The pitch of the roof of the manufactured home has a minimum vertical rise of two feet for each 12 feet of the horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction.

(4) The exterior siding consist predominantly of vinyl or aluminum horizontal siding (whose reflectivity does not exceed that of gloss white paint), wood, hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.

(5) ~~The manufactured home is set up in accordance with the standards set by the North Carolina Department of Insurance.~~ Screening of the foundation area shall be by a

continuous, permanent masonry foundation or masonry curtain wall, which is in accordance with the North Carolina Building Code, unbroken except for required ventilation and access, and which is installed under the perimeter of the manufactured home.

(6) Stairs, porches, entrance platforms, ramps, and other means of entrance and exit to and from the manufactured home shall be installed or constructed in accordance with the standards set by the North Carolina Building Code, free standing or attached firmly to the primary structure and anchored securely to the ground.

(7) The moving hitch, wheels and axles, and transporting lights have been removed.

(8) All standards of this section must be met prior to final inspection by the county inspection department.

Sec. 32-196. - Manufactured home park or subdivision.

(a) Mobile home units shall all meet the following:

(1) All mobile homes shall have skirting completely enclosing the perimeter of the trailer in materials compatible with the exterior of the unit or shall be enclosed by other building materials and in a manner approved by the county building inspector. Every mobile home shall have a 24-inch by 36-inch access door to crawl space under the trailer.

(2) No living compartment or structure other than a Florida room, or other prefabricated structure specifically designed for mobile home use or extension shall be added to any mobile home.

(3) No more than one mobile home or trailer, whether occupied or not, shall be parked on any one mobile home space.

(4) No mobile home park shall permit a recreation vehicle as defined by this chapter to locate within its boundaries for periods greater than 48 hours if used for any dwelling purposes whatsoever.

(5) ~~Mobile homes shall bear the label of certification which complies with the National Mobile Home Construction and Safety Standard adopted by the U.S. Department of Housing and Urban Development.~~

(~~5~~6) All mobile homes shall have two complete sets of steps made of precast concrete, concrete blocks with mortar, metal or wood steps as approved by the county building inspector.

Sec. 32-208. - Heavy retail and service.

(a) Establishments that temporarily store vehicles, or permanently store utility trailers and/or utility buildings shall meet the following standards:

(1) A minimum of one acre shall be required for the entire business unless the lot is a lot of record as defined elsewhere in this chapter. The storage yard area shall not be greater than 40,000 square feet and shall be surrounded by a visually impermeable fence at

least six feet in height on all sides, regardless of other adjacent districts or regulations within this chapter. At the board of adjustment's discretion, the impermeability of portions of this fence may be waived if the yard is already encompassed by natural growth or barriers which sufficiently screen the area. All structures, including fencing, shall meet the setback requirements.

(2) A vehicular storage facility shall not store vehicles for a period greater than 30 days unless requested or ordered by a law enforcement agency.

(3) In the HB district, no salvaging of parts of any kind shall be associated with temporary vehicular and/or permanent utility trailer or utility building storage facilities. Proof of salvaging of vehicles, utility buildings and/or utility trailers under the provisions of the **minor special** ~~conditional~~ use permit shall be grounds for immediate revocation of the **minor special** ~~conditional~~ use permit, as well as any other legal remedies the county may choose to enjoin.

Sec. 32-213. - Commercial amusement, outdoor.

Commercial amusement uses shall meet the following:

(1) The use shall have only one lot line facing residential.

(2) Closing hours shall be limited to 10:00 p.m. and lighting turned off within one-half hour after closing. Facilities seeking to remain open after this time must apply for and receive approval of a **minor special** ~~conditional~~ use permit.

(3) The land development administrator shall review the facility and may prohibit landscaping or design that is unnatural or a problem for residential neighbors in terms of the materials or other design features.

Sec. 32-219. - Utilities, community/regional.

(2) Natural gas fuel power generation, including switching stations and power substations constructed for the purpose of connection to the power transmission lines shall meet all of the following:

a. Provide a setback of 100 feet from all exterior property lines and road rights-of-way, including retaining all natural vegetation of trees of at least five feet or more in height and all natural undergrowth with the setback area stated; or if not existing on portions of the property, the placement of new trees of not less that three feet in height and one foot shrubs based on a landscaping plan determined necessary by the land development administrator to provide a natural buffer within the required setback area. The board of commissioners under the **major** special use permit authority may require a greater buffer or natural vegetation requirement than stated, if deemed necessary.

b. All structures proposed above the maximum height stated in table 04.100B, Bulk Standards, for that zoning district shall be documented by the applicant to the board of commissioners justifying the additional height and approved by the board of

commissioners upon a finding of fact that issuing the **major** special use permit is the minimum necessary to serve the use and provide the least adverse visual effects of the structure through careful design, siting, landscaping screening and innovative camouflaging techniques. The maximum additional height that may be granted by the board is 100 feet.

Sec. 32-236. - Cattle merchant wholesalers (1997 NAICS 422520).

Cattle merchant wholesalers (1997 NAICS 422520) may be located in the AR-80 and AR-40 districts on nonarterial roads if the following conditions are met and the applicant obtains a **major** special use permit pursuant to section 32-1101 of this chapter:

Sec. 32-262. - District performance standards.

(d) The maximum height of buildings or structures is as shown in Table 04.100A; provided, however, that church spires, belfries, cupolas, domes not intended for human occupancy, electrical transmission towers, recreational ball field light stanchions, flagpoles, grain elevators, ~~amateur ham radio and citizen band antenna towers,~~ and similar structures that are not capable of being occupied by humans, and public fire observation towers can be built to a maximum height of 80 feet. **Amateur ham radio and citizen band antenna towers not capable of being occupied by humans can be built to a maximum height of 90 feet.** The height limitations set forth in the preceding sentences for the specific buildings or structures listed above may only be exceeded if an applicant applies for, is granted, and complies with the terms of a **minor special** ~~conditional~~ use permit in accordance with the provisions of this chapter applicable to **minor special** ~~conditional~~ use permits.

Sec. 32-263. - Lot standards for PUDs

(b) Access to a primarily residential PUD may be allowed through a neighborhood business zoning district provided such access is approved as a component of a **major** special use permit.

Sec. 32-265. - Planned unit development plan notation regarding Voluntary Agricultural District designation.

A planned unit development **major** special use site plan shall designate the existence of any Voluntary Agricultural District located within one mile of the proposed planned unit development. The designation shall be a note on the plan that states: "There is land located within one mile of this planned unit development that is designated a Voluntary Agricultural District. The current tax map number of the property designated a Voluntary Agricultural District is _____."

Sec. 32-311. - Statutory authorization.

The legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; ~~Parts 3 and 4 of Article 18 of Chapter 153A;~~ **Article 7, 9, 11 of Chapter 160D;** and ~~Part 121~~, Article 6 of Chapter 153A of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

Sec. 32-315. - Flood damage prevention definitions.

Unless specifically defined below, words or phrases used in this division shall be interpreted so as to give them the meaning they have in common usage and to give this division its most reasonable application.

Development means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials. **Unless the context clearly indicates otherwise, the term means: (a) The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure; (b) excavation, grading, filling, clearing, or alteration of land; (c) the subdivision of land as defined in N.C.G.S. 160D-802; or (d) the initiation or substantial change in the use of land or the intensity of use of land. This definition does not alter the scope of regulatory authority granted by the Articles of this Chapter (N.C.G.S. 160D).**

Manufactured home ***or mobile home*** means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle." **A structure as defined in G.S. 143-145(7).**

Sec. 32-353. - Establishment of watershed areas.

State Law reference— Authority to establish county service districts, G.S. **160D-926** ~~153A-300 et seq.~~; authority to create watershed improvement programs, G.S. **160D-926** 153A-440.1.

Sec. 32-391. - Authority.

The county board of commissioners is authorized to adopt this division pursuant to North Carolina law, including but not limited to Article 14, Section 5 of the Constitution of North Carolina; G.S. ch. 143-214.7 and rules promulgated by the Environmental Management Commission "the commission" thereunder; **North Carolina General Statute** Chapter 143-215.6A; ~~Chapter 153A-454; and, Chapter 153A, Article 18 (Parts 1, 2 and 3)~~ **North Carolina General Statute Chapter 160D-925.**

Sec. 32-497. - Table of permitted signs.

(a) Districts in which particular signs are permitted as a use by right, and no permit is required, are indicated by an X.

(b) Districts in which particular signs are permitted upon procurement of a permit are indicated by a P.

(c) Districts in which particular signs are permitted as a **minor special** ~~conditional~~ use upon approval of the board of adjustment are indicated by a **MinS** ~~C~~.

(d) Districts in which particular signs are prohibited are indicated by an N.

(e) Districts in which particular signs are limited uses are indicated by "L." Limited signs require the issuance of a zoning permit.

TABLE 07.105
PERMITTED SIGNS

	Zoning Districts						
Sign Type	AR-80	AR-40	R-25	MHPD	HB	NB	I-1
Nameplates and identification signs	X	X	X	X	X	X	X
Real Estate Signs	X	X	X	X	X	X	X
Church or Public Bulletin Boards	X	X	X	X	X	X	X
Governmental and Utility Signs	X	X	X	X	X	X	X

Government Mandated Signs	X	X	X	X	X	X	X
Construction Site Placards	X	X	X	X	X	X	X
Window Signs	X	X	X	X	X	X	X
Directional Signs	X	X	X	X	X	X	X
Agricultural Signs	X	X	X	X	X	X	X
Residential Entrance and Exit Sign (small)	X	X	X	X	N	N	N
Residential Entrance and Exit Sign (large)	P	P	P	P	N	N	N
Freestanding On-Site Identification Sign	N	N	N	N	P	P	P
Wall Mounted Sign	N	N	N	N	P	P	P
Portable Signs	N	N	N	N	P	P	P
Outdoor Advertising Signs	**MinS** ~~C~~	**MinS** ~~C~~	N	N	**MinS** ~~C~~	**MinS** ~~C~~	**MinS** ~~C~~

(Billboards)							
Nonresidential Entrance and Exit Sign	N	N	N	N	P	P	P
Institutional Land Use Signs in Residential Zoning Districts:							
Free-standing On-site Identification Sign	L	L	L	L	N/A *	N/A *	N/A *
Wall Mounted Sign	L	L	L	L	N/A *	N/A *	N/A *
Off-Premises Directional	L	L	L	L	L	L	L

* Commercial and industrial zoning district sign standards apply for institutional land use free-standing on-site identification signs and wall mounted signs.

Sec. 32-521. - Required.

(d) Any required removal of a nonconforming outdoor advertising sign by the local government shall follow the provisions of GS 160D-912.

X	=	Permitted as a use by right; no permit is required.
P	=	Permitted upon procurement of a permit.
MinS ~~C~~	=	Permitted as a **minor special** ~~conditional~~ use upon approval of the board of adjustment.
N	=	Prohibited.

Sec. 32-552. - Authority.

This article is adopted under the authority granted by **North Carolina General Statute Chapter 160D-904 and North Carolina General Statute Chapter 63, Article 4** ~~G.S. ch. 63, art. 4~~ which statutes are adopted herein by reference as if a part hereof to the extent said statutes are not inconsistent with the terms of this article.

Sec. 32-559. - Airport height permits.

(d) *Variances:*

(1) Any person desiring to erect any structure, or increase the height of any structure, or otherwise use his property, in violation of regulations set forth in this article, may apply to the board of adjustment for a variance from the regulations herein. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest or create a hazard to air navigation, but do substantial justice and be in accordance with the spirit of this article and **North Carolina General Statute Chapter 160D-705 and North Carolina General Statute Chapter 63, Article 4** ~~G.S. Ch. 63, art. 4~~.

Sec. 32-563. - Judicial review.

Any person aggrieved by any decision of the board of adjustment, or any taxpayer, or any officer, department, board or bureau of the county may present to the superior court a verified petition requesting a review of the decision of the board of adjustment as set forth in **North Carolina General Statute Chapter 160D-1401 and North Carolina General Statute 63, Article 4** ~~G.S. ch. 63, art. 4~~.

Sec. 32-564. - Enforcement and remedies.

Each violation of this article or G.S. ch. 63, art. 4, or of any regulations, order or ruling promulgated or made pursuant to this article or G.S. ch. 63, art. 4, shall **be enforceable pursuant to North Carolina General Statute Chapter 160D-1404** ~~constitute a class 3 misdemeanor, and each day a violation continues to exist shall constitute a separate offense. In addition, the county may institute in any court of competent jurisdiction, an action to prevent, restrain, correct or abate any violation of this article or G.S. ch. 63, art. 4, or of any order or ruling made in connection with the administration or the enforcement thereof and the court shall adjudge to the plaintiff such relief, by way of injunction (which may be mandatory) or otherwise, as may be proper under all the facts and circumstances of the case, in order fully to effectuate the purposes of this article and of G.S. ch. 63, art. 4 and orders and rulings made pursuant thereto~~.

Sec. 32-566. - Purpose and legislative intent.

The Telecommunications Act of 1996 and **North Carolina General Statute Chapter 160D, Article 9, Part 3** ~~G.S. 153A-349.51A~~ affirms the county's authority concerning the placement, construction and modification of wireless facilities and wireless support structures. The county board of commissioners finds that wireless facilities and wireless support structures may pose vulnerability to the health, safety, public welfare and environment of the county and its inhabitants. The county also recognizes that facilitating the development of wireless service technology can be an economic development asset to the county and of significant benefit to the county and its residents. In order to insure that the placement, construction or modification of wireless facilities and wireless support structures are consistent with the county's land development and land use policies, the county is adopting a single, comprehensive, wireless facilities and wireless support structures application and permit process. Further, the deployment of wireless infrastructure is critical to ensuring first responders can provide for the health and safety of all residents of North Carolina and that, consistent with Section 6409 of the Federal Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. § 1455(a), which creates a national wireless emergency communications network for use by first responders that in large measure will be dependent on facilities placed on existing wireless communications support structures. The intent of this article is to:

Sec. 32-568. - Severability.

(b) Any **major** special use permit or antenna collocation permit issued under this article shall be comprehensive and not severable. If part of a permit is deemed or ruled to be invalid or unenforceable in any material respect, by a competent authority, or is overturned by a competent authority, the permit shall be void in total, upon determination by the county board.

Sec. 32-571. - Definitions.

Applicable codes **means the North Carolina State Building Code and any other uniform building, fire, electrical, plumbing, or mechanical codes adopted by aa recognized national code organization together with State or local amendments to those codes enacted solely to address imminent threats of destruction of property or injury to persons.**

Application means a ~~formal~~ request submitted **by an applicant to the local government for a permit to collocate wireless facilities or to approve the installation, modification, or replacement of a utility pole, city utility pole, or a wireless support structure** ~~to the county to construct or modify a wireless support structure or a wireless facility~~.

Building permit means an official administrative authorization issued by the **local government** ~~county~~ prior to beginning construction consistent with the provisions of G.S. **160D-1110** ~~153A-357~~.

City right-of-way **means a right-of-way owned, leased, or operated by a city, including any public street or alley that is not a part of the State highway system.**

City utility pole **means a pole owned by a city in the city right-of-way that provides lighting, traffic control, or a similar function.**

Collocation means the placement, ~~or~~ installation, **maintenance, modification, operation, or replacement** of wireless facilities on, **under, within, or on the surface of the earth adjacent to** existing structures, including **utility poles, city utility poles** ~~electrical transmission towers~~, water towers, buildings, and other structures capable of structurally supporting the attachment of wireless facilities in compliance with applicable codes. **The term does not include the installation of new utility poles, city utility poles, or wireless support structures.**

Communications facility **means the set of equipment and network components, including wires and cables and associated facilities used by a communications service provider to provide communications service.**

Communications service **means cable service as defined in 47 U.S.C. 522(6), information service as defined in 47 U.S.C. 153(24), telecommunications service as defined in 47 U.S.C. 153(53), or wireless services.**

Land development regulation means any ordinance enacted pursuant to **North Carolina General Statute Chapter 160D** ~~G.S. ch. 153A, art. 18, pt. 3B~~.

Major ~~*S*~~*special use permit* means the official document or permit by which an applicant is allowed to construct and use wireless support structures as granted or issued by the county.

Micro wireless facility **means a small wireless facility that is no larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior antenna, if any, no longer than 11 inches.**

Small wireless facility **means a wireless facility that meets the following qualifications: 1) Each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements, if enclosed, could fit within an enclosure of no more than 6 cubic feet. 2) All other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet. For the purposes of this sub-subdivision, the following types of ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, ground-based enclosures, grounding equipment, power transfer switches, cut-off switches, vertical cable runs for the connection of power and other services, or other support structures.**

Substantial modification means the mounting of a proposed wireless facility on a wireless support structure that substantially changes the physical dimensions of the support structure. A mounting is presumed to be a substantial modification if it meets any one or more of the criteria listed below. The burden is on the local government to demonstrate that a mounting that does not meet the listed criteria constitutes a substantial change to the physical dimensions of the wireless support structure.

(1) Increasing the existing vertical height of the structure by the greater of:

a. More than ten percent, or

b. The height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet.

(2) Except where necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable, adding an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure the greater of:

a. More than 20 feet, or

b. More than the width of the wireless support structure at the level of the appurtenance.

c. ~~(3)~~ Increasing the square footage of the existing equipment compound by more than 2,500 square feet.

Utility pole means a structure that is designed for and used to carry lines, cables, ~~or~~ wires, **lighting facilities, or small wireless facilities** for telephone, cable television, or electricity, ~~or to provide~~ lighting, **or wireless services.**

Wireless facility means ~~the set of equipment and network components, exclusive of the underlying wireless support structure or tower, including antennas, transmitters, receivers, receivers base stations, power supplies, cabling, and associated equipment necessary to provide wireless data and wireless telecommunications services to a discrete geographic area~~ **equipment at a fixed location that enables wireless communications between user equipment and a communications network, including (i) equipment associated with wireless communications and (ii) radio transceivers, antennas, wires, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. The term does not include any of the following:**

a. The structure or improvements on, under, within, or adjacent to which the equipment is collocated.

b. Wireline backhaul facilities.

c. Coaxial or fiber-optic cable that is between wireless structures or utility poles or city utility poles or that is otherwise not immediately adjacent to or directly associated with a particular antenna.

Wireless infrastructure provider **means any person with a certificate to provide telecommunications service in the State who builds or installs wireless communication transmission equipment, wireless facilities, or wireless support structures for small wireless facilities but that does not provide wireless services.**

Wireless provider **means a wireless infrastructure provider or a wireless services provider.**

Wireless services **means any services, using licensed or unlicensed wireless spectrum, including the use of Wi-Fi, whether at a fixed location or mobile, provided to the public using wireless facilities.**

Wireless services provider **means a person who provides wireless services.**

Wireless support structure means a new or existing structure, such as a monopole, lattice tower, or guyed tower that is designed to support or capable of supporting wireless facilities. A utility pole **or a city utility pole** is not a wireless support structure.

Sec. 32-572. - New wireless support structures.

(c) All new wireless support structures shall be subject to approval of a **major** special use permit.

(d) In the event the County receives an application for a qualified Small Wireless Facility as that term is defined by NC Statutes 160D-931 or 47 CFR §1.6002, the County shall process and adjudicate such application in accordance with applicable state and/or federal law, including but not limited to Orders and Rule makings of the Federal Communications Commission.

Sec. 32-575. - Collocations and eligible facilities requests of wireless support structures.

(a) A **major** special use permit is not required for a wireless support structure collocation or eligible facilities requests of wireless support structures if the work does not constitute a substantial modification of a wireless support structure.

Sec. 32-577. - General wireless support structure permit submittal requirements for broadcast facilities.

All applications for the construction or installation of a new wireless support structure for broadcast facilities shall be accompanied by a report containing the information hereinafter set forth. All documentation shall be submitted by persons so qualified. Such qualifications shall be included with the materials. Where this section calls for professional certification, such certification shall be by a qualified state-licensed professional engineer. In addition to the submittal requirements of any subsection below, each applicant for an antenna attachment, collocation, or new wireless support structure shall submit a completed application form and required application fees as part of its submittal package.

All new broadcast towers shall meet the following requirements:

(1) Subject to approval of **major** special use permit.

Sec. 32-578. - Overall policy and desired goals for **major** special use permits for wireless support structures.

In order to ensure that the placement, construction, and modification of new wireless support structures protects the county's health, safety, public welfare, environmental features and other aspects of the quality of life specifically listed elsewhere in this article, the county board hereby

adopts an overall policy with respect to a **major** special use permit for new wireless support structures for the express purpose of achieving the following goals:

(1) Implementing an application process for person(s) seeking a **major** special use permit for a wireless support structure;

(2) Establishing a policy for examining an application for and issuing a **major** special use permit for wireless support structure that is both fair and consistent;

(3) Establishing reasonable timeframes for granting or not granting a **major** special use permit for a wireless support structure, or recertifying or not recertifying, or revoking the **major** special use permit granted under this article;

(4) Requiring and encouraging, wherever possible, the sharing and/or collocation of wireless support structure among service providers;

(5) Requiring the placement, height and quantity of wireless support structure in such a manner as to minimize adverse aesthetic impacts to the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless support structure.

Sec. 32-579. – **Major S**special use permit applications for any wireless support structure requirements.

No person shall be permitted to site, place, build, construct or modify, or prepare any site for the placement or use of, wireless support structure as of the effective date of this article without having first obtained a **major** special use permit for a wireless support structure. Notwithstanding anything to the contrary in this section, no **major** special use permit shall be required for those exceptions noted in the definition of wireless support structures. All applicants for a **major** special use permit and or any modification of such facility shall comply with the requirements set forth in this section.

(3) Wireless support structure requiring a **major** special use permit shall not be installed or constructed until the site plan is reviewed and approved by the board, and the **major** special use permit has been issued.

(4) An application for a **major** special use permit for a wireless support structure shall be signed on behalf of the applicant by the person preparing the same and with knowledge of the contents and representations made therein and attesting to the truth and completeness of the information.

(19) The applicant shall include a statement in writing:

a. That the applicant's proposed wireless support structures shall be maintained in a safe manner, and in compliance with all conditions of the **major** special use permit, without exception, unless specifically granted relief by the board in writing, as well as all applicable and

permissible local codes, ordinances, and regulations, including any and all applicable county, state and federal laws, rules, and regulations.

(20) The board is the officially designated agency or body of the community to whom applications for a **major** special use permit for a wireless support structure must be made, and that is authorized to review, analyze, evaluate and make decisions with respect to granting or not granting, recertifying or not recertifying, or revoking **major** special use permits for wireless support structures. The board may approve any site listed as a lower preference in section 32-572 provided that the board finds that the proposed site is in the best interest of the health, safety and welfare of the county and its inhabitants. The board may, at its discretion, request other official agencies of the county to evaluate and make recommendations to the board with respect to the granting or not granting, recertifying or not recertifying or revoking **major** special use permits for wireless support structures.

(21) The county may conditionally approve a **major** special use permit for wireless support structure on the provision of documentation prior to the issuance of a building permit establishing the existence of one or more parties, including the owner of the wireless support structure who intend to locate wireless facilities on the wireless support structure. The county shall not deny an initial land use or zoning permit based on such documentation. The county may condition a permit on a requirement to construct facilities within a reasonable period of time, which shall be no less than 24 months.

(23) A person who holds a **major** special use permit for a wireless support structure shall construct, operate, maintain, repair, provide for removal of, modify or restore the permitted wireless support structure in strict compliance with all current applicable technical, safety and safety-related codes adopted by the county, state or United States, including, but not limited to, the most recent editions of the National Electrical Safety Code and the National Electrical Code, as well as accepted and responsible workmanlike industry practices and recommended practices of the National Association of Tower Erectors. The codes referred to are codes that include, but are not limited to, construction, building, electrical, fire, safety, health and land use codes. In the event of a conflict between or among any of the preceding the more stringent shall apply.

(24) A holder of a **major** special use permit granted under this article shall obtain, at its own expense, all permits and licenses required by applicable law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the county or other governmental entity or agency having jurisdiction over the applicant.

(25) The holder of a **major** special use permit shall notify the county of any intended modification of a wireless support structure and shall apply to the county to modify, relocate or rebuild a wireless support structure.

Sec. 32-580.1. - Exceptions from a **major** special use permit for wireless support structures.

All wireless support structures existing on or before the effective date of this article shall be allowed to continue as they presently exist, provided, however, that any modification to existing wireless support structures must comply with this article.

Sec. 32-580.2. - Extent and parameters of **major** special use permit for wireless support structures.

The extent and parameters of a **major** special use permit for wireless support structures shall be as follows:

(1) Such **major** special use permit shall be nonexclusive;

(2) Such **major** special use permit may, following a hearing upon due prior notice to the applicant, be revoked, canceled, or terminated for a violation of the conditions and provisions of the **major** special use permit for a wireless support structure or for a material violation of this article after prior written notice to the applicant and the holder of the **major** special use permit.

Sec. 32-580.3. - Application fee.

At the time that a person submits an application for a **major** special use permit for a new wireless support structure, such person shall pay a nonrefundable application fee to the county. If the application is for an antenna collocation permit for collocating on an existing wireless support structure or other structure, where no increase in height of the wireless support structure or other structure is required, the nonrefundable fee shall be the amount approved by the board of commissioners under planning fee schedule for the county budget for that current year.

Sec. 32-580.4. - Reservation of authority to inspect wireless support structures.

In order to verify that the holder of a **major** special use permit and/or antenna collocation permit for wireless support structures and any and all lessees, renters and/or licensees of wireless support structures, place and construct such facilities, including wireless support structures and antennas, in accordance with all applicable technical, safety, fire, building, and zoning codes, laws, ordinances and regulations and other applicable requirements, the county may inspect all facets of said permit holder's, renter's, lessee's, or licensee's placement, construction, modification and maintenance of such facilities, including, but not limited to, towers, antennas and building or other structures constructed or located on the permitted site. The county shall set fees, payable to Granville County.

Sec. 32-580.6. – **Enforcement Remedies** ~~Fines.~~

(a) In the event of a violation of this article or any **major** special use permit or antenna collocation permit issued pursuant to this article, the board may impose and collect, and the holder of the **major** special use permit or antenna collocation permit on wireless support structures shall pay to the county, fines or penalties as set forth **in Section 32-1183 and 32-1184 of this Chapter not inconsistent with any enforcement remedy allowed pursuant to North Carolina General Statute Chapter 160D** ~~below~~.

~~(b) A violation of this article is hereby declared to be an offense, punishable by a fine not exceeding $350.00 or imprisonment for a period not to exceed six months, or both for conviction of a first offense; for conviction of a second offense both of which were committed within a period of five years, punishable by a fine not less than $350.00 nor more than $700.00 or imprisonment for a period not to exceed six months, or both; and upon conviction for a third or subsequent offense all of which were committed within a period of five years, punishable by a fine not less than $700.00 nor more than $1,000.00 or imprisonment for a period not to exceed six months, or both. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this article or of such ordinance or regulation shall be deemed misdemeanors and for such purpose only all provisions of law relating to misdemeanors shall apply to such violations. Each week's continued violations shall constitute a separate additional violation.~~

~~(c) Notwithstanding anything in this article, the holder of the special use permit or antenna collocation permit on wireless support structures may not use the payment of fines, liquidated damages or other penalties, to evade or avoid compliance with this article or any section of this article. An attempt to do so shall subject the holder of the special use permit or antenna collocation permit to termination and revocation of the special use permit or antenna collocation permit. The county may also seek injunctive relief to prevent the continued violation of this article, without limiting other remedies available to the county.~~

Sec. 32-580.7. - Default and/or revocation.

(a) If wireless support structures are repaired, rebuilt, placed, moved, relocated, modified or maintained in a way that is inconsistent or not in compliance with the provisions of this article or of the **major** special use permit or antenna collocation permit, then the board or ordinance administrator shall notify the holder of the **major** special use permit or antenna collocation permit in writing of such violation. Such notice shall specify the nature of the violation or noncompliance and that the violations must be corrected within seven days of the date of the postmark of the notice, or of the date of personal service of the notice, whichever is earlier.

Notwithstanding anything to the contrary in this subsection or any other section of this article, if the violation causes, creates or presents an imminent danger or threat to the health or safety of lives or property, the board may, at its sole discretion, order the violation remedied within 24 hours.

(b) If within the period set forth in subsection (a) above, the wireless facility and/or wireless support structures are not brought into compliance with the provisions of this article, or of the **major** special use permit or antenna collocation permit, or substantial steps are not taken in order to bring the affected wireless facility and/or wireless support structures into compliance, then the board or ordinance administrator may revoke such **major** special use permit or antenna collocation permit for wireless facility and/or wireless support structures, and shall notify the holder of the **major** special use permit within 48 hours of such action.

Sec. 32-580.8. - Removal of wireless facility and/or wireless support structures.

(a) Under the following circumstances, the board or ordinance administrator may determine that the health, safety, and welfare interests of the county warrant and require the removal of wireless facility and/or wireless support structures:

(3) A wireless facility and/or wireless support structures that have been located, constructed, or modified without first obtaining, or in a manner not authorized by, the required **major** special use permit or antenna collocation permit, or any other necessary authorization.

(b) If the board or ordinance administrator makes such a determination as noted in subsection (a) of this section, the board or ordinance administrator shall notify the holder of the **major** special use permit or antenna collocation permit for the wireless facility and/or wireless support structure within 48 hours that said wireless facility and/or wireless support structure are to be removed, the board or ordinance administrator may approve an interim temporary use agreement/permit, such as to enable the sale of the wireless facility and/or wireless support structure.

(c) The holder of the **major** special use permit or antenna collocation permit, or its successors or assigns, shall dismantle and remove such wireless facility and/or wireless support structure, and all associated structures and facilities, from the site and restore the site as close to its original condition as is possible, such restoration being limited only by physical or commercial impracticability, within 90 days of receipt of written notice from the board or ordinance administrator. However, if the owner of the property upon which the wireless facility and/or wireless support structure are located wishes to retain any access roadway to the wireless facility and/or wireless support structure, the owner may do so with the approval of the board.

(d) If the wireless facility and/or wireless support structure are not removed or substantial progress has not been made to remove the wireless facility and/or wireless support structure within 90 days after the permit holder has received notice, then the board or ordinance administrator may order officials or representatives of the county to remove the wireless facility and/or wireless support structure at the sole expense of the owner or **major** special use permit or antenna collocation permit holder.

(f) Notwithstanding anything in this section to the contrary, the board or ordinance administrator in the case of an antenna collocation permit may approve a temporary use permit/agreement for the wireless facility and/or wireless support structure, for no more than 90 days, during which time a suitable plan for removal, conversion, or relocation of the affected wireless facility and/or wireless support structure shall be developed by the holder of the **major** special use permit or antenna collocation permit, subject to the approval of the board or ordinance administrator in the case of an antenna collocation permit, and an agreement to such plan shall be executed by the holder of the **major** special use permit or antenna collocation permit and the county. If such a plan is not developed, approved and executed within the 90-day time-period, then the county may take possession of and dispose of the affected wireless facility and/or wireless support structure in the manner provided in this section.

Sec. 32-580.10. - Adherence to state and/or federal rules and regulations.

(a) To the extent that the holder of a **major** special use permit or antenna collocation permit for a wireless facility and/or wireless support structure has not received relief, or is otherwise exempt, from appropriate state and/or federal agency rules or regulations, then the holder of such a **major** special use permit or antenna collocation permit shall adhere to, and comply with, all applicable rules, regulations, standards, and provisions of any state or federal agency, including, but not limited to, the FAA and the FCC. Specifically included in this requirement are any rules and regulations regarding height, lighting, security, electrical and RF emission standards.

(b) To the extent that applicable rules, regulations, standards, and provisions of any state or federal agency, including but not limited to, the FAA and the FCC, and specifically including any rules and regulations regarding height, lighting, and security are changed and/or are modified during the duration of the **major** special use permit or antenna collocation permit for a wireless facility and/or wireless support structure, then the holder of such a **major** special use permit shall conform the permitted wireless facility and/or wireless support structure to the applicable changed and/or modified rule, regulation, standard, or provision within a maximum of 24 months of the effective date of the applicable changed and/or modified rule, regulation, standard, or provision, or sooner as may be required by the issuing entity.

Sec. 32-580.13. - Authority.

The provisions of this article are adopted by the county board of commissioners under the authority granted by the General Assembly of the State of North Carolina, in **North Carolina General Statute 160D-932** ~~G.S. ch. 153A, art. 18~~. From and after the effective date hereof, this article shall apply to every lot, tract, parcel of land within the county, exclusive of the jurisdictions of any incorporated municipality and their extraterritorial planning jurisdictions or the state department of human resources referred to as Camp Butner set forth in G.S. 122C-401, as amended.

Sec. 32-582. - Applicability.

(a) All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sale or building development (whether immediate or future) and includes all division of land involving the dedication of a new street or change in existing streets; however, the following is not included within this definition and is not subject to any regulations enacted pursuant to G.S. **160D-802** ~~153A-330~~:

Sec. 32-581. - Purpose.

The purpose of this article is to~~:~~ **provide for the orderly growth and development of the county; for coordination of transportation networks and utilities within proposed subdivisions with existing or planned streets and highways and with other public facilities; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions that substantially promote public health, safety, and the general welfare.**

~~(1) Ensure that new subdivision developments will have a safe potable water supply and an adequate sewage disposal system.~~

~~(2) Ensure proper design and adequate construction of roads, drainage facilities and utilities.~~

~~(3) Assure quality in the design of land developments in the county and the equitable allocation of costs involved between those who shall benefit financially from the development and the taxpaying public as a whole.~~

~~(4) Provide assurance to the county resident who purchases property within subdivisions that site improvements have been made in accordance with the requirements of this chapter, thereby protecting the long term value of the property.~~

~~(5) Prevent the pollution of air, streams and watersheds; protect the water table; and encourage the rational and efficient utilization and management of natural resources~~

~~throughout the county in order to preserve the integrity, stability and beauty of the community and the value of the land.~~

Sec. 32-951. - Responsibility.

The responsibility for major actions required by this chapter is set forth in this article. The following codes are used in table 20.110 to indicate responsibility. A group may have more than one responsibility, such as typically holding a hearing in addition to taking any action. Furthermore, regardless of the appeal notation, all decisions are appealable to the courts in accordance with state law.

R	=	The body makes recommendations to the decision-makers.
H	=	The body must hold a **legislative** ~~public~~ hearing.
D	=	The body makes the final decision.
A	=	The body hears an appeal to the decision.
Q	=	The body must hold a**n evidentiary** ~~quasi-judicial~~ hearing.

TABLE 20.110
PROCEDURAL RESPONSIBILITIES

		Administrative Boards		
Type of Action	County Board of Commissioners	Planning Board	Board of Adjustment	Land Development Administrator
Discretionary				
Minor Special ~~Conditional~~ Use			DQ	R
Major Special Use	DQ			R

Sec. 32-971. - Powers, duties.

The board of commissioners shall have the following powers and duties under this chapter:

(1) Any power or duty provided by table 20.110.

(2) To appoint members of the planning board.

(3) To appoint members of the board of adjustment.

(4) To establish vested right for **major** special uses.

(5) Any other power or duty provided for by state law.

Sec. 32-991. - Planning board.

~~(1) To review, hear, consider and make recommendations to approve or disapprove applications for zoning map and text amendments as indicated in table 20.110.~~

~~(2) To hear, review, consider and approve preliminary plats for major subdivisions, and hear review and consider appeals for final plats for major and minor subdivisions.~~

~~(3) To initiate, prepare or cause to be prepared a zoning or land development ordinance or amendments and make recommendations to the board of commissioners as the planning board deems appropriate.~~

~~(4) To prepare or cause to be prepared the comprehensive plan, or any element or portion, and recommend its adoption and to determine objectives to be sought in the development of the county.~~

~~(5) To initiate, review, hear, consider and make recommendations to approve or disapprove amendments to the comprehensive plan.~~

~~(6) To develop and recommend policies, ordinances, administrative procedures and other means for carrying out plans in a coordinated and efficient manner.~~

~~(7) To advise the board of commissioners concerning the use and amendment of means for carrying out plans.~~

~~(8) To make studies of the county's resources, possibilities, and needs and to report its findings and recommendations, with reference thereto, from time to time, to the board of commissioners.~~

~~(9) To review and make recommendations to the governing body upon the extent, location and design of all public structures and facilities; on the acquisition of all public~~

~~properties; on the opening, abandonment, widening, extension, narrowing or other change to streets and other public ways; and on the construction, extension, expansion or abandonment of utilities, whether publicly or privately owned. However, in the absence of a recommendation from the board after the expiration of 30 days from the date on which the question has been submitted in writing to the board, the governing body may, if it deems wise, take final action.~~

~~(10) To consult with the Granville Economic Development Director, the Granville County Economic Development Advisory Board, and with the Granville Soil and Conservation District on issues of concern. The planning board may also coordinate planning activities with adjoining jurisdictions.~~

~~(11) To promote public interest in an understanding of its recommendations, and to that end, it may publish and distribute copies of its recommendations and may employ other means of publicity and education as it may deem necessary.~~

~~(12) To attend planning conferences or meetings of planning institutes or hearings upon pending planning legislation, and the county may pay, from within the planning board's budget, the reasonable travel expenses incidental to such attendance.~~

~~(13) To hear, review, consider, and approve watershed development proposals.~~

(1) Prepare, review, maintain, monitor, and periodically update and recommend to the governing board a comprehensive plan, and such other plans as deemed appropriate, and conduct ongoing related research, data collection, mapping, and analysis.

(2) Facilitate and coordinate citizen engagement and participation in the planning process.

(3) Develop and recommend policies, ordinances, development regulations, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.

(4) Advise the governing board concerning the implementation of plans, including, but not limited to, review and comment on all zoning text and map amendments as required by NCGS 160D-604.

(5) Exercise any functions in the administration and enforcement of various means for carrying out plans that the governing board may direct.

(6) Perform any other related duties that the governing board may direct.

(d) *Officers, quorum and rules of procedure.*

(4) All members shall have voting power on all matters of business. However, ~~if~~ a member **shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.** ~~who is a party at interest to matters under consideration by the board shall declare such interest prior to a vote of the board on the question and shall abstain from voting on the question. After declaration of interest, this provision shall not prohibit such members from participation in discussions of the board on such matters prior to the vote.~~

Sec. 32-992. - Board of adjustment.

(a) *Powers and duties.* The board of adjustment shall have the following powers and duties:

(1) *Administrative review.* To hear and decide any appeal from and review any order, requirement, decision or determination made by the land development administrator, as indicated in table 20.110.

(2) *Variances.* To authorize upon appeal, in specific cases, such variances from the terms of this chapter which will not be contrary to the public interest. Where owing to special conditions a literal enforcement of the provisions of this chapter would result in unnecessary hardship, a variance from the terms of this chapter may be granted by the board of adjustment.

(3) ***Minor special*** ~~*Conditional*~~ *uses.* To hear and decide requests for **minor special** ~~conditional~~ use permits allowed by this chapter.

(c) *Officers, quorum, rules of procedure.* The board of adjustment shall adopt rules governing its organization and for all proceedings before it. Such rules shall provide and require the following in addition to such other rules and regulations the board shall adopt:

(1) The board shall elect a chairman, vice-chairman, and a secretary on an annual basis.

(2) The secretary shall keep detailed minutes of the proceedings. The minutes shall contain relevant facts and testimony of each appeal, the vote of each member on each appeal, abstention

or an employee of a company contracting with a local government to provide staff support shall engage in any work that is inconsistent with his or her duties or with the interest of the local government, as determined by the local government.

Sec. 32-1032. - Procedure and administration.

TABLE 21.010A.
ZONING PROCEDURES AND ADMINISTRATION

	Major Special Land Use		**Minor Special** ~~Conditional~~ Uses, Zoning Variances, Appeal		Amendments to Zoning Ordinance, Zoning Map, or Watershed Map		Amendments to Zoning Map (Conditional Zoning District)		Major Watershed Variances		Min Vari
Types	Days	Agency	Days	Agency	Days	Agency	Days	Agency	Days	Agency	Days
Application Completeness Review	1•	Land Development Administrator	1•	Land Development Administrator	1•	Land Development Administrator	1•	Land Development Administrator	1•	Land Development Administrator	1•
Fee		Charged per Planning Fee Schedule		Charged per Planning Fee Schedule		Charged per Planning Fee Schedule		Charged per Planning Fee Schedule		Charged per Planning Fee Schedule	
Application Review	30	Land Development Administrator	15•	Land Development Administrator	15•	Land Development Administrator	30	Land Development Administrator	15	Land Development Administrator	15
Notice	•10—25*				10—25*		10—25*		10—25		
Legislative ~~Public~~ Hearing						Planning Board		Planning Board			
Recommendation				Land Development Administrator	**30 or** 45•	Planning Board	45	Planning Board		Board of Adjustment	
Notice	•10—25*		•10—25*		•10—25*		•10—25*				•10-25*
Evidentiary ~~Quasi-Judicial~~	•	Board of Commissioners	•	Board of Adjustment	•					Board of Adjustment	•

Hearing											
~~Legislative~~Public Hearing						Board of Commissioners		Board of Commissioners			
Decision	**	Board of Commissioners	**	Board of Adjustment	45•	Board of Commissioners	45•	Board of Commissioners	45	Environmental Management Commission	•
Appeal to Courts											

Sec. 32-1056. - Preliminary plat.

(4) *Planning board action.*

b. If the planning board does not render a decision within 75 days after the preliminary plat is considered by the planning board, the applicant may appeal **pursuant to NCGS 160D-1403** ~~to the board of commissioners~~ for a decision on the preliminary plat. **A decision to approve, approve conditionally, or disapprove a preliminary plat made by the Planning Board may be appealed pursuant to NCGS 160D-1403.**

(6) *Time limits for preliminary plats.* Following approval of a preliminary major subdivision, a final major subdivision plat may be obtained within two years. Failure to gain final plat approval within this time period shall cause the preliminary plat approval to expire and application for new preliminary plat approval under the current requirements of this chapter shall be required. If the subdivision is to be developed in phases, final major subdivision plat approval must be obtained for the first phase within two years from the date of preliminary approval. The remaining phases of the subdivision must obtain final plat approval within five years of the preliminary approval. **For a multi-phase development defined in NCGS 160D-108 (d) (4), the subdivision must obtain final plat approval within seven years of the preliminary approval.** Roads shown on recorded phases must be taken over by the North Carolina Department of Transportation prior to the next phase receiving final plat approval. A vested right for a major preliminary subdivision may be changed or revoked as authorized by G.S. ~~153A-344.1~~ **160D-108** as it may be from time to time amended.

Sec. 32-1057. - Final plat.

(3) *Appeals.* If the land development administrator does not render a decision within 45 days after the final plat is received, the applicant may appeal **pursuant to NCGS 160D-**

1403 ~~to the board of adjustment~~ for a decision on the final plat. A decision by the land development administrator to **approve or** disapprove a major subdivision plat may also be appealed **pursuant to NCGS 160D-1403** ~~to the board of adjustment~~.

Sec. 32-1060. - Penalty.

Any person who, being the owner or agent of the owner of any land **located** within the **planning and development** ~~subdivision~~ regulation jurisdiction of the county, **thereafter subdivides land in violation of the subdivision regulation or** transfers or sells land by reference to, **exhibition of, or any other use of** a plat showing a subdivision of land before **the** ~~such~~ plat has been properly approved under this chapter and recorded in the office of the register of deeds of the county, shall be guilty of a **Class 1** misdemeanor. The description by metes and bounds in the instrument of transfer **or other document used in the process of selling or transferring land** shall not exempt the transaction from **this** ~~such~~ **penalty** ~~penalties~~. The county~~,~~ ~~through its county attorney or other official designated by the board of commissioners,~~ may **bring an action of injunction of any illegal subdivision, transfer, conveyance, or sale of land, and the court shall, upon appropriate findings, issue an injunction and order requiring the offending party to comply with the subdivision regulation** ~~enjoin such illegal transfer or sale by action for injunction~~. **In addition to other remedies, the county may institute any appropriate action or proceedings to prevent the unlawful subdivision of land, to restrain, correct, or abate the violation, or to prevent any illegal act or conduct.**

Sec. 32-1081. - Procedures for amendments to this chapter, the zoning map or watershed map.

(c) *Planning board review and recommendation.* The planning board shall have 45 days **(unless Board of Commissioners acts on amendment without the Planning Board report)** within which to submit its recommendation. The planning board's report shall be submitted in writing to the county manager and to the petitioner. **If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Board of Commissioners may act on the amendment without the planning board report. The Board of Commissioners is not bound by the recommendations, if any, of the Planning Board.**

(d) *Board of commissioners* ***legislative*** ~~*public*~~ *hearing.* A **legislative** ~~public~~ hearing shall be held by the board of commissioners in accordance with division 6 of this article.

Sec. 32-1082. - Procedures for **major** special use permits.

Major ~~S~~special uses are land uses which in some circumstances may be compatible with and desirable in the districts in which they are designed as special uses, but they may also have characteristics which could have detrimental effects on adjacent properties if not properly designed and controlled. The following procedure shall be utilized for the review of **major** special land use permits:

(1) *Submission of application to land development administrator.* Applications for **major** special use permits shall be received by the land development administrator 30 working days prior to the next regularly scheduled meeting of the board of commissioners.

(2) *Transmittal of application to board of commissioners.* The land development administrator shall transmit ~~the~~ **all** applications**, reports, and written materials relevant to the matter being considered** to the board of commissioners. **The administrative materials may be distributed to the members of the board prior to the hearing if at the same time they are distributed to the board a copy is also provided to the applicant and to the landowner if that person is not the applicant. The administrative materials shall become a part of the hearing record. The administrative materials may be provided in written or electronic form. Objections to inclusion or exclusion of administrative materials may be made before or during the hearing. Rulings on unresolved objections shall be made by the board at the hearing.** ~~The board of commissioners shall determine contested facts and make its decision within a reasonable time.~~

(3) *Board of commissioners' **evidentiary** ~~quasi-judicial~~ hearing.* The board of commissioners shall hold a**n evidentiary** ~~quasi-judicial~~ hearing in accordance with division 6.

(4) *Decision by board of commissioners.* Decisions by the board of commissioners shall be made by majority vote in accordance with applicable law governing quasi-judicial decisions and in accordance with division 6 of this article. For the purposes of this subsection, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the board for calculation of the requisite majority. **The board shall determine contested facts and make its decision within a reasonable time.** In addition, the following provisions shall apply:

a. Any **major** special use granted by the board of commissioners shall expire at the same time as its accompanying vested right is scheduled to expire unless a building permit has been obtained by such time, in which case the **major** special use shall run with the land, along with all the conditions set forth upon it, indefinitely or until changed by due process.

b. When a petition for a **major** special use is denied by the board of commissioners, a period of 12 months must elapse before another petition for the same change previously involved may be submitted.

c. An application for a rehearing may be made in the same manner as an application for an original hearing. Evidence in support of the application shall initially be limited to what is necessary to enable the board of commissioners to determine whether there has been a substantial change in the facts, evidence or conditions in the case. The board of commissioners shall deny the application for rehearing if, from the record, it finds that there has been no substantial change in facts, evidence or conditions. If the board of commissioners finds a change has occurred, it shall thereupon treat the request in the same manner as a new application.

Sec. 32-1083. - Procedures for zoning variances, **minor special** ~~conditional~~ use permits, appeals.

(a) *Filing.* The application shall be filed with the land development administrator 15 working days prior to the date of review by the board of adjustment. **The land development administrator shall transmit all applications, reports, and written materials relevant to the matter being considered to the board. The administrative materials may be distributed to the members of the board prior to the hearing if at the same time they are distributed to the board a copy is also provided to the applicant and to the landowner if that person is not the applicant. The administrative materials shall become a part of the hearing record. The administrative materials may be provided in written or electronic form. Objections to inclusion or exclusion of administrative materials may be made before or during the hearing. Rulings on unresolved objections shall be made by the board at the hearing.**

(c) *Evidentiary* ~~*Quasi-judicial*~~ *decisions.* Variances, **minor special** ~~conditional~~ use permits, and appeals shall be decided by the board of adjustment following an **evidentiary** ~~quasi-judicial~~ hearing in accordance with the requirements of G.S. **160D-406** ~~160A-388~~ and division 6 of this article and shall be subject to the following specific requirements:

(1) Except for variances, all **evidentiary** ~~quasi-judicial~~ decisions **or to determine an appeal made in the nature of certiorari** shall be by a majority of the board.

(3) Appeals. The board of adjustment shall hear and decide appeals of decisions of administrative officials charged with enforcement of the land development code and may hear appeals arising out of any other ordinance that regulates land use or development unless such ordinance specifies to the contrary, pursuant to the following:

a. Any person who has standing under G.S. **160D-1402** ~~160A-393(d)~~ or the county may appeal a decision to the board of adjustment. An appeal is taken by filing a notice of appeal with the **secretary to the board of adjustment** ~~clerk to the board of commissioners~~. The notice of appeal shall state the grounds for the appeal.

b. The official who made the decision shall give written notice to the owner of the property that is the subject of the decision and to the party who sought the decision, if different from the owner. The written notice shall be delivered by personal delivery, electronic mail, or by first-class mail.

c. The owner or other party shall have 30 days from receipt of the written notice **of the determination** within which to file an appeal. Any other person with standing to appeal shall have 30 days from receipt from any source of actual or constructive notice of the ~~decision~~ **determination** within which to file an appeal. **In absence of evidence to the contrary, notice pursuant to G.S. 160D-403(b) given by first class mail shall be deemed received on the third business day following deposit of notice for mailing with the United States Postal Service.**

e. The **land development administrator** ~~official who made the decision~~ shall transmit to the board all **applications, reports, and written materials relevant to the matter being considered. The administrative materials may be distributed to the members of the board prior to the hearing if at the same time they are distributed to the board a copy is also provided to the applicant and to the landowner if that person is not the applicant. The administrative materials**

shall become a part of the hearing record. The administrative materials may be provided in written or electronic form. Objections to inclusion or exclusion of administrative materials may be made before or during the hearing. Rulings on unresolved objections shall be made by the board at the hearing. ~~documents and exhibits constituting the record upon which the action appealed from is taken. The official shall also provide a copy of the record to the appellant and to the owner of the property that is subject of the appeal if the appellant is not the owner.~~

f. An appeal of a notice of violation or other enforcement order stays enforcement of the action appealed from **and accrual of any fines assessed** unless the official who made the decision certifies to the board ~~of adjustment~~ after notice of appeal has been filed that because of the facts stated in an affidavit, a stay would cause imminent peril to life or property or because the violation is transitory in nature, a stay would seriously interfere with enforcement of the **development regulation** ~~ordinance~~. In that case, enforcement proceedings shall not be stayed except by a restraining order, which may be granted by a court. If enforcement proceedings are not stayed, the appellant may file with the official a request for an expedited hearing of the appeal, and the board ~~of adjustment~~ shall meet to hear the appeal within 15 days after such a request is filed. Notwithstanding the foregoing, appeals of decisions granting a **development approval** ~~permit~~ or otherwise affirming that a proposed use of property is consistent with the **development regulation** ~~ordinance~~ shall not stay the further review of an application for **development approvals** ~~permits or permissions~~ to use such property; in these situations the appellant **or local government** may request and the board may grant a stay of a final decision of **development approval** ~~permit~~ applications**, including** ~~or~~ building permits affected by the issue being appealed.

i. When hearing an appeal pursuant to G.S. **160D-947 (e)** ~~160A-400.9(e)~~ or any other appeal in the nature of certiorari, the hearing shall be based on the record below and the scope of review shall be as provided in G.S. **160D-1402 (j)** ~~160A-393(k)~~.

(4) **Minor special** ~~Conditional~~ use permits. The board of adjustment shall hear and decide **minor special** ~~conditional~~ use permits in accordance with standards and procedures specified in the ordinance. Reasonable and appropriate conditions may be imposed upon these permits.

(5) Variances. When unnecessary hardships would result from carrying out the strict letter of the land development code, the board of adjustment shall vary any of the provisions of the ordinance upon a showing that all of the standards set out in G.S. **160D-705 (d)** ~~160A-388(d)~~, as adopted in section 32-1103 of the chapter, have been met. No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided the conditions are reasonably related to the variance. Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this subsection.

Sec. 32-1085. - Obtaining a vested right.

(a) *Authorized.* As authorized under G.S. **160D-108** ~~153A-344.1~~, an applicant may obtain the right to undertake and complete the development and use of property under the terms and conditions of an approved site-specific or phased development plan. Only approved **major** special uses, **minor special** ~~conditional~~ uses, permitted uses and approved phased developments may be granted a vested right under this section. Variances, all zoning of lands, and subdivisions are not in this category but are handled in a different manner.

(b) *Vested rights for **major** special uses and **minor special** ~~conditional~~ uses.*

(1) If the land use requested by the applicant requires a **major** special use permit or a **minor special** ~~conditional~~ use permit, the appropriate board granting such approval shall, if granted, determine at that **evidentiary** ~~public~~ hearing date a specific vested right time period for that use, as outlined in this subsection. Furthermore, it shall be irreversibly assumed by the county that all such applicants requesting a **major** special use or **minor special** ~~conditional~~ use permit are also concurrently requesting a vested right.

(2) All **minor special** ~~conditional~~ uses and **major** special uses, if approved, shall begin and expire along with the vested right granted to each unless a building permit is issued prior to the expiration of the vested right, in which case, the **major or minor** special land use shall be good indefinitely or until changed by due process.

(3) If a particular use necessitates several steps required by this chapter in order to obtain final approval, a vested right shall not be granted until the final decision regarding such requirements has been made.

(4) A site-specific ~~(or phased development plan, if applicable)~~ must accompany each land use application involving a **major** special use or **minor special** ~~conditional~~ use. Site-specific development plans, if approved, shall be granted an automatic maximum vested right time period of two years unless the applicant convinces the appropriate board otherwise; but in no case shall the vested right exceed five years. **Site specific vesting** ~~Phased development~~ plans, if approved, shall be granted a vested right time period of not less than two years but not more than five years, at the discretion of the appropriate board.

(c) *Vested rights for permitted uses.* If the land use requested by the applicant is a permitted use, the applicant has two ways of acquiring a vested right:

(1) **Local development approval shall expire one year after issuance unless work has substantially commenced. Expiration of a local development approval does not affect the duration of a vested right established as a site specific vesting plan, a multiphase development plan, a development agreement, or vested rights established under common law;** ~~The applicant shall present a site-specific or a phased development plan, as described in this section, to the planning board prior to receiving a building permit;~~ or

(2) The building permit, if issued, shall constitute a vested right time period as prescribed by G.S. **160D-1111** ~~153A-344(b)~~.

(d) *Site-specific development plan.* If less than five acres, all **major** special uses, **minor special** ~~conditional~~ uses and permitted uses discussed in this section applying for a vested right shall have site-specific development plans prepared by a registered land surveyor,

engineer, architect or landscape architect in accordance with appendix 7 to this chapter. **Any hearing shall be per G.S. 160D-108(3)(d).**

(e) *Phased development plan.* A phased development plan for an industrial/office park, a shopping center, a PUD (planned urban development), **multi-phase development** or a similar large-scale land use (which may be eligible as a permitted, **minor special** ~~conditional~~ or **major** special use) may be granted a vested right by the final board of authority in a ~~public~~ hearing **per G.S. 160D-108(3)(d)** under the following conditions:

(1) The land use must encompass at least five acres or more to be eligible for a phased development plan. Furthermore, a minimum of two phases must be included in the plan with approximate start-up times (the time at which a building permit should be obtained) stated for each phase. The final deciding board may regard any phase of the plan as codependent upon another and therefore deem one or more to be void without the other. No phase shall be vested beyond time limits established elsewhere in this section.

(3) The vesting freezes the land development regulations in effect at the time of approval. The final board of authority shall retain the future right to impose or change some of the details of any phased development plan (or site-specific plan), but only to a general degree as would normally occur in moving from a preliminary to final plan, and as provided for elsewhere in this chapter and in G.S. **160D-108** ~~153A-344.1(e)~~. If some changes are required in the applicant's plan by a board during the approval process, final approval of either site-specific or phased development plans may be postponed conditional upon the applicant's making such changes and having them approved by the county planning department at a later date.

(h) *Expiration.* All building permits for all vested construction must be in place prior to the expiration of the vested right in order for the vested right to be valid. If all required building permits are not in place prior to the expiration of a vested right, the entire process as described in this section must be repeated in order to regain a vested right for that use. The exception to this rule is a use for which no building permit is required; however, a zoning permit shall be required. These time limits include all phases of a phased development plan **and multi-phase developments** as well. Prior to the expiration of a vested right, appeals to the final board of decision of that vested right for time extensions may be made in a ~~public~~ hearing **pursuant to G.S. 160D-108(3)(d)** by the applicant if so desired, though the planning department may require a new plan and shall require another fee at such time.

(i) *Limitations to vested rights.*

(1) A vested right, once established as provided for in this section, precludes any zoning action by a ~~county~~ **local government that** ~~which~~ would change, alter, impair, prevent, diminish, or otherwise delay the development or use of the property as set forth in **the** ~~an~~ approved **vested right,** ~~site-specific development plan or an approved phased development plan, except as set out in G.S. 153A-344.1 as amended from time to time.~~ **except:**

a. The written consent of the affected landowner.

b. Findings made, after notice and an evidentiary hearing, that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected,

would pose a serious threat to the public health, safety, and welfare if the project were to proceed as contemplated in the approved vested right.

c. The extent to which the affected landowner receives compensation for all costs, expenses, and other losses incurred by the landowner, including, but not limited to, all fees paid in consideration of financing, and all architectural, planning, marketing, legal, and other consulting fees incurred after approval by the local government, together with interest as is provided in G.S. 160D-106. Compensation shall not include any diminution in the value of the property that is caused by such action.

d. Findings made, after notice and an evidentiary hearing, that the landowner or the landowner's representative intentionally supplied inaccurate information or made material misrepresentations that made a difference in the approval by the local government of the vested right.

e. The enactment or promulgation of a State or federal law or regulation that precludes development as contemplated in the approved vested right, in which case the local government may modify the affected provisions, upon a finding that the change in State or federal law has a fundamental effect on the plan, after notice and an evidentiary hearing.

(2) The establishment of a vested right shall not preclude the application of overlay zoning **or other development regulation that** ~~which~~ imposes additional requirements but does not affect the allowable type or intensity of use, or ordinances or regulations **that** ~~which~~ are general in nature and are applicable to all property subject to **development** ~~land-use~~ regulation by a county, including, but not limited to, building, fire, plumbing, electrical, and mechanical codes. Otherwise applicable new regulations shall become effective with respect to property **that** ~~which~~ is subject to a **vested right established under this section** ~~site-specific development plan or a phased development plan~~ upon the expiration or termination of the **vesteding** rights period provided for in this section.

(3) Notwithstanding any provision of this section, the establishment of a vested right **under this section** shall not preclude, change or impair the authority of a **local government** ~~county~~ to adopt and enforce **development regulation** ~~zoning ordinance~~ provisions governing nonconforming situations or uses.

(j) Miscellaneous Provisions. - A vested right obtained under this section is not a personal right but shall attach to and run with the applicable property. After approval of a vested right under this section, all successors to the original landowner shall be entitled to exercise such rights. Nothing in this section shall preclude judicial determination, based on common law principles or other statutory provisions, that a vested right exists in a particular case or that a compensable taking has occurred. Except as expressly provided in this section, nothing in this section shall be construed to alter the existing common law.

(k) Permit Choice. - If an application made in accordance with local regulation is submitted for a development approval required pursuant to this Chapter and a development regulation changes between the time the application was submitted and a

decision is made, the applicant may choose which version of the development regulation will apply to the application. If the development permit applicant chooses the version of the rule or ordinance applicable at the time of the permit application, the development permit applicant shall not be required to await the outcome of the amendment to the rule, map, or ordinance prior to acting on the development permit. This section applies to all development approvals issued by the State and by local governments. The duration of vested rights created by development approvals is as set forth in this section.

Sec. 32-1086. – Moratoria

(a) Authority. - As provided in this section, local governments may adopt temporary moratoria on any development approval required by law, except for the purpose of developing and adopting new or amended plans or development regulations governing residential uses. The duration of any moratorium shall be reasonable in light of the specific conditions that warrant imposition of the moratorium and may not exceed the period of time necessary to correct, modify, or resolve such conditions.

(b) Hearing Required. - Except in cases of imminent and substantial threat to public health or safety, before adopting a development regulation imposing a development moratorium with a duration of 60 days or any shorter period, the governing board shall hold a legislative hearing and shall publish a notice of the hearing in a newspaper having general circulation in the area not less than seven days before the date set for the hearing. A development moratorium with a duration of 61 days or longer, and any extension of a moratorium so that the total duration is 61 days or longer, is subject to the notice and hearing requirements of G.S. 160D-601.

(c) Exempt Projects. - Absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section shall not apply to any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding, to any project for which a special use permit application has been accepted as complete, to development set forth in a site-specific or phased vesting plan approved pursuant to G.S. 160D-108, to development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval, or to preliminary or final subdivision plats that have been accepted for review by the local government prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium. Notwithstanding the foregoing, if a complete application for a development approval has been submitted prior to the effective date of a moratorium, G.S. 160D-108(b) shall be applicable when permit processing resumes.

(d) Required Statements. - Any development regulation establishing a development moratorium must include, at the time of adoption, each of the following:

(1) A statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the local government and why those alternative courses of action were not deemed adequate.

(2) A statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium.

(3) A date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium.

(4) A statement of the actions, and the schedule for those actions, proposed to be taken by the local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.

(e) Limit on Renewal or Extension. - No moratorium may be subsequently renewed or extended for any additional period unless the local government shall have taken all reasonable and feasible steps proposed to be taken in its ordinance establishing the moratorium to address the problems or conditions leading to imposition of the moratorium and unless new facts and conditions warrant an extension. Any ordinance renewing or extending a development moratorium must include, at the time of adoption, the findings set forth in subdivisions (1) through (4) of subsection (d) of this section, including what new facts or conditions warrant the extension.

(f) Expedited Judicial Review. - Any person aggrieved by the imposition of a moratorium on development approvals required by law may apply to the General Court of Justice for an order enjoining the enforcement of the moratorium. Actions brought pursuant to this section shall be scheduled for expedited hearing, and subsequent proceedings in those actions shall be accorded priority by the trial and appellate courts. In such actions, the local government shall have the burden of showing compliance with the procedural requirements of this subsection.

Sec. 32-1101. - Standards for **major** special land use permits.

The following are standards for **major** special land use permits:

Sec. 32-1102. - Standards for **minor special** ~~conditional~~ use permits.

The following are standards for **minor special** ~~conditional~~ use permits:

Sec. 32-1103. - Standards for zoning and watershed variances.

(b) When unnecessary hardships would result from carrying out the strict letter of **this** ~~the~~ **chapter** ~~ordinance~~, the board of adjustment shall vary any of the provisions of the chapter upon a showing of all of the following:

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. **A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.**

Sec. 32-1105. - Additional conditions imposed by reviewing bodies.

(2) The board of adjustment may impose conditions when approving **minor special** ~~conditional~~ use permits which will assure that the use and its proposed location will be harmonious and with the spirit and intent of this chapter. **Conditions and safeguards imposed under this subsection shall not include requirements for which the local government does not have authority under statute to regulate nor requirements for which the courts have held to be unenforceable if imposed directly by the local government.**

(3) If the board of commissioners approves the **major** special use permit, it may impose any additional reasonable conditions and safeguards as may be necessary to:

a. Ensure that the criteria for the granting of such a permit will be complied with.

b. Reduce or minimize any potentially injurious effect of the use on adjoining properties; the character of the neighborhood; or the health, safety, morals or general welfare of the community.

Where appropriate, such conditions may include requirements that street and utility rights-of-way be dedicated to the public and that provision be made of recreational space and facilities. **Conditions and safeguards imposed under this subsection shall not include requirements for which the local government does not have authority under statute to regulate nor requirements for which the courts have held to be unenforceable if imposed directly by the local government.**

Sec. 32-1134. - Zoning permit invalid if work not commenced or completed.

Any zoning permit issued shall become invalid unless the work authorized by it shall have been commenced within **one year** ~~six months~~ of its date of issue or if the work authorized by it is suspended or abandoned for a period of one year or if such work is not completed within three years of the date of the issuance of the zoning permit. Application may be made to the land development administrator for a new zoning permit to replace any permit which shall become invalid under this section.

Sec. 32-1138. – **Determinations** ~~Interpretations~~.

(a) When a provision of this chapter is unclear or when a proposed use is not listed in table 03.110, the land development administrator shall provide a written **determination** ~~interpretation~~.

(c) The land development administrator shall evaluate a request for ~~an~~ **determination** ~~interpretation~~ in light of the comprehensive plan, this chapter, and/or the zoning map, whichever is appropriate.

Sec. 32-1161. – **Legislative** ~~Public~~ hearings.

Zoning text, zoning map and watershed map amendments require a **legislative** ~~public~~ hearing before the planning board and the board of commissioners.

Sec. 32-1162. - Notice of **legislative** ~~public~~ hearings.

(b) *Newspaper notice.* A notice of such **legislative** ~~public~~ hearing shall be published once a week for two consecutive weeks in a newspaper of general circulation in the county. This notice shall be published the first time not less than ten days and not more than 25 days prior to the date established for such **legislative** ~~public~~ hearing.

(c) *Posted notice.* When a zoning map amendment is proposed, the county shall prominently post a notice of the ~~public~~ hearing on the site proposed for **the map amendment** ~~rezoning~~ or on an adjacent public street or highway right-of-way. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required, but the county shall post sufficient notices to provide reasonable notice to interested persons.

(d) *Mailed notice.* For zoning map amendments, the owner of that parcel of land ~~as shown on the county tax listing~~, and the owners of all parcels of land abutting that parcel of land ~~as shown on the county tax listing~~ contained within or partially within a radius of 2,500 feet of that parcel of land, shall be mailed a notice of the **hearing on a** proposed zoning **map amendment** ~~use action~~ by first-class mail at the last addresses listed for such owners on the county tax abstracts. **For the purposes of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor. This notice must be deposited in the mail at least 10 but not more than 25 days prior to the date of the hearing.** The first-class mail notice is not required if the zoning map amendment **proposes to change the zoning designation of** ~~directly affects~~ more than 50 properties, owned by ~~a~~

~~total of~~ at least 50 different property owners. In this instance, notice shall be provided by publishing a notice of the hearings once a week for two successive calendar weeks in a newspaper of general circulation in the county. The notice shall not be less than one-half of a newspaper page in size and shall be published the first time not less than ten days, or more than 25 days, before the date **scheduled** ~~fixed~~ for the hearing. In computing such period, the day of publication is not to be included, but the day of the hearing shall be included. The advertisement shall only be effective for property owners who reside in the area of general circulation of the newspaper which publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified by first-class mail as described in this paragraph (d). If the adoption or modification ~~of the ordinance~~ would result in changes to telecommunication towers or windmills or the zoning map or would change or affect the permitted uses of land located five miles or less from the perimeter boundary of a military base, the county shall provide written notice of the proposed changes by certified mail, return receipt requested, to the commander of the military base or the commander's designee not less than ten days nor more than 25 days before the date fixed for the ~~public~~ hearing. If the military provides comments or analysis regarding the compatibility of the proposed **development regulation** ~~ordinance~~ or amendment with military operations at the base, the planning board shall take the comments and analysis into consideration before making a recommendation on the proposed adoption or modification of the ordinance and the board of commissioners shall take the comments and analysis into consideration before making a final determination on the ordinance. In the case of a **major** special use permit application or **minor special use** ~~conditional~~ use permit application, the commanding officer of the military base shall be notified by the county by certified mail, return receipt requested, if the proposed **major** special use permit application or **minor special** ~~conditional~~ use permit application is for property located within one mile of the military base not less than ten days nor more than 25 days before the date fixed for the public hearing.

(e) *Zoning map amendment application by other than owner of property.* Except for a **government** ~~county~~-initiated zoning map amendment, when an application is filed to request a zoning map amendment and that application is not made by the **landowner or authorized agent** ~~owner of the parcel of land to which the amendment would apply~~, the applicant shall certify to the board of commissioners that the owner of the parcel of land as shown on the county tax listing has received actual notice of the proposed amendment and a copy of the notice of ~~public~~ hearing. The person or persons required to provide notice shall certify to the board of commissioners that **actual** ~~proper~~ notice has been provided ~~in fact~~, and such certificate shall be deemed conclusive in the absence of fraud. Actual notice ~~of the proposed amendment and a copy of the notice of public hearing required by this subsection~~ shall be **provided** by any manner permitted under G.S. 1A-1, Rule 4(j). If notice cannot with due diligence be achieved by personal delivery, ~~registered or~~ certified mail, or by a designated delivery service authorized pursuant to 26 U.S.C. § 7502(f)(2), notice may be given by publication consistent with G.S. 1A-1, Rule 4(jl). ~~This subsection applies only to an application to request a zoning map amendment where the application is not made by the owner of the parcel of land to which the amendment would apply. This subsection does not apply to a county initiated zoning map amendment.~~

Sec. 32-1163. - Conduct of **legislative** ~~public~~ hearing.

All **legislative** ~~public~~ hearings required by law or deemed advisable by the board of adjustment, the planning board, and the board of commissioners shall be organized by a special order, adopted by a majority vote, setting forth the subject, date, place, and time of the hearing as well as any rules regarding the length of time allotted to each speaker and designating representatives to speak for large groups. At the appointed time, the chair shall call the hearing to order and preside over it. When the allotted time expires, the chair shall declare the hearing ended and the board shall resume the regular order of business.

Sec. 32-1164. – **Evidentiary** ~~Quasi-judicial~~ hearings.

The following require a**n evidentiary** ~~quasi-judicial~~ hearing by the specified body (see also table 20.110):

(1) **Major s**~~S~~pecial land uses require a**n evidentiary** ~~quasi-judicial~~ hearing before the board of commissioners.

(2) **Minor special** ~~Conditional~~ land uses require a**n evidentiary** ~~quasi-judicial~~ hearing before the board of adjustment.

(3) Zoning variances and **administrative** ~~zoning~~ appeals require a**n evidentiary** ~~quasi-judicial~~ hearing before the board of adjustment.

Sec. 32-1165. - Notice of **evidentiary** ~~quasi-judicial~~ hearings.

Notice of **evidentiary** ~~quasi-judicial~~ hearings shall be mailed to the person or entity whose appeal, application, or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the land development code. In the absence of evidence to the contrary, the county may rely on the county tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least ten days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the county shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way. **The board may continue an evidentiary hearing that has been convened without further advertisement. If an evidentiary hearing is set for a given date and a quorum of the board is not then present, the hearing shall be continued until the next regular board meeting without further advertisement.**

Sec. 32-1166. - Conduct of **evidentiary** ~~quasi-judicial~~ hearings.

Conduct of the hearing.

(1) *Appearances.* Any party **who would have standing to appeal the decision under G.S. 160D-1402(d)** may appear in person, by appropriate agent, or by attorney at the hearing. **Other witnesses may present competent, material, and substantial**

evidence that is not repetitive as allowed by the board. Agents may not engage in the unauthorized practice of law. See North Carolina State Bar, Authorized Practice Advisory Opinion 2006-1 (determining "that it is the unauthorized practice of law for someone other than a licensed attorney to appear in a representative capacity to advocate the legal position of another person, firm, or corporation that is a party to the proceeding" at a quasi-judicial hearing). North Carolina State Bar 2007 Formal Ethics Opinion 3 requires that the attorney to the board of adjustment advise the board of the contents and implications of Authorized Practice Advisory Opinion 2006-1. **Objections regarding jurisdictional and evidentiary issues, including, but not limited to, the timeliness of an appeal or the standing of a party, may be made to the board. The board chair shall rule on any objections, and the chair's rulings may be appealed to the full board. These rulings are also subject to judicial review pursuant to G.S. 160D-1402. Objections based on jurisdictional issues may be raised for the first time on judicial review.**

(3) *Evidentiary matters.* Witnesses may be called and factual evidence may be submitted. The board may view the premises before the hearing, but the facts indicated by such inspection shall be disclosed at the **evidentiary** ~~public~~ hearing and made a part of the record. All witnesses before the board shall be placed under oath, and the opposing party may cross-examine them. The chairman may require opponents of an application who are aligned in interest to designate one of their numbers who himself or herself has standing to cross-examine the applicant and the applicant's witnesses. The chairman shall determine if opponents are aligned in interest and may conduct such examinations of said opponents as may be necessary to determine if said opponents are aligned in interest.

(4) *Decisions and judicial review.*

a. The board shall determine contested facts and make its decision within a reasonable time. Every quasi-judicial decision shall be based upon competent, material, and substantial evidence in the record. Each quasi-judicial decision shall be reduced to writing and reflect the board's determination of contested facts and their application to the applicable standards **and be approved by the board**. The written decision shall be signed by the chair or other duly authorized member of the board. A quasi-judicial decision is effective upon filing the written decision with the clerk to the board or such other office or official as the **development regulation** ~~ordinance~~ specifies. The decision of the board shall be delivered **within a reasonable time** by personal delivery, electronic mail, or by first-class mail to the applicant, **landowner** ~~property owner~~, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective. The person required to provide notice shall certify **to the local government** that proper notice has been made **and the certificate shall be deemed conclusive in the absence of fraud.**

b. Every quasi-judicial decision shall be subject to review by the superior court by proceedings in the nature of certiorari pursuant to G.S. **160D-1402** ~~160A-393~~. **Appeals shall be filed within the times specified in G.S. 160D-1405(d).** ~~A petition for review shall be filed with the clerk of superior court by the later of 30 days after the decision is effective or after a written copy thereof is given in~~

~~accordance with subdivision a. of this subsection. When first-class mail is used to deliver notice, three days shall be added to the time to file the petition.~~

(5) *Oaths.* The chair of the board, or any member acting as the chair, and the clerk to the board are authorized to administer oaths to witnesses in any matter coming before the board. Any person who, while under oath during a proceeding before the board **determining a quasi-judicial matter**, willfully swears falsely is guilty of a class 1 misdemeanor.

(6) *Subpoenas.* The board **making a quasi-judicial decision under this Chapter** ~~of adjustment~~ through the chair, or in the chair's absence anyone acting as chair, may subpoena witnesses and compel the production of evidence. To request issuance of a subpoena, **the applicant, the local government, and any person** ~~persons~~ with standing under G.S. **160D-1402(c)** ~~160A-393(d)~~ may make a written request to the chair explaining why it is necessary for certain witnesses or evidence to be compelled. The chair shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope, and not oppressive. The chair shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the chair may be **immediately** appealed to the full board ~~of adjustment~~. If a person fails or refuses to obey a subpoena issued pursuant to this subsection, the board ~~of adjustment~~ or the party seeking the subpoena may apply to the general court of justice for an order requiring that its subpoena be obeyed, and the court shall have jurisdiction to issue these orders after notice to all proper parties.

(7) *Conflicts of interest.* A member of any other board exercising quasi-judicial functions pursuant to this **Chapter** ~~article~~ shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a **board** member's participation **at or prior to the hearing or vote on that matter** and that member does not recuse himself or herself, the remaining members **of the board** shall by majority vote rule on the objection. **For purposes of this section, a close familial relationship means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.**

Sec. 32-1181. – Administrator **and Deputy(ies).**

(a) The land development administrator is charged with the enforcement of the provision of this chapter. If the land development administrator **or land development administrator deputy** finds that any of the provisions of this chapter are being violated, he/**she** shall notify in writing the person(s) responsible for such violations **by written determination,** indicating the nature of the violation and ordering the actions(s) necessary to correct it. He/**she** shall also take any other action authorized by this chapter to ensure compliance with or to prevent violation of its provisions.

(b) In the event the land development administrator finds that any provision of the **minor special** ~~conditional~~ use **permit** or **major** special use permit, variance approval, or any condition imposed by the board of adjustment, planning board, or board of commissioners is being violated, the permit shall thereupon immediately become void and of no effect. No zoning permits for further construction or certificate of occupancy/compliance under the permit shall be issued, and the use of all completed structures shall immediately cease and not thereafter be used for any proposed use other than a use-by right as permitted by the zone in which the property is located.

Sec. 32-1182. - Enforcement of regulations.

(a) *Investigations.* On receiving a complaint or other information suggesting a violation of this chapter, the land development administrator **or deputy** shall investigate the situation and determine whether a violation exist.

(b) *Initial **determination** notice of violation.* On determination that a violation of this chapter exists, the land development administrator **or deputy** shall:

(1) Give the responsible person(s) written notice of the violation, either in person or by certified mail, return receipt requested;

(2) The notice shall describe the nature of the violation, state the actions necessary to correct the violation; and

(3) Request the alleged violator to meet with the land development administrator **or deputy** within a specified time to discuss the violation and how it may be corrected.

The land development administrator **or deputy** may provide the alleged violator additional written notices of violation as needed.

(c) *Final **determination** notice of violation; correction order.* The land development administrator's **or deputy'**final written notice of violation (which may be the initial notice) shall:

(1) Order the correction of the violation;

(2) Specify a reasonable time period within which the violation must be corrected;

(3) State which of the remedies and penalties authorized in section 32.1183 the land development administrator may pursue if the violation is not corrected within the specified time limit; and

(4) State that the correction order may be appealed to the board of adjustment.

(5) This notice shall be delivered as provided in subsection (b)(1), above.

(d) *Appeal to the board of adjustment.* Any person aggrieved by the land development administrator's **or deputy's** determination of a violation or correction order may appeal that determination or order to the board of adjustments in accordance with the provisions of section 32-1184 within thirty (30) days after the date written **determination** notice of violation or correction order is delivered to the appellant as provided in subsection (b)(1), above. As provided in G.S. § **160D-405 (f)** ~~153A-345(b)~~, an appeal shall stay all

proceedings in furtherance of the action appealed from, unless the land development administrator certifies to the board ~~of adjustments~~, after notice of appeal has been filed with him, that because of facts stated in the certificate a stay would, in the land development administrator's opinion, cause imminent peril to life or property or that because the violation ~~charged~~ is transitory in nature a stay would seriously interfere with enforcement of the **development regulation** ~~ordinance~~. In that case proceedings may not be stayed except by restraining order, which may be granted by ~~the board of adjustment or by~~ a court ~~of record on application, on notice to the officer from whom the appeal is taken and on due cause shown~~. **If enforcement proceedings are not stayed, the appellant may file with the official a request for an expedited hearing of the appeal, and the board shall meet to hear the appeal within 15 days after such a request is filed.**

(e) *Extension of time limit to correct violations.* The recipient of a correction order, or the owners of the property on which the violation occurs, may submit to the land development administrator a written request for extension of the order's specified time limit for correction of the violation. On determining that the request includes enough information to show that the violation cannot be corrected within the specified time limit for reasons beyond the control of the person requesting the extension, the land development administrator may extend the time limit as reasonably necessary to allow timely correction of the violation.

(f) *Enforcement action after time limit to correct violation.* Following the time limit for correction of the violation, including any stay or extension thereof, the land development administrator **or deputy** shall determine whether the violation has been corrected. If the violation has been corrected, the land development administrator **or deputy** shall take no further action against the alleged violator. If the violation has not been corrected, the land development administrator **or deputy** may act to impose one or more of the remedies and penalties specified in the correction order.

(g) ~~*Emergency enforcement without notice.* If delay in correcting a violation would seriously threaten the effective enforcement of this ordinance or pose a danger to the public health, safety, or welfare, the land development administrator may seek immediate enforcement without prior written notice through any of the remedies authorized in section 32-1183 or 32-1184.~~ ***Stop Work Orders.*** **Whenever any work or activity subject to regulation pursuant to this Chapter or other applicable local development regulation or any State law delegated to the local government for enforcement purposes in lieu of the State is undertaken in substantial violation of any State or local law, or in a manner that endangers life or property, staff may order the specific part of the work or activity that is in violation or presents such a hazard to be immediately stopped. The order shall be in writing, directed to the person doing the work or activity, and shall state the specific work or activity to be stopped, the reasons therefor, and the conditions under which the work or activity may be resumed. A copy of the order shall be delivered to the holder of the development approval and to the owner of the property involved (if that person is not the holder of the development approval) by personal delivery, electronic delivery, or first-class mail. The person or persons delivering the stop work order shall certify to the local government that the order was delivered and that certificate shall be deemed conclusive in the absence of fraud. Except as provided by G.S. 160D-1112 and G.S. 160D-1208, a stop work order may be appealed pursuant to G.S. 160D-405. No further work or activity shall take place in violation of a stop work order pending a**

ruling on the appeal. Violation of a stop work order shall constitute a Class 1 misdemeanor.

Sec. 32-1281. - Definitions.

(12) The term "comprehensive plan" means the comprehensive plan of the county. It includes all maps, charts and explanatory materials adopted on **October 15, 2018** ~~July 12, 1999~~ and subsequent amendments.

Sec. 32-1302. - Agricultural uses.

(a) (1) *Bona fide farms* ***purposes*** (NAICS 111, 112, part and 11142). Bona fide farm uses include crop production and animal production, and agritourism defined by N.C.G.S. **160D-903** ~~153A-340~~. Following shall constitute sufficient evidence for classification as a bona fide farm:

Sec. 32-1309. - Special uses.

(b) *Event center* means a venue which hosts weddings, receptions, birthday parties, fundraising events for non-profits, family or class reunions, and church gatherings and is situated upon a parcel of land upon which bona fide farming activities are taking place (not including agritourism as defined by N.C.G.S. **160D-903** ~~153A-340~~).

Sec. 32-1331. - Definitions.

Administrative decision **means decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in this Chapter or local government development regulations. These are sometimes referred to as ministerial decisions or administrative determinations.**

Administrative hearing **means a proceeding to gather facts needed to make an administrative decision.**

Comprehensive plan **means the comprehensive plan, land-use plan, small area plans, neighborhood plans, transportation plan, capital improvement plan, and any other plans**

regarding land use and development that have been officially adopted by the governing board.

Conditional zoning **means a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.**

County **means the County of Granville, North Carolina.**

Decision-making board **means a governing board, planning board, board of adjustment, historic district board, or other board assigned to make quasi-judicial decisions under this Chapter.**

Determination **means a written, final, and binding order, requirement, or determination regarding an administrative decision.**

Developer means ~~the owner, representative or applicant who proposes to construct, build, use or subdivide property~~ **a person, including a governmental agency or redevelopment authority, who undertakes any development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake development on that property.**

Development means ~~any action covered by section 32-3~~ **unless the context clearly indicates otherwise, the term means any of the following:**

a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.

b. The excavation, grading, filling, clearing, or alteration of land.

c. The subdivision of land as defined in G.S. 160D-802.

d. The initiation or substantial change in the use of land or the intensity of use of land.

This definition does not alter the scope of regulatory authority granted by this Chapter.

Development approval **means an administrative or quasi-judicial approval made pursuant to this Chapter that is written and that is required prior to commencing development or undertaking a specific activity, project, or development proposal. Development approvals include, but are not limited to, zoning permits, site plan approvals, special use permits, variances, and certificates of appropriateness. The term also includes all other regulatory approvals required by regulations adopted pursuant to this Chapter, including plat approvals, permits issued, development agreements entered into, and building permits issued.**

Development regulation **means a unified development ordinance, zoning regulation, subdivision regulation, erosion and sedimentation control regulation, floodplain or flood damage prevention regulation, mountain ridge protection regulation, stormwater control**

regulation, wireless telecommunication facility regulation, historic preservation or landmark regulation, housing code, State Building Code enforcement, or any other regulation adopted pursuant to this Chapter, or a local act or charter that regulates land use or development.

Evidentiary hearing **means a hearing to gather competent, material, and substantial evidence in order to make findings for a quasi-judicial decision required by a development regulation adopted under this Chapter.**

Governing board **means the board of county commissioners. The term is interchangeable with the terms "board of aldermen" and "boards of commissioners" and shall mean any governing board without regard to the terminology employed in charters, local acts, other portions of the General Statutes, or local customary usage.**

Landowner means the ~~same as "Owner."~~ **holder of the title in fee simple. Absent evidence to the contrary, a local government may rely on the county tax records to determine who is a landowner. The landowner may authorize a person holding a valid option, lease, or contract to purchase to act as his or her agent or representative for the purpose of making applications for development approvals.**

Legislative decision **means the adoption, amendment, or repeal of a regulation under this Chapter or an applicable local act. The term also includes the decision to approve, amend, or rescind a development agreement consistent with the provisions of Article 10 of G.S. 160D.**

Legislative hearing **means a hearing to solicit public comment on a proposed legislative decision.**

Local act **means as defined in G.S. 160A-1(2).**

Local government **means a city or county.**

Major special use permit **means a permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards. The term includes permits previously referred to as a special use permit.**

Manufactured home means a **structure as defined by G.S. 143-145(7)** ~~residential dwelling unit transportable in one or more sections, built on a chassis that is designed to be towed to a site with removable wheels or on a frame that is capable of being lifted into its final location. Units are delivered ready for occupancy except for minor and incidental unpacking and assembly operations, including but not limited to mounting on a temporary or permanent foundations, connection of sections, and connection to utilities~~. Travel trailers and campers shall not be considered manufactured homes.

Minor special use permit **means a permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards. The term includes permits previously referred to as a conditional use permit.**

Multiphase development means a development containing 100 acres or more that (i) is submitted for site plan approval for construction to occur in more than one phase and (ii) is subject to a master development plan with committed elements, including a requirement to offer land for public use as a condition of its master development plan approval.

Owner means ~~any person having legal title to or sufficient proprietary interest in the land sought to be subdivided under this chapter~~ the same as "Landowner."

Person means an individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, interstate body, the State of North Carolina and its agencies and political subdivisions, or other legal entity.

Planning board means any board or commission established pursuant to G.S. 160D-301.

Property means all real property subject to land-use regulation by a local government. The term includes any improvements or structures customarily regarded as a part of real property.

Quasi-judicial decision means a decision involving the finding of facts regarding a specific application of a development regulation and that requires the exercise of discretion when applying the standards of the regulation. The term includes, but is not limited to, decisions involving variances, special use permits, certificates of appropriateness, and appeals of administrative determinations. Decisions on the approval of subdivision plats and site plans are quasi-judicial in nature if the regulation authorizes a decision-making board to approve or deny the application based not only upon whether the application complies with the specific requirements set forth in the regulation, but also on whether the application complies with one or more generally stated standards requiring a discretionary decision on the findings to be made by the decision-making board.

~~*Rezoning* means an amendment to the zoning map.~~

Site plan means a ~~plan or drawing showing the location of buildings, parking or other elements that is used for the issuing of approvals other than subdivision plans or land developments. Site plans cover a single land use issue. The drawings shall show sufficient detail to enable the land development administrator to determine whether the standard requiring a site plan has been met.~~ scaled drawing and supporting text showing the relationship between lot lines and the existing or proposed uses, buildings, or structures on the lot. The site plan may include site-specific details such as building areas, building height and floor area, setbacks from lot lines and street rights-of-way, intensities, densities, utility lines and locations, parking, access points, roads, and stormwater control facilities that are depicted to show compliance with all legally required development regulations that are applicable to the project and the site plan review. A site plan approval based solely upon application of objective standards is an administrative decision and a site plan approval based in whole or in part upon the application of standards involving judgment and discretion is a quasi-judicial decision. A site plan may also be approved as part of a conditional zoning decision.

Subdivision means the division of land for the purpose of sale or development as specified in G.S. 160D-802. ÷

~~(1) All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sale or building development (whether immediate or future) and includes all division of land involving the dedication of a new street or change in existing streets; however, the following is not included within this definition and is not subject to any regulations enacted pursuant to North Carolina General Statute 153A-330:~~

~~a. The combination or recombination of portions of previously subdivided and recorded lots if the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the county as shown in its subdivision regulations.~~

~~b. The division of land into parcels greater than ten acres if no street right-of-way dedication is involved.~~

~~c. The public acquisition by purchase of strips of land for widening or opening streets or for public transportation system corridors.~~

~~d. The division of a tract in single ownership the entire area of which is no greater than two acres into not more than three lots, if no street right-of-way dedication is involved and if the resultant lots are equal to or exceed the standards of the county as shown by its subdivision regulations.~~

~~e. The division of land for use as gravesites.~~

~~f. Other exemptions as specified in Article X of this chapter.~~

~~(2) A county may provide for expedited review of specified classes of subdivisions.~~

Subdivision regulation **means a subdivision regulation authorized by Article 8 of G.S. 160D.**

Vested right **means the right to undertake and complete the development and use of property under the terms and conditions of an approval secured as specified in G.S. 160D-108 or under common law.**

Zoning map amendment or rezoning **means an amendment to a zoning regulation for the purpose of changing the zoning district that is applied to a specified property or properties. The term also includes (i) the initial application of zoning when land is added to the territorial jurisdiction of a local government that has previously adopted zoning regulations and (ii) the application of an overlay zoning district or a conditional zoning district. The term does not include (i) the initial adoption of a zoning map by a local government, (ii) the repeal of a zoning map and readoption of a new zoning map for the entire planning and development regulation jurisdiction, or (iii) updating the zoning map to incorporate amendments to the names of zoning districts made by zoning text amendments where there are no changes in the boundaries of the zoning district or land uses permitted in the district.**

Zoning regulation **means a zoning regulation authorized by Article 7 of G.S. 160D.**

County Attorney Chapter 160D Revisions to Proposed Amendments

- **Bold** language is new language and ~~strike-through~~ language is deleted language.

Sec. 32-315. - Flood damage prevention definitions.

Unless specifically defined below, words or phrases used in this division shall be interpreted so as to give them the meaning they have in common usage and to give this division its most reasonable application.

Manufactured home ***or mobile home*** means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle~~.~~," **and includes a structure as defined in G.S. 143-145(7).**

Sec. 32-564. - Enforcement and remedies.

Each violation of this article or G.S. ch. 63, art. 4, or of any regulations, order or ruling promulgated or made pursuant to this article or G.S. ch. 63, art. 4, shall constitute a class 3 misdemeanor, and each day a violation continues to exist shall constitute a separate offense. In addition, the county may institute in any court of competent jurisdiction, an action to prevent, restrain, correct or abate any violation of this article or G.S. ch. 63, art. 4, or of any order or ruling made in connection with the administration or the enforcement thereof and the court shall adjudge to the plaintiff such relief, by way of injunction (which may be mandatory) or otherwise, as may be proper under all the facts and circumstances of the case, in order fully to effectuate the purposes of this article and of G.S. ch. 63, art. 4 and orders and rulings made pursuant thereto. **For further reference, see North Carolina General Statute Chapter 160D-404.**

Sec. 32-992. - Board of adjustment.

(c) *Officers, quorum, rules of procedure.* The board of adjustment shall adopt rules governing its organization and for all proceedings before it. Such rules shall provide and require the following in addition to such other rules and regulations the board shall adopt:

(1) The board shall elect a chairman, vice-chairman, and a secretary on an annual basis.

(2) The secretary shall keep detailed minutes of the proceedings. The minutes shall contain relevant facts and testimony of each appeal, the vote of each member on each appeal, abstention

from voting, and attendance. The minutes shall contain the signature of the secretary and the chairman.

(3) No appeal may be heard unless a quorum is present. A quorum shall consist of six members in attendance.

(4) The notice shall be given to all parties having interest in an appeal.

(5) Any interested party may appear in person, by agent or by attorney, to offer evidence and testimony relative to an appeal.

(6) A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

Sec. 32-1011. - Land development administrator.

(8) To receive applications for appeals, variances, ~~conditional use permits,~~ and **major and minor** special use permits.

Sec. 32-1012. – Administrative Staff Conflicts of Interest.

Administrative Staff. - No staff member shall make a final decision on an administrative decision required by this Chapter if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on the staff member or if the applicant or other person subject to that decision is a person with whom the staff member has a close familial, business, or other associational relationship. If a staff member has a conflict of interest under this section, the decision shall be assigned to the supervisor of the staff person or such other staff person as may be designated by the development regulation or other ordinance.

No staff member shall be financially interested or employed by a business that is financially interested in a development subject to regulation under this Chapter unless the staff member is the owner of the land or building involved. No staff member or other individual or an employee of a company contracting with a local government to provide staff support shall

engage in any work that is inconsistent with his or her duties or with the interest of the local government, as determined by the local government.

Sec. 32-1085. - Obtaining a vested right.

(i) *Limitations to vested rights.*

(1) A vested right, once established as provided for in this section, precludes any zoning action by a ~~county~~ **local government that** ~~which~~ would change, alter, impair, prevent, diminish, or otherwise delay the development or use of the property as set forth in **the** ~~an~~ approved **vested right,** ~~site specific development plan or an approved phased development plan, except as set out in G.S. 153A-344.1 as amended from time to time.~~ **except:**

a. The written consent of the affected landowner.

b. Upon findings by ordinance after notice and an evidentiary hearing, that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety, and welfare if the project were to proceed as contemplated in the approved vested right.

e. The enactment or promulgation of a State or federal law or regulation that precludes development as contemplated in the approved site specific vesting plan or the phased development plan, in which case the local government may modify the affected provisions, upon a finding by ordinance that the change in State or federal law has a fundamental effect on the plan, after notice and an evidentiary hearing.

Sec. 32-1086. – Moratoria

(c) Exempt Projects. - Absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section shall not apply to any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding, to any project for which a special use permit application has been accepted as complete, to development set forth in a site-specific or phased vesting plan approved pursuant to G.S. 160D-108.1, to development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval, or to preliminary or final subdivision plats that have been accepted for review by the local government prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium. Notwithstanding the foregoing, if a complete application for a development approval has

been submitted prior to the effective date of a moratorium, G.S. 160D-108(b) shall be applicable when permit processing resumes.

Sec. 32-1166. - Conduct of **evidentiary** ~~quasi-judicial~~ hearings.

Conduct of the hearing.

(1) *Appearances.* Any party **who would have standing to appeal the decision under G.S. 160D-1402(c)** may appear in person, by appropriate agent, or by attorney at the hearing. **Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board.** Agents may not engage in the unauthorized practice of law. See North Carolina State Bar, Authorized Practice Advisory Opinion 2006-1 (determining "that it is the unauthorized practice of law for someone other than a licensed attorney to appear in a representative capacity to advocate the legal position of another person, firm, or corporation that is a party to the proceeding" at a quasi-judicial hearing). North Carolina State Bar 2007 Formal Ethics Opinion 3 requires that the attorney to the board of adjustment advise the board of the contents and implications of Authorized Practice Advisory Opinion 2006-1. **Objections regarding jurisdictional and evidentiary issues, including, but not limited to, the timeliness of an appeal or the standing of a party, may be made to the board. The board chair shall rule on any objections, and the chair's rulings may be appealed to the full board. These rulings are also subject to judicial review pursuant to G.S. 160D-1402. Objections based on jurisdictional issues may be raised for the first time on judicial review.**

Sec. 32-1331. - Definitions.

Comprehensive plan **means a comprehensive plan that has been officially adopted by the governing board pursuant to G.S. 160D-501.**

Dwelling means ~~a building or portion of a building used as a place of residence, containing sleeping, cooking and sanitary facilities, excluding commercial lodging facilities.~~ **any building, structure, manufactured home, or mobile home, or part thereof, used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith. For the purposes of Article 12 of Chapter 160D of the North Carolina General Statutes, the term does not include any manufactured home, mobile home, or recreational vehicle, if used solely for a seasonal vacation purpose.**

Governing board **means the board of county commissioners.**

Local act **means as defined in G.S. 160A-1(5).**

PLANNING BOARD WRITTEN CONSISTENCY STATEMENT REGARDING AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC) THAT WOULD INCORPORATE THE STATE-MANDATED LAND USE REGULATION CHANGES AS REQUIRED BY CHAPTER 160D OF THE NORTH CAROLINA GENERAL STATUTES. THE AMENDMENTS AFFECT LAND USE REGULATIONS RELATED TO ZONING, PUBLIC AND QUASI-JUDICIAL HEARING PROCESSES, SUBDIVISIONS, AND ENFORCEMENT. THE AMENDMENTS ARE BEING MADE TO BE CONSISTENT WITH STATE LAW.

Planning Board written consistency statement regarding the Comprehensive Land Use Plan ("the Plan") and the proposed text amendment:

The State of North Carolina has passed major Planning enabling legislation creating a new Chapter 160D applicable to Land Use regulations. The State has mandated that local governments adopt land use regulations consistent with Chapter 160D on, or before, July 1, 2021. These amendments are consistent with state law as prescribed by Chapter 160D of the North Carolina General Statutes. Further, these amendments continue the goals of the Granville County Comprehensive Plan to "preserve opportunities for future industrial and employment uses; encourage commercial and mixed use development; clarify the character of development desired in different residential areas; and, preserve [the] rural character on Granville's green edges." As such, the County finds this amendment to be in the public interest by aligning its regulations with those of the State by which the County derives its authority.

Michael Turner

Michael Turner, Planning Board Chairman
North Carolina
Granville County

I, Kathryn C. Morris, a Notary Public for the said County and State, do hereby, certify that Michael Turner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of April, 2021.

(Official Seal)

Kathryn C Morris Notary Public

KATHRYN C. MORRIS
NOTARY PUBLIC
GRANVILLE COUNTY, N.C.

My Commission expires 8-19-2024

EXCERPTS FROM THE UNAPPROVED PLANNING BOARD MINUTES OF MARCH 18, 2021 AND THE CONTINUED MEETING MINUTES OF MARCH 25, 2021 GRANVILLE COUNTY PETITION FOR LAND DEVELOPMENT CODE TEXT AMENDMENT.

PUBLIC HEARING – GRANVILLE COUNTY LAND DEVELOPMENT CODE TEXT AMENDMENT PETITION

AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC) THAT WOULD INCORPORATE THE STATE-MANDATED LAND USE REGULATION CHANGES AS REQUIRED BY CHAPTER 160D OF THE NORTH CAROLINA GENERAL STATUTES. THE AMENDMENTS AFFECT LAND USE REGULATIONS RELATED TO ZONING, PUBLIC AND QUASI-JUDICIAL HEARING PROCESSES, SUBDIVISIONS, AND ENFORCEMENT. THE AMENDMENTS ARE BEING MADE TO BE CONSISTENT WITH STATE LAW.

Chairman Turner opened the public hearing and asked Mr. Baker for remarks.

Mr. Baker stated that all public notices as required by local and state law had been accomplished for tonight's hearing. Mr. Baker stated that this is a virtual hearing and the Board cannot make a recommendation tonight. The public may make written comments up to 24 hours after the hearing. It is anticipated that the board will meet virtually on March 25, 2021 at 7:00 p.m. to make a recommendation. He further stated that these are amendments to the Land Development Code that would incorporate the state-mandated land use regulation changes as required by Chapter 160D of the North Carolina General Statutes. The amendments affect land use regulations related to zoning, public and quasi-judicial hearing processes, subdivisions, and enforcement. The amendments are being made to be consistent with state law. The NC General Statutes require that the Planning Board make a written consistency statement. A copy of staff comments regarding the amendments and the Comprehensive Plan are included in the agenda packets. The development review committee met on March 4 and reviewed the proposed text amendments. The committee had no comments regarding the proposed text amendments. A copy of the text amendment petition and comments from the County Attorney are included in the packet. The comments from the County Attorney are additions to or revisions to the proposed text amendments. These changes are State mandated and the language is from the General Statute. The deadline for adoption of these changes is July 1, 2021. Special uses will be changed to major special uses and will continue to be heard by the Board of County Commissioners. Conditional uses will be changed to minor special uses and will continue to be heard by the Board of Adjustment. There are some new provisions that affect hearings, notice, enforcement, and some additional responsibilities of the Planning Board and the Board of Adjustment. Several definitions will be added that are directly from the General Statutes. The County Attorney has reviewed it and those changes will need to be incorporated with the rest of the text amendments.

Chairman Turner asked Attorney Wrenn for comments.

Attorney Wrenn had no additional comments.

Chairman Turner asked for any questions from the Board for Attorney Wrenn.

Hearing none, he asked for comments from the public.

There were no comments from the public.

Chairman Turner closed the public hearing.

Chairman Turner stated that this item would be continued to March 25, at 7:00 p.m. via a zoom virtual meeting. A recommendation will be made at that time.

Continued Agenda Item from 3-18-21 Regular Meeting

Granville County Land Development Code Text Amendment Petition

AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC) THAT WOULD INCORPORATE THE STATE-MANDATED LAND USE REGULATION CHANGES AS REQUIRED BY CHAPTER 160D OF THE NORTH CAROLINA GENERAL STATUTES. THE AMENDMENTS AFFECT LAND USE REGULATIONS RELATED TO ZONING, PUBLIC AND QUASI-JUDICIAL HEARING PROCESSES, SUBDIVISIONS, AND ENFORCEMENT. THE AMENDMENTS ARE BEING MADE TO BE CONSISTENT WITH STATE LAW.

Chairman Turner asked Madam Secretary if anyone had made comment in writing. No one had sent in written comments.

Chairman Turner opened the floor for discussion by Board Members. Hearing no further comments, he called for a motion.

Board Member Averette made a motion to approve the Land Development Code Text Amendment Petition that would incorporate the state-mandated land use regulation changes as required by Chapter 160D of the North Carolina General Statutes including the revisions and additions by the County Attorney and to adopt staff's comments concerning the text amendments and the Comprehensive Plan as the Planning Board's adopted written consistency statement.

Board Member Milstein seconded the motion.

Chairman Turner did a roll call vote. The motion passed unanimously.

Ayes: Averette, J. Currin, Milstein, Mangum, Nelson, Turner, Tyler
Nays: None

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Barry Baker
Department:	Planning Department
Date:	April 15, 2021
Title:	**Granville County Land Development Code Text and Code of Ordinances Amendment Petition**

PURPOSE:

To hold a public hearing for a Granville County Land Development Code Text and Code of Ordinances Amendment Petition.

BACKGROUND

Granville County Land Development Code Text and Code of Ordinances Amendment Petition

AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC) AND CODE OF ORDINANCES THAT WOULD ASSIST IN THE IMPLEMENTATION OF THE GRANVILLE COUNTY COMPREHENSIVE PLAN BY ALLOWING CLUSTER SUBDIVISIONS IN RURAL AREAS OF THE COUNTY. THE AMENDMENTS WOULD REMOVE THE REQUIREMENT THAT ALL RESIDENTIAL LOTS LESS THAN 40,000 SQUARE FEET MUST BE SERVED BY PUBLIC WATER AND SEWER FACILITIES AND CANNOT BE SERVED BY SEPTIC TANK AND WATER WELL.

Please note that the North Carolina General Assembly enacted Planning legislation concerning Governing Body statements pertaining to plan consistency about zoning text amendments (N.C.G.S. 153A-341). In that regard, the Commissioners may accept the Planning Board's plan consistency statement as their own, or the Commissioners may prepare a different statement. The Commissioners must adopt a plan consistency statement prior to action on the zoning text amendment.

Attachments include: (1) Copy of proposed text amendment petition and language; (2) Copy of Planning Board Written Consistency Statement regarding the proposed amendment; and (3) Unapproved minute excerpts for agenda item from the March 18, 2021 and March 25, 2021 Planning Board meetings.

RECOMMENDATION:
The Granville County Planning Board (7-0) recommended approval of the land development code text amendment.

ATTACHMENTS:
Proposed Text Amendment Petition and Language
Planning Board Written Consistency Statement Regarding the Proposed Amendment
Unapproved Minute Excerpts from the March 18 and March 25, 2021 Planning Board Meeting

ACTION TAKEN:

GRANVILLE COUNTY PETITION FOR LAND DEVELOPMENT CODE TEXT AMENDMENT

A. Name of Applicant: Granville County Planning Board

B. Comprehensive Plan Statement Justification (additional sheets accepted):

Two stated objectives of the Granville County Comprehensive Land Use Plan are to protect the county's rural atmosphere and to increase open space in new development. Further, the Plan encourages cluster development on smaller lots to preserve large open space areas in un-sewered areas with good soils and/or water availability; and, prioritize open space reservation to protect water quality and rural character. As such, the proposed text amendments are consistent with the newly adopted Comprehensive Land Use Plan.

C. Proposed Land Development Code Text Amendments and Code of Ordinances Chapter 44 text amendment (additional sheets accepted):

- Amend Section 32-721 of the Granville County Land Development Code (LDC) by deleting the following language (~~strike-through~~ denotes deleted language):

~~Sec. 32-721. - Public water and sewer.~~

~~Residential lots less than 40,000 square feet shall have both public water and sewer facilities available, and each lot shall be served by these utilities.~~

- Amend Section 32-722 of the Granville County Land Development Code (LDC) by deleting the following language (~~strike-through~~ denotes deleted language):

~~Sec. 32-722. - On-site water and sewer.~~

~~The lot areas shall be at least 40,000 square feet in area of usable land, exclusive of vehicular rights-of-way and easements.~~

- Amend Section 44-33 of the Granville County Code of Ordinances by deleting the following language (~~strike-through~~ denotes deleted language):

Sec. 44-33. - Minimum lot sizes where both a septic tank and water well are to be situated upon the property.

All lots upon which ~~residential dwellings or~~ commercial buildings are situated and upon which a water well and septic tank are installed shall contain no less than 40,000 square feet, exclusive of rights-of-way and easements, have a minimum frontage of 100 feet at the building setback line, and all buildings shall be set back from the property line at least 15 feet. There shall be no more than one principal dwelling or commercial building per lot.

D.

Applicant's Signature (or Applicant's Authorized Agent): Barry Baker, Planning Director (on behalf of the Planning Board)

Date: 2-19-21

Fee Paid: N/A

Received on February 19, 2021
Kathryn C Morris
Secretary to the Planning Board

RECEIVED
FEB 19 2021
GRANVILLE COUNTY DEV. SVS.

PLANNING BOARD WRITTEN CONSISTENCY STATEMENT REGARDING AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC) AND CODE OF ORDINANCES THAT WOULD ASSIST IN THE IMPLEMENTATION OF THE GRANVILLE COUNTY COMPREHENSIVE PLAN BY ALLOWING CLUSTER SUBDIVISIONS IN RURAL AREAS OF THE COUNTY. THE AMENDMENTS WOULD REMOVE THE REQUIREMENT THAT ALL RESIDENTIAL LOTS LESS THAN 40,000 SQUARE FEET MUST BE SERVED BY PUBLIC WATER AND SEWER FACILITIES AND CANNOT BE SERVED BY SEPTIC TANKS AND WATER WELL.

Planning Board written consistency statement regarding the Comprehensive Land Use Plan ("the Plan") and the proposed text amendment:

Two stated objectives of the Granville County Comprehensive Land Use Plan are to protect the county's rural atmosphere and to increase open space in new development. Further, the Plan encourages cluster development on smaller lots to preserve large open space areas in un-sewered areas with good soils and/or water availability; and, prioritize open space reservation to protect water quality and rural character. As such, the proposed text amendments are consistent with the newly adopted Comprehensive Land Use Plan.

Michael Turner, Planning Board Chairman
North Carolina
Granville County

I, Kathryn C. Morris, a Notary Public for the said County and State, do hereby, certify that Michael Turner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of April, 2021.

(Official Seal)

KATH[illegible] C. MORRIS
[illegible]Y PUBLIC
GRA[illegible]LE COUNTY, N.C.

Kathryn C. Morris Notary Public

My Commission expires Aug 19, 2024

EXCERPTS FROM THE UNAPPROVED PLANNING BOARD MINUTES OF MARCH 18, 2021 AND THE CONTINUED MEETING MINUTES OF MARCH 25, 2021 GRANVILLE COUNTY PETITION FOR LAND DEVELOPMENT CODE TEXT AMENDMENT AND CODE OR ORDINANCES AMENDMENT PETITION.

PUBLIC HEARING – GRANVILLE COUNTY LAND DEVELOPMENT CODE TEXT AND CODE OF ORDINANCES AMENDMENT PETITION

AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC) AND CODE OF ORDINANCES THAT WOULD ASSIST IN THE IMPLEMENTATION OF THE GRANVILLE COUNTY COMPREHENSIVE PLAN BY ALLOWING CLUSTER SUBDIVISIONS IN RURAL AREAS OF THE COUNTY. THE AMENDMENTS WOULD REMOVE THE REQUIREMENT THAT ALL RESIDENTIAL LOTS LESS THAN 40,000 SQUARE FEET MUST BE SERVED BY PUBLIC WATER AND SEWER FACILITIES AND CANNOT BE SERVED BY SEPTIC TANK AND WATER WELL.

Chairman Turner opened the public hearing and asked Mr. Baker for remarks.

Mr. Baker stated that all public notices as required by local and state law had been accomplished for tonight's hearing. Mr. Baker stated that this is a virtual hearing and the Board cannot make a recommendation tonight. The public may make written comments up to 24 hours after the hearing. It is anticipated that the board will meet virtually on March 25, 2021 at 7:00 p.m. to make a recommendation. He further stated that these are amendments to the Land Development Code and Code of Ordinances that would assist in the implementation of the Granville County Comprehensive Plan by allowing cluster subdivisions in rural areas of the County. The amendments would remove the requirement that all residential lots less than 40,000 square feet must be served by public water and sewer facilities and cannot be served by septic tank and water well. Staff comments regarding the amendments and the Comprehensive Plan are included in the agenda packet. The development review committee met on March 4 and reviewed the proposed text amendments. The committee had no comments regarding the proposed text amendments. A copy of the text amendment petition is included in the agenda packet. Mr. Baker gave some background information on this item including the updated Comprehensive Plan and the prior text amendments to the Land Development Ordinance that occurred in 2019 regarding cluster subdivisions in rural areas of County.

Chairman Turner asked for any questions from the Board for Mr. Baker.

Hearing none, he asked for comments from the public.

There were no comments from the public.

Chairman Turner closed the public hearing.

Chairman Turner stated that this item would be continued to March 25, at 7:00 p.m. via a zoom virtual meeting. A recommendation will be made at that time.

Continued Agenda Item from 3-18-21 Regular Meeting

Granville County Land Development Code Text and Code of Ordinances Amendment Petition

AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC) AND CODE OF ORDINANCES THAT WOULD ASSIST IN THE IMPLEMENTATION OF THE GRANVILLE COUNTY COMPREHENSIVE PLAN BY ALLOWING CLUSTER SUBDIVISIONS IN RURAL AREAS OF THE COUNTY. THE AMENDMENTS WOULD REMOVE THE REQUIREMENT THAT ALL RESIDENTIAL LOTS LESS THAN 40,000 SQUARE FEET MUST BE SERVED BY PUBLIC WATER AND SEWER FACILITIES AND CANNOT BE SERVED BY SEPTIC TANK AND WATER WELL.

Chairman Turner asked Madam Secretary if anyone had made comment in writing. No one had sent in written comments.

Chairman Turner opened the floor for discussion by Board Members. Hearing no further comments, he called for a motion.

Board Member Averette made a motion to approve amendments to the Land Development Code and the Code or Ordinances that would assist in the implementation of the Granville County Comprehensive Plan by allowing cluster subdivisions in rural areas of the County. The amendments would remove the requirement that all residential lots less than 40,000 square feet must be served by public water and sewer facilities and cannot be served by septic tank and water well. The motion also included to adopt staff's comments concerning the text amendments and the Comprehensive Plan as the Planning Board's adopted written consistency statement.

Board Member Currin seconded the motion.

Chairman Turner did a roll call vote. The motion passed unanimously.

Ayes: Averette, J. Currin, Milstein, Mangum, Nelson, Turner, Tyler
Nays: None

PLANNING DIRECTOR COMMENTS

Mr. Baker thanked everyone for their service.

ADJOURNMENT

A motion was made to adjourn by Board Member Tyler. It was seconded by Board Member Averette. The vote was unanimous. The meeting adjourned at 7:15 p.m.

Ayes: Averette, J. Currin, Milstein, Mangum, Nelson, Turner, Tyler
Nays: None

Granville County
Tax Administration

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Jenny Griffin
Department: Tax Administration
Date: April 8, 2021

Title: **Request for Refund**

PURPOSE:
To consider the approval of a request for refund.

BACKGROUND:
Kenneth Bullock contacted Eric Dodson in mapping about a property that should have been recombined. Mr. Bullock had a 1.3-acre lot that he had a recombination survey done to add into his adjacent 1-acre lot. The Tax Office recombined them in 2018, adding an acre to the 1.3 ac lot but not deleting the 1-acre lot. This generated a bill for the one-acre lot and the 2.3-acre lot. We have been billing this one acre twice since 2018.

Mr. Bullock sent a letter asking for a refund on the property tax that was paid on the one-acre lot.

RECOMMENDATION:
Due to the clerical error, the Tax Administrator recommends a refund for $395.31 for the one acre that was billed twice in 2018, 2019 and 2020.

ATTACHMENTS:
Back up information

ACTION TAKEN:

Granville County Tax Administration AD-VALOREM TAXPAYER RECEIPT 04/15/2021

ACCOUNT NO.	DESCRIPTION	PARCEL ID NUMBER	LOTS/ACRES	TAX YR	RECORD
4269302	ACRE	096000787119	1.00AC	2018	32778

BILL DATE	TOWNSHIP	CITY OR TOWN
07/17/2018	04 - Tally Ho	

ASSESSED	VALUES	EXEMPTION	AMOUNTS	TAXES LEVIED	RATE	AMOUNT
REAL	3306			1 Granville County Tax	0.8400	27.77
				30 StormWater Fee		18.00
				47 Waste Conv Site Fee		86.00
TOTAL VALUE	3306			NET VALUE	3306	TOTAL TAX 131.77

BULLOCK KENNETH S
BULLOCK LINDA R
658 ENON ROAD
OXFORD NC 27565

PAYMENTS AND ADJUSTMENTS

DATE	TAXES	INTEREST	LIEN COST	AMOUNT	CHECK#	CLERK	TYPE
02/21/2019	131.77	3.63	0.00	135.40	4742	DNT	Payment
04/15/2021	0.00	0.00	0.00	0.00	<--BALANCE DUE As Of 04/15/2021		

DUPLICATE RECEIPT/CURRENT STATEMENT PREPARED BY JSG On 04/15/2021

Granville County Tax Administration AD-VALOREM TAXPAYER RECEIPT 04/15/2021

ACCOUNT NO.	DESCRIPTION	PARCEL ID NUMBER	LOTS/ACRES	TAX YR	RECORD
4269302	ACRE	096000787119	1.00AC	2019	32778

BILL DATE	TOWNSHIP	CITY OR TOWN
07/08/2019	04 - Tally Ho	

ASSESSED	VALUES	EXEMPTION	AMOUNTS	TAXES LEVIED	RATE	AMOUNT
REAL	3306			1 Granville County Tax	0.8400	27.77
				30 StormWater Fee		18.00
				47 Waste Conv Site Fee		86.00
TOTAL VALUE	3306			NET VALUE 3306	TOTAL TAX	131.77

BULLOCK KENNETH S
BULLOCK LINDA R
658 ENON ROAD
OXFORD NC 27565

PAYMENTS AND ADJUSTMENTS

DATE	TAXES	INTEREST	LIEN COST	AMOUNT	CHECK#	CLERK	TYPE
01/30/2020	131.77	2.64	0.00	134.41	5837	LJR	Payment
04/15/2021	0.00	0.00	0.00	0.00	<--BALANCE DUE As Of 04/15/2021		

DUPLICATE RECEIPT/CURRENT STATEMENT PREPARED BY JSG On 04/15/2021

Granville County Tax Administration AD-VALOREM TAXPAYER RECEIPT 04/15/2021

ACCOUNT NO.	DESCRIPTION	PARCEL ID NUMBER	LOTS/ACRES	TAX YR	RECORD
4269302	ACRE	096000787119	1.00AC	2020	32778

BILL DATE	TOWNSHIP	CITY OR TOWN
06/30/2020	04 - Tally Ho	

ASSESSED	VALUES	EXEMPTION	AMOUNTS	TAXES LEVIED	RATE	AMOUNT
REAL	3306			1 Granville County Tax	0.8400	27.77
				30 StormWater Fee		18.00
				47 Waste Conv Site Fee		86.00
TOTAL VALUE	3306			NET VALUE	3306	TOTAL TAX 131.77

BULLOCK KENNETH S
BULLOCK LINDA R
658 ENON ROAD
OXFORD NC 27565

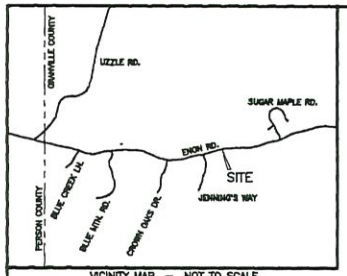
PAYMENTS AND ADJUSTMENTS

DATE	TAXES	INTEREST	LIEN COST	AMOUNT	CHECK#	CLERK	TYPE
01/29/2021	131.77	2.64	0.00	134.41		VDS	Payment
04/15/2021	0.00	0.00	0.00	0.00	<--BALANCE DUE As Of 04/15/2021		

DUPLICATE RECEIPT/CURRENT STATEMENT PREPARED BY JSG On 04/15/2021

Kenneth Bullock (919) 693-1677

Recorded in Plat Book____, Page____.



VICINITY MAP – NOT TO SCALE

NOTES:
1. Area(s) computed by the Coordinate Method.
2. Subject property is Zoned AR 40 .
3. Minimum required setback dimensions: Front – 50', Side – 15', Rear – 25'
4. Residual acreage is: Greater than 10 acres____ less than 10 acres ✓ .No residual acreage
5. Subject property watershed designation: not in watershed ____ is in watershed ✓ , designation WS-II-CW .
6. Subject property is____, is not ✓ located in a special flood hazard area as determined by FEMA Firm Community # 370325 Panel 0060 Suffix J , Effective date APRIL 16, 2007 .
7. This plat is subject to all easements, agreements and rights-of-way of record prior to the date of this plat.
8. Property is located within the Falls Lake Watershed.
9. The one acre lot shown hereon will be combined with the adjoining lot owned by Kenneth S. Bullock and wife, for additional acreage.

OWNER(s) CERTIFICATION
I hereby certify that I am (we are) the owner(s) of the property shown and described hereon which was conveyed to me by deed recorded in the Granville County Register of Deeds Office in Book SEE Page REFS. , and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building lines, and dedicate all alleys, walks, easements, parks, roads, streets and open spaces to the public or private use as noted. Further I (we) certify that the land as shown hereon is within the subdivision regulation Jurisdiction of Granville County, North Carolina.

Michael B. Jennings Jr. 3-29-13
Owner Date

Owner Date

I hereby certify that the subdivision as depicted hereon has been granted final approval pursuant to the Granville County Subdivision Regulations

Land Development Administrator

State of North Carolina
County of GRANVILLE
I, Leslie H. Strain , Review Officer of GRANVILLE County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

April 3, 2013 Leslie H. Strain
Review Officer

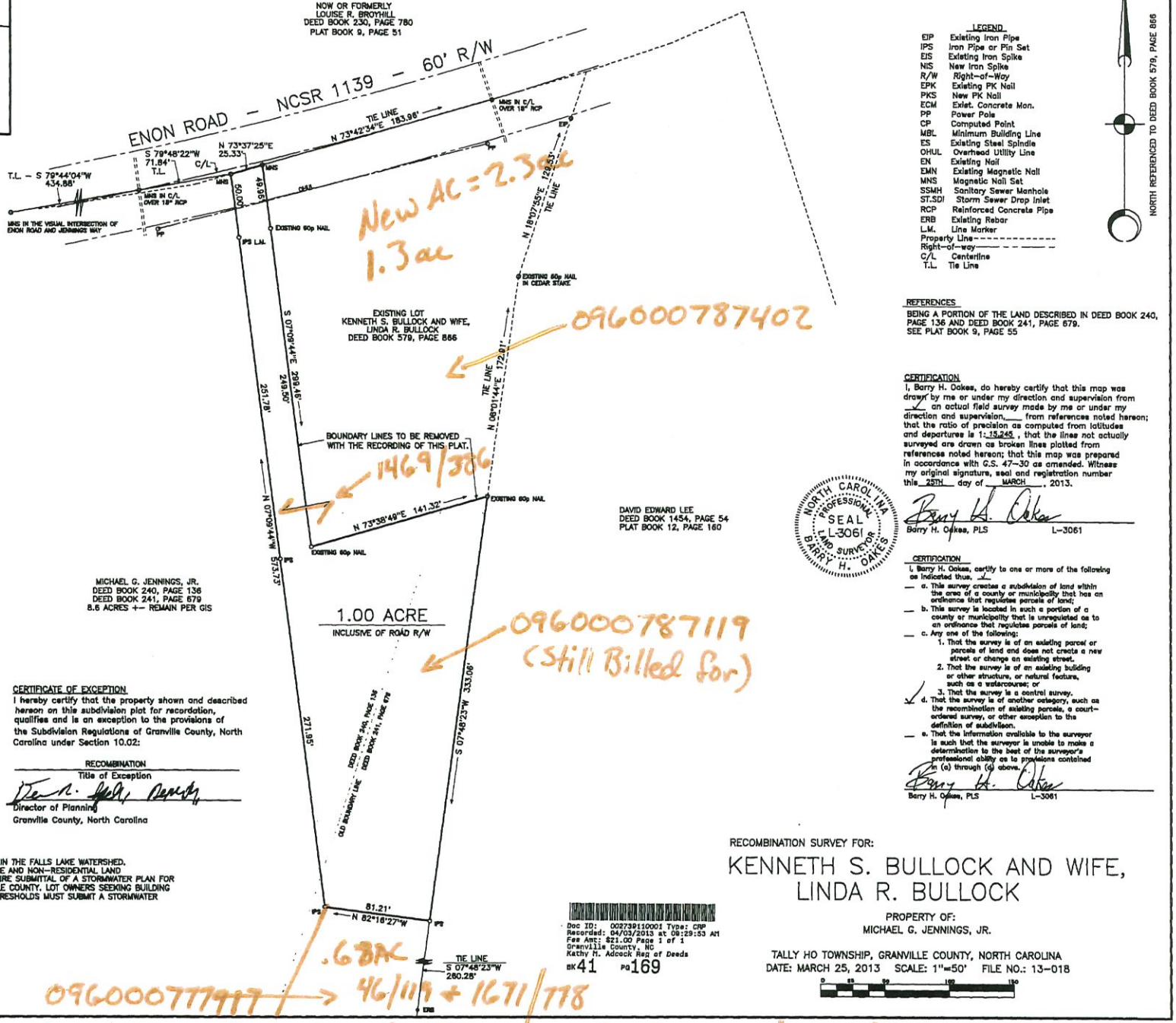
CERTIFICATE OF EXCEPTION
I hereby certify that the property shown and described hereon on this subdivision plat for recordation, qualifies and is an exception to the provisions of the Subdivision Regulations of Granville County, North Carolina under Section 10.02:

RECOMBINATION
Title of Exception

Director of Planning
Granville County, North Carolina

NOTICE TO LOT OWNERS:
LOCAL STORMWATER MANAGEMENT REGULATIONS APPLY IN THE FALLS LAKE WATERSHED. RESIDENTIAL LAND DISTURBANCE OF 1/2 ACRE OR MORE AND NON-RESIDENTIAL LAND DISTURBANCE OF 12,000 SQUARE FEET OR MORE REQUIRE SUBMITTAL OF A STORMWATER PLAN FOR COMPLIANCE WITH APPLICABLE STANDARDS TO GRANVILLE COUNTY. LOT OWNERS SEEKING BUILDING PERMITS FOR LAND DISTURBANCE EXCEEDING THESE THRESHOLDS MUST SUBMIT A STORMWATER PLAN.

Barry H. Oakes Surveying, P.A.
6850 Sidney Cottrell Road
P.O. Box 2059
Oxford, North Carolina 27565
Tel.# (919) 693-3260
Fax.# (919) 693-3251
C-1581



REFERENCES
BEING A PORTION OF THE LAND DESCRIBED IN DEED BOOK 240, PAGE 136 AND DEED BOOK 241, PAGE 679. SEE PLAT BOOK 9, PAGE 55

CERTIFICATION
I, Barry H. Oakes, do hereby certify that this map was drawn by me or under my direction and supervision from ✓ an actual field survey made by me or under my direction and supervision, from references noted hereon; that the ratio of precision as computed from latitudes and departures is 1:15,245 , that the lines not actually surveyed are drawn as broken lines plotted from references noted hereon; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, seal and registration number this 25TH day of MARCH , 2013.

Barry H. Oakes
Barry H. Oakes, PLS L-3061

NORTH CAROLINA PROFESSIONAL SEAL L-3061 LAND SURVEYOR BARRY H. OAKES

CERTIFICATION
I, Barry H. Oakes, certify to one or more of the following as indicated thus, ✓
___ a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
___ b. This survey is located in such a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
___ c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
✓ d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
___ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Barry H. Oakes
Barry H. Oakes, PLS L-3061

Doc ID: 002739110001 Type: CRP
Recorded: 04/03/2013 at 09:29:53 AM
Fee Amt: $21.00 Page 1 of 1
Granville County, NC
Kathy M. Adcock Reg of Deeds
BK 41 PG 169

RECOMBINATION SURVEY FOR:

KENNETH S. BULLOCK AND WIFE, LINDA R. BULLOCK

PROPERTY OF:
MICHAEL G. JENNINGS, JR.

TALLY HO TOWNSHIP, GRANVILLE COUNTY, NORTH CAROLINA
DATE: MARCH 25, 2013 SCALE: 1"=50' FILE NO.: 13-018

0 25 50 100 150

145

1/29/21

Kenneth Bullock
658 Enon Road
Oxford. NC 27565

Recently, on January 21st to be exact. I received two bills from the Granville County Tax office for two parcels of land that I own. Several years ago, 2017 I think. I had a one acre parcel added to an additional acres I already owned. I couldn't figure out why I was getting these extra bills. Last year I went to the tax office in person and questioned it, "but all appears to be in order." So I paid it.. After receiving the latest notice, I called the surveyor who did my lots and ask him to please check the tax map. That's when the error was discovered. Help resolving this issue is appreciated.

Kenneth Bullock

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: April 15, 2021

Title: **Animal Control Advisory Committee**

PURPOSE:
The term of Jerry Dunn (District 7) expired in February.

BACKGROUND:

Others serving:	Dr. Trudi J. Bowden	District 1
	Sarah Gabel	District 2
	Michael Coovert	District 3
	Dr. Abigail Crownshaw	District 3 appointed by District 4
	Dean Richards	District 5
	Angela Gooch	District 6
	Matt Katz	Ex-Officio
	Lisa M. Harrison	Ex-Officio
	Sue Hinman	Commissioner
	Dr. Diana Dudley	Veterinarian
	Ed Rosen	The Humane Society of Granville County

ACTION TAKEN:

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 15, 2021
Title:	**Granville County Board of Adjustment**

PURPOSE:
To make appointments/reappointments to the Granville County Board of Adjustment.

BACKGROUND:
The terms of James W. "Jimmy" Williams (District 3), Jacob Rogers (District 6) and John W. Wimbush (District 7) expire in April. They are all willing to serve again.

Others serving:	Larry Downey	District 1
	Wayne Overton	District 2
	Juanita Rogers	District 4
	Blaine Holmes	District 5
	Tommy Hobgood, Alternate	District 2
	Delores M. Lyons, Alternate	District 4

ACTION TAKEN:

Granville County
Social Services
141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Lottie Terry
Department:	Social Services
Date:	April 14, 2021
Title:	**NC Medicaid Changes**

PURPOSE:
To provide important information about changes related to getting Medicaid Health Care.

BACKGROUND:
The Granville County Department of Social Services would like to share the attached information flyer about North Carolina Medicaid with the Board of Commissioners and the public. Social Services staff are requesting that the media consider sharing this information along with encouraging others to pass this information along to any other organization they may be associated with in the public.

No specific County Board action in required other than to be aware of the change and sharing it.

FUNDING:
N/A

RECOMMENDATION:
This is an Information Only Item

ATTACHMENTS:
See attached PDF file - Fact Sheet

ACTION TAKEN:

THERE IS A NEW WAY TO GET MEDICAID HEALTH CARE

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES
Division of Health Benefits

Most people will get the same Medicaid services in a new way – through health plans. You will be able to choose the health plan that is best for you. A health plan is a group of doctors, hospitals and other providers. They work together to give you the health care you need. Everything – physical health, behavioral health and medicine – will come from the same health plan.

You will also choose a primary care provider (PCP). A PCP could be your family doctor, clinic or other health care provider. They will help you with your health care needs.

Most people receiving Medicaid must choose a health plan. A small number of people will not need to choose a health plan because of the type of health services they need. They will stay enrolled in NC Medicaid Direct or they can choose the EBCI Tribal Option if they qualify.

WHAT YOU NEED TO DO

1 Choose a primary care provider (PCP)

Health plans work with different PCPs. To keep your doctor, clinic or other health care provider as your PCP, find out which health plan they work with. You can also choose a new PCP. For a list of providers for each health plan, go to **ncmedicaidplans.gov**, use the NC Medicaid Managed Care mobile app or call us toll free at **1-833-870-5500** (TTY: 1-833-870-5588). If you do not choose a PCP, your health plan will choose one for you.

2 Choose a health plan

View the health plans and choose the best one for you. These are the health plans available in NC Medicaid Managed Care:

- EBCI Tribal Option*
- WellCare
- UnitedHealthcare Community Plan
- HealthyBlue
- AmeriHealth Caritas
- Carolina Complete Health*

*EBCI Tribal Option and Carolina Complete Health are not offered in all counties.
Visit www.ncmedicaidplans.gov/find/viewhealthplans to see the plans available in your county.

To learn more about the health plans, visit **ncmedicaidplans.gov**. If you do not choose a health plan, one will be chosen for you.

3 Enroll in one of these ways:

- Go to **ncmedicaidplans.gov**
- Use the NC Medicaid Managed Care mobile app
- Call us toll free at **1-833-870-5500** (TTY: 1-833-870-5588)
- When you receive an enrollment form, fill it out and mail or fax it back

After you enroll, you will receive information and an ID card. You will use your ID card to get health services.

IMPORTANT DATES

All members will need to enroll by May 14, 2021.
Health plan coverage will start July 1, 2021.

IF YOU HAVE MORE QUESTIONS

- **About your eligibility:** Contact your local Department of Social Services (DSS) **ncdhhs.gov/localdss.**
- **About choosing or enrolling in a health plan:** Go to **ncmedicaidplans.gov** (chat features available), use the NC Medicaid Managed Care mobile app or call us toll free at **1-833-870-5500** (TTY: 1-833-870-5588).
- **About your benefits:** Call your health plan.

EBCI Tribal Option*	1-800-260-9992	(TTY: 711)
WellCare	1-866-799-5318	(TTY: 711)
UnitedHealthcare Community Plan	1-800-349-1855	(TTY: 711)
HealthyBlue	1-844-594-5070	(TTY: 711)
AmeriHealth Caritas	1-855-375-8811	(TTY: 1-866-209-6421)
Carolina Complete Health**	1-833-552-3876	(TTY: 711 or 1-800-735-2962)

* EBCI Tribal Option is only available in Cherokee, Graham, Haywood, Jackson and Swain counties. Eligible members in the following counties may opt in: Buncombe, Clay, Henderson, Macon, Madison and Transylvania.

**Carolina Complete Health is only available in these counties: Alamance, Alexander, Anson, Bladen, Brunswick, Cabarrus, Caswell, Catawba, Chatham, Cleveland, Columbus, Cumberland, Durham, Franklin, Gaston, Granville, Harnett, Hoke, Iredell, Johnston, Lee, Lincoln, Mecklenburg, Montgomery, Moore, Nash, New Hanover, Orange, Pender, Person, Richmond, Robeson, Rowan, Sampson, Scotland, Stanly, Union, Vance, Wake, Warren, Wilson.

You can view more information for the health plans at **ncmedicaidplans.gov/find/viewhealthplans.**

Download the NC Medicaid Managed Care Mobile App

ANDROID iOS

Granville County
Parks and Grounds
141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Korena Weichel
Department:	Parks and Grounds
Date:	April 13, 2021
Title:	**Revision to FY 2020-2021 Granville County Fee Manual (GAP Fees)**

PURPOSE:
To consider Granville Athletic Park (GAP) Phase III key operational elements and revise the FY 2020-2021 Granville County Fee Manual.

BACKGROUND:
The GAP Phase III expansion project includes new tennis and sand volleyball courts, amenities that the County did not previously manage and for which reservation fees have not been set. In preparation of public demand to utilize the courts, we researched regional facilities with a goal to proposing comparable reservation fees and utilizing best practices in development of usage/rental requirements.

Court usage/rental rules have been developed and included in your Board packet for reference. The courts will be available by reservation or for open play. Courts which have not been reserved in advance will be available on a first-come/first-served basis. As shown in the FY 2020-2021 Fee Manual Revision (GAP) attachment, County Administration recommends a $6 per hour fee to reserve a court as well as a group rate of $18 per court for half-day (5 hours or less) and $36 per court for full day (5+ hours).

We also conducted a review of the Fee Manual for all other GAP amenities and propose to add one additional day to the Spray Park hours of operation. As a result of the COVID-19 pandemic, the Spray Park was open on Mondays last season and park staff have asked to continue this schedule due to its success. If approved, the Spray Park would continue to operate 7 days a week during the season.

These additions and changes necessitate a revision to the Granville County Fee Manual. An illustration of the Granville Athletic Park fees (found on page 12 of the FY 2020-2021 manual) is included in your Board packet with the new fees shown in bold (blue) font. All other fees remain unchanged.

RECOMMENDATION:
County Administration recommends approval of the revised Granville Athletic Park fees and hours of operation as shown on the attached page 12 of the FY 2020-2021 Granville County Fee Manual.

ATTACHMENTS:
GAP Tennis & Sand Volleyball Court Rules
FY 2020-2021 Fee Manual Revision (GAP) 20210419 - Draft

ACTION TAKEN:

Granville Athletic Park
TENNIS COURTS & SAND VOLLEYBALL

For everyone's enjoyment, please observe park rules and regulations. Park staff are trained and obligated to enforce these rules. Failure to abide by the rules may result in violators being ejected from the park and prohibited from future use of park property, facilities, or services.

GAP Phase III opened to the public in April 2021 and expands on the existing park facilities with tennis courts, sand volleyball, an inclusive playground, fitness area, corn hole pads, and picnic shelter with restrooms.

TENNIS COURTS

Six tennis courts are available for reservation or open play. Courts 1-3 are lit and players may utilize those courts until 10:00 pm; Courts 4-6 are not lit and may be utilized until dusk only. In addition to tennis, pickleball lines are included on Courts 4-6.

Using the Courts

Use of the tennis courts is at user's own risk. Gates must remain closed at all times. Court reservations are available as follows:

- Tennis courts may be reserved for $6 per hour.
- For tournaments and groups requiring multiple hours, courts may be reserved for 1/2 day (up to 5 hours) for $18 per court or full day (> 5 hours) for $36 per court.
- Reservation fee must be paid at time of reservation.
- Reservation requests must be made at least 24 hours in advance.
- Reservations requests can only be made up to one week in advance.
- Individual users must notify Granville County Parks & Grounds within 24 hours of any weather-related cancellation to have a credit issued for future play. Credits do not happen automatically.
- Tournament or group users must provide Granville County Parks & Grounds with a 72-hour notice of any weather-related cancellation to have a credit used for future play. Credits do not happen automatically.
- Requests received on Saturdays, Sundays, or holidays may not be answered until the next regular business day.

Open courts that have not been reserved are available on a first-come/first-served basis. When others are waiting, the time limit for non-reserved court play is one hour (singles) or 1 ½ hour (doubles).

Gates must remain closed at all times.

The following are prohibited on the tennis courts at any time:

- Pets
- Bicycles, roller blades, skateboards, or other similar activities

- Street shoes (tennis shoes only)
- Food or glass containers
- Sitting, pushing, or pulling on tennis nets
- Private instruction and/or classes unless written permission is received from Granville County Parks & Grounds

SAND VOLLEYBALL

Two sand volleyball courts are available for reservation or open play and may be utilized until dusk only.

Use of the sand volleyball courts is at user's own risk. Reservations are available as follows:

- Sand volleyball courts may be reserved for $6 per hour.
- For tournaments and groups requiring multiple hours, courts may be reserved for 1/2 day (up to 5 hours) for $18 per court or full day (> 5 hours) for $36 per court.
- Reservation fee must be paid at time of reservation.
- Reservation requests must be made at least 24 hours in advance.
- Reservations requests can only be made up to one week in advance.
- Individual users must notify Granville County Parks & Grounds within 24 hours of any weather-related cancellation to have a credit issued for future play. Credits do not happen automatically.
- Tournament or group users must provide Granville County Parks & Grounds with a 72-hour notice of any weather-related cancellation to have a credit used for future play. Credits do not happen automatically.
- Requests received on Saturdays, Sundays, or holidays may not be answered until the next regular business day.

Open courts that have not been reserved are available on a first-come/first-served basis. When others are waiting, time limits for non-reserved play are one hour.

The following are prohibited on the sand volleyball courts at any time:

- Pets
- Food or glass containers
- Sitting, pushing, or pulling on nets

GRANVILLE ATHLETIC PARK (GAP) FEES

Baseball/Softball/Soccer Fields

	Resident Rate	Non-Resident Rate
Practice Field	$10 per 1 ½ hours	$20 per 1 ½ hours
Half Soccer Field	$25 per 1 ½ hours	$50 per 1 ½ hours
Baseball/Soccer/Softball Fields or Basketball Goals	$25 per 1 ½ hours	$50 per 1 ½ hours

Tournament Play	Rate*
Friday, 5 – 10 pm; Saturday, 8 am – 10 pm; Sunday, 1 – 10 pm	$100 per field

** Tournament rentals are available at the days/times specified and includes field lights (if applicable), a conference room, baseball/softball fields lined once each day, and baseball/softball fields dragged once each day. Additional field drag and/or lining is available at a rate of $25 per field.*

	Rate
Sand Volleyball *Two courts are available to be reserved; Open courts are available on a first-come/ first-served basis. Half- and full-day group rental rates are shown below.*	**$6 per hour**
Tennis Courts *Six courts are available to be reserved; Open courts are available on a first-come/ first-served basis. Half- and full-day group rental rates are shown below.*	**$6 per hour**

	Half-Day (5 hours or less)^	Full Day (5+ hours during day)^
Amphitheater	$25	$50
Picnic Shelter	$50	$100
Sports Pavilion	$150	$250
Sand Volleyball (Groups)	**$18 per court**	**$36 per court**
Tennis (Groups)	**$18 per court**	**$36 per court**

^ Veterans participating in the Thank-A-Vet program offered through the Granville County Register of Deeds' office are eligible to receive a 10% discount on half- or full-day facility rates.

Spray Park

Open Memorial Day through Labor Day at days/times specified below.

		Rate
Group Rentals	~~Tuesday~~ **Monday** – Saturday, 10 am – 12 noon	$50 per hour
Open to Public	~~Tuesday~~ **Monday** – Sunday, 12 noon – 5 pm	$1 per person

Granville County Library
141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Korena Weichel, Assistant County Manager Will Robinson, Library Director
Department:	Parks and Grounds Granville County Library System
Date:	April 8, 2021
Title:	**Storywalk® Project at the Granville Athletic Park**

PURPOSE:
To seek approval for the creation of a Storywalk® project at the Granville Athletic Park.

BACKGROUND:
StoryWalk® is a great tool for early literacy and a fun excuse for children and families to enjoy two wonderful things simultaneously — reading and the outdoors. The StoryWalk® concept was created by Anne Ferguson of Montpelier, VT and developed in collaboration with the Vermont Bicycle & Pedestrian Coalition and the Kellogg Hubbard Library.*

Creating a StoryWalk® literally involves taking apart a picture book and placing each laminated page in an outdoor weather-protected station so that children and families can enjoy books in an outdoor setting. The Granville County Library System (GCLS) and Granville County Parks & Grounds are jointly proposing installation of a StoryWalk® at Granville Athletic Park for a small nominal upfront cost and low minimal ongoing cost.

The proposed project includes 18 stations installed along walking paths connecting the new GAP Phase III section to the existing park. Having a StoryWalk® on the grounds is a long-term commitment and the collaborative efforts of both GCLS and the Parks Department will ensure the benefits will last. The Parks Department will be responsible for purchasing and installing the stations and GCLS will purchase and prepare the books which will require rotation throughout the year to keep the StoryWalk® fresh. GCLS plans to purchase the minimum recommended three copies of each book and anticipates replacing the book quarterly.

*GCLS will also ensure proper credit is given to the StoryWalk® concept creators in order to comply with trademark requirements which state that entities are welcome to use the concept however they must include this statement in all promotional materials: *"The StoryWalk® concept was created by Anne Ferguson of Montpelier, VT and developed in collaboration with the Vermont Bicycle & Pedestrian Coalition and the Kellogg Hubbard Library."*

FUNDING:
The cost to purchase 18 aluminum stations from Barking Dog Storywalk Solutions is approximately $5,454 ($303 each) and the cost for 12 picture books is approximately $360. Funds are available for these purchases in the FY20-21 library and recreation budgets.

RECOMMENDATION:
County Administration recommends approval for the creation of a Storywalk® project at the Granville Athletic Park.

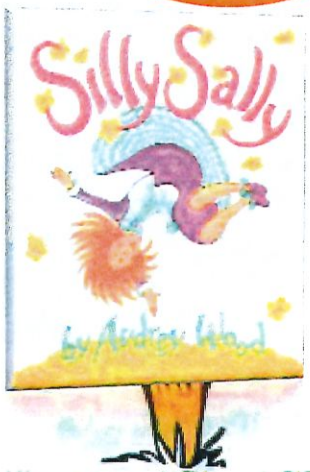
ATTACHMENTS:
Storywalk® Project Information

ACTION TAKEN:

What is a StoryWalk?

A StoryWalk is a way to combine physical activity with literacy; this may seem like an odd mix, but it's an innovative way to get people of all ages out walking while reading children's picture books. Pages of a book are transformed into signs that are then laid out on a trail inviting families, children, caregivers, teachers and others to follow the path of pages.

Story and a WALK



What is the STORYWALK® Project?

STARTED BY ANN FERGUSON

The StoryWalk® Project was created by Anne Ferguson of Montpelier, VT and developed in collaboration with the Vermont Bicycle & Pedestrian Coalition and the Kellogg Hubbard Library.

Granville County Administration
141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Michael Felts
Department:	Administration
Date:	April 14, 2021
Title:	**Request to Hold a Public Hearing on DSS Lease**

PURPOSE:
To request authorization from the Granville County Board of Commissioners to schedule a Public Hearing to receive comments on the anticipated lease for space for a satellite DSS Office.

BACKGROUND:
North Carolina General Statutes requires certain leases to obtain Local Government Commission (LGC) approval prior to entering the agreement. Because the anticipated lease will extend beyond 5 years and has a total agreement cost greater than $500,000 for the life of the lease, a public hearing is required to receive public comments on the anticipated lease.

As approved by the County Board of Commissioners, County Administration is negotiating a 10-year lease for 9600 square feet of space to accommodate a satellite DSS office. If approved, a public hearing would be scheduled for May 3rd or May 17th. A draft copy of the lease, proposed up-fit design, and LGC Application will be provided as part of the public hearing.

RECOMMENDATION:
The County Manager recommends authorizing County Administration to schedule a public hearing during the May 3rd or May 17th regular County Board of Commissioners meetings to receive comments on an anticipated 10-year lease for a County Social Services satellite office.

ACTION TAKEN:

Granville County Administration
141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 14, 2021
Title:	**5-Year Strategic Plan**

PURPOSE:
To consider the draft Granville County 2021-2025 Strategic Plan for adoption.

BACKGROUND:
During the Granville County Board Retreat held on March 18, 2021 the draft Granville County 2021-2025 Strategic Plan was presented to the Granville County Board of Commissioners. The 5-Year Strategic Plan was created by an ad-hoc Strategic Planning Committee comprised of County department managers and key employees. The committee was first tasked with conducting a strategic analysis and identifying specific objectives for the individual focus areas of Government, Public Safety, Education, Community, and Business & Economy.

Following the initial analysis, objectives were prioritized and narrowed to 9 primary objectives with 46 corresponding strategies to achieve them. These objectives were classified as both obtainable within the five-year period covered by the Plan and also as an essential means to achieve the County's mission while maintaining its stated values. These objectives and corresponding strategies can be viewed in the attached draft 2021-2025 plan.

Since the April 5th meeting, one additional strategy was added to the Public Safety focus area. This can be seen as strategy 7.2.

The draft plan is attached for the Board's discussion and consideration.

RECOMMENDATION:
Following any required discussion and/or edits, the County Manager recommends approving the 5-year strategic Plan.

ATTACHMENTS:
Strategic Plan Final Draft

ACTION TAKEN:

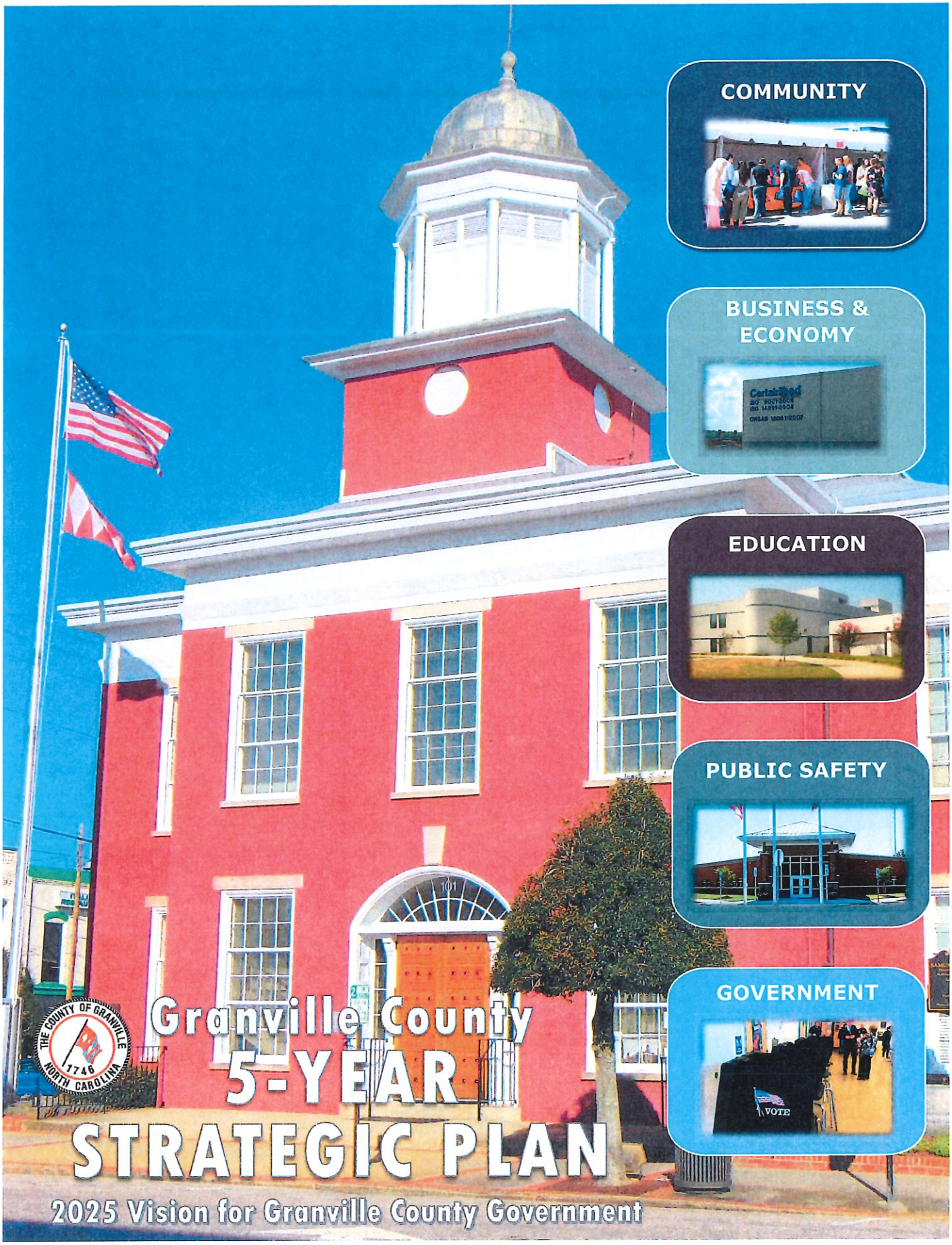

COMMUNITY
BUSINESS & ECONOMY
EDUCATION
PUBLIC SAFETY
GOVERNMENT
VOTE
THE COUNTY OF GRANVILLE
1746
NORTH CAROLINA
Granville County
5-YEAR
STRATEGIC PLAN
2025 Vision for Granville County Government

TABLE OF CONTENTS

Purpose, Mission, and Values	4
How Did We Get Here?	4
Background: 2016-2020 Strategic Plan Objectives	5
Introduction	6
2021-2025 Strategic Plan Objectives Overview	7
Business Strategies	8
Environmental Analysis	
Economic	9
Legislative	10
Financial	11
Labor Force	12
Employment and Income	12
Population Characteristics	14
Strengths & Weaknesses	16
Assumptions	17
Objectives and Associated Strategies	
Objective #1: Community	19
Objective #2: Community	20
Objective #3: Community	20
Objective #4: Business & Economy	21
Objective #5: Education	22
Objective #6: Education	23
Objective #7: Public Safety	24
Objective #8: Government	25
Objective #9: Government	26
Implementation of the Strategic Plan	27
Plan Monitoring and Reporting	28
Appendix 1: NCACC 2020 End of Legislative Session Report	29
Appendix 2: Figures 1-9	33
Appendix 3: Long-Term Financial Planning & Budget Process	38
Appendix 4: Acknowledgements	39
Appendix 5: References	40

What is the Strategic Plan?

The Granville County 5-Year Strategic Plan is a plan for county operations that spans multiple years. This document encapsulates what county departments are doing to support strategic plan objectives by utilizing specific strategies to accomplish those objectives. To put it simply, the strategic plan is a tool used to ensure the county is doing the right things to meet the needs of the community.

What is the County's Purpose?

Counties were originally established to carry out government on behalf of the state; later, counties were granted the opportunity to provide a range of services almost comparable to those provided by municipalities. Beyond these state mandates, Granville County uses mission and values statements to better define its purpose. These statements influenced the development of this strategic plan.

What is the County's Mission?

Granville County's mission is to provide residents with an array of services to enhance their quality of life through a responsive, effective, and efficient local government

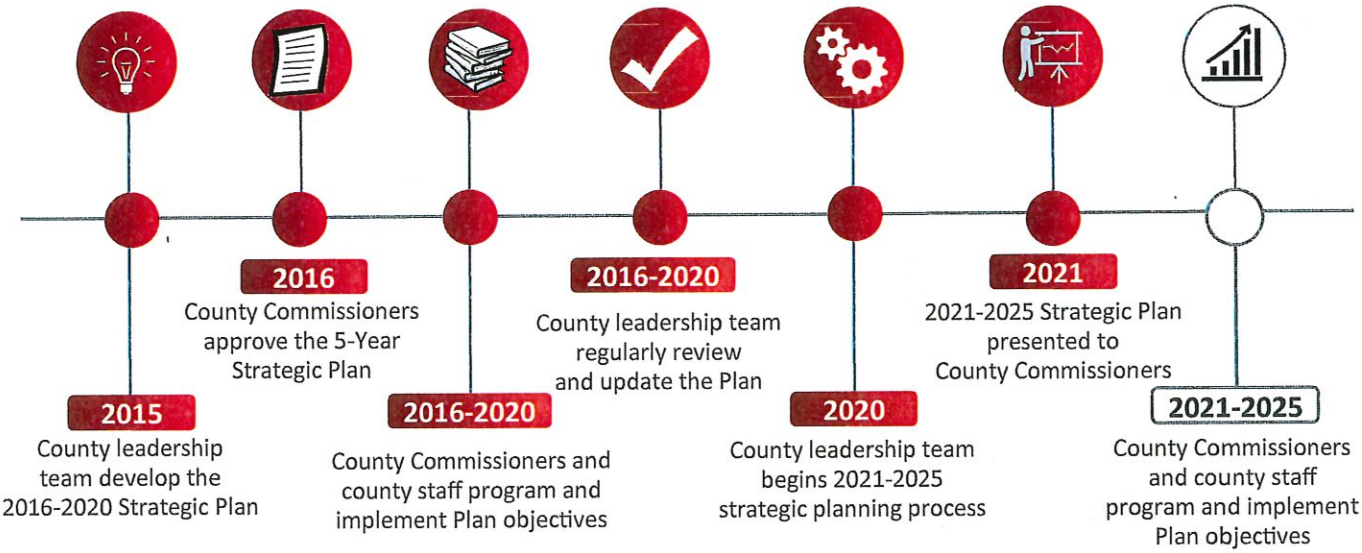
What are the County's Values?

Granville County government promotes open, honest government, maintains an innovative and equitable work environment, and highly prizes accuracy, accountability, and reliability.

What are plan objectives?

Plan objectives are precise actions or measurable steps with specific strategies that align to the strategic plan and business strategy.

How Did We Get Here?



BACKGROUND: 2016-2020 STRATEGIC PLAN OBJECTIVES

The County's first strategic long-range planning initiative was introduced in 2015. The Plan identified seven major objectives to be achieved over a five-year period and nearly all of the strategies associated with those objectives have been successfully employed. A few of those key strategies are highlighted below.

OBJECTIVE #1: Through economic development activities and efforts, increase the County-wide tax base by approximately $80 million annually.

OBJECTIVE #2: Improve interlocal government relationships through partnerships and shared services.

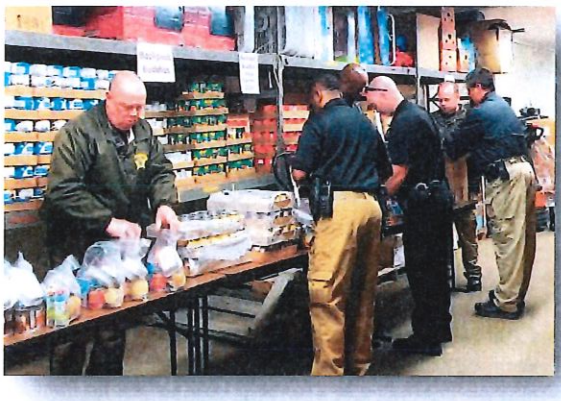
OBJECTIVE #3: Educate the community to improve public awareness of local government issues, activities, benefits, and opportunities.

OBJECTIVE #4: Reduce the County's annual personnel turnover rate due to resignations and terminations to 6% or less by FY 2020.

OBJECTIVE #5: Improve employee recognition and boost morale through the implementation of an awards and recognition program.

OBJECTIVE #6: Improve and increase the number of volunteer programs, volunteer sites, and opportunities within County Government.

OBJECTIVE #7: Identify public safety requirements and improve communication of services with the public.



AT A GLANCE

2018 Completed Granville County Comprehensive Plan Update

2019 Formed partnership with Open Broadband, LLC to focus broadband efforts in unserved and underserved areas of the County

2017-2020 Obtained PARTF and LWCF grant funding and began construction of the GAP Phase III expansion project

243 NEW JOBS through facilitation of Dept of Commerce Building Reuse Grants for Dill Inc, Altec, and Ontic Engineering; and CBDG Grant: for Strong Arm Bakery

2019 Partnered with Tourism Authority to create the award winning "Uniquely Carolina" marketing and branding campaign

67.9% 2020 Census response rate (12 out of 100 NC counties) as a result of promotions and formation of Complete Count Committee

2018 Hired a Public Information Officer to manage public relations information and create effective communication tools

3900 New followers on Granville County social media page

2019 Addressed lagging market compensation issues by engaging the MAPS Group to conduct Pay & Class Study

1% 401(k) match, 2-day bereavement leave, and Employee Assistance Program added, and increased school parental leave to improve employee benefit offerings

5-YEAR employee service certificate program initiated

2019 Development & publication of internal county newsletter

2020 Adopted a Volunteer Policy and launched volunteer website to communicate/manage department opportunities

2018 Established Opioid Advisory Committee

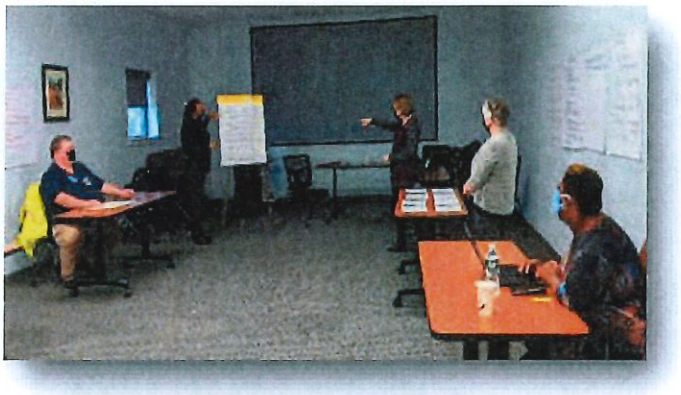
2019-2020 Awarded contract and constructed Law Enforcement Center and Animal Shelter

2017 Updated Continuity of Operations Plan (COOP) and Continuity of Government Plan (COGP)

INTRODUCTION

This 5-Year Strategic Plan was created by an ad-hoc Strategic Planning Committee comprised of County department managers and key employees. The committee was first tasked with conducting a strategic analysis and identifying specific objectives for the individual focus areas of Government, Public Safety, Education, Community, and Business & Economy.

Following the initial analysis, objectives were prioritized and narrowed to 9 primary objectives with 45 corresponding strategies to achieve them. These objectives were classified as both obtainable within the five-year period covered by the Plan and also as an essential means to achieve the County's mission while maintaining its stated values.



The outcome of this strategic planning process appears below in the form of 9 objectives for Granville County's 2021-2025 Strategic Plan. Supporting strategies for each objective are identified beginning on page 19 of this document.

OBJECTIVE 1: Expand service delivery options through mobile services, satellite offices, substations, online access, etc.

OBJECTIVE 2: Create additional recreation and leisure opportunities.

OBJECTIVE 3: Improve regularity and reach of communication to enhance community and employee engagement.

OBJECTIVE 4: Focus on increasing development options identified in the 2018 Granville County Comprehensive Plan.

OBJECTIVE 5: Retain local talent through skills development for workforce, work/school study programs, and student internships.

OBJECTIVE 6: Create community and employee education opportunities.

OBJECTIVE 7: Evaluate public safety staffing, and upgrade technology and equipment to provide more efficient services to the community.

OBJECTIVE 8: Modernize equipment and systems to be more efficient while also being more convenient for residents and businesses.

OBJECTIVE 9: Develop Granville County government as a preferred employer in the Region K area.

2021-2025 STRATEGIC PLAN OBJECTIVES OVERVIEW

COMMUNITY
Healthy, active community with access to county services and cultural/recreational amenities

BUSINESS & ECONOMY
Thriving community with diverse economic opportunities

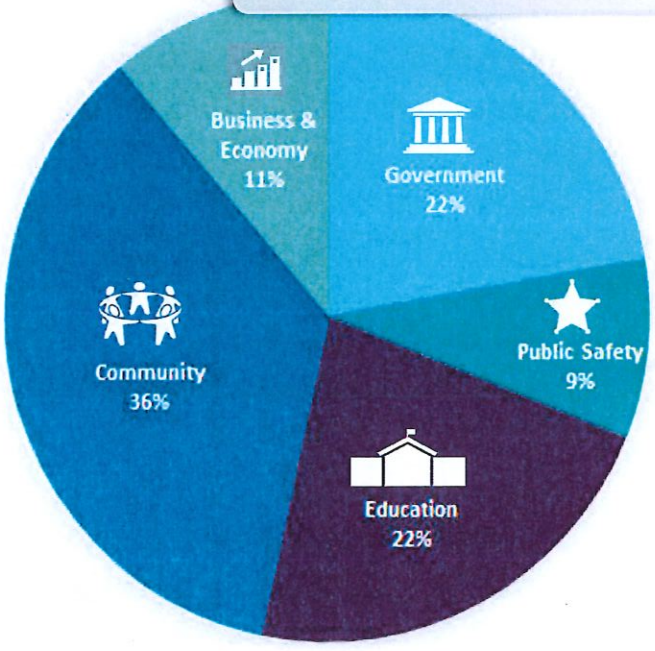
EDUCATION
Supporting educational opportunities for all

PUBLIC SAFETY
Community where residents are safe from crime & injury

GOVERNMENT
Building and maintaining trust in the community and internally with employees

9 Objectives

Graph illustrates the count of all strategies by objective



45 Strategies

VALUE-DRIVEN RESULTS

Increased Efficiency
Doing things in the right manner. Is efficiency increased by doing work faster, with fewer resources, or less overtime?

Increased Effectiveness
Doing the right things. Is effectiveness increased by eliminating errors or better meeting the public need?

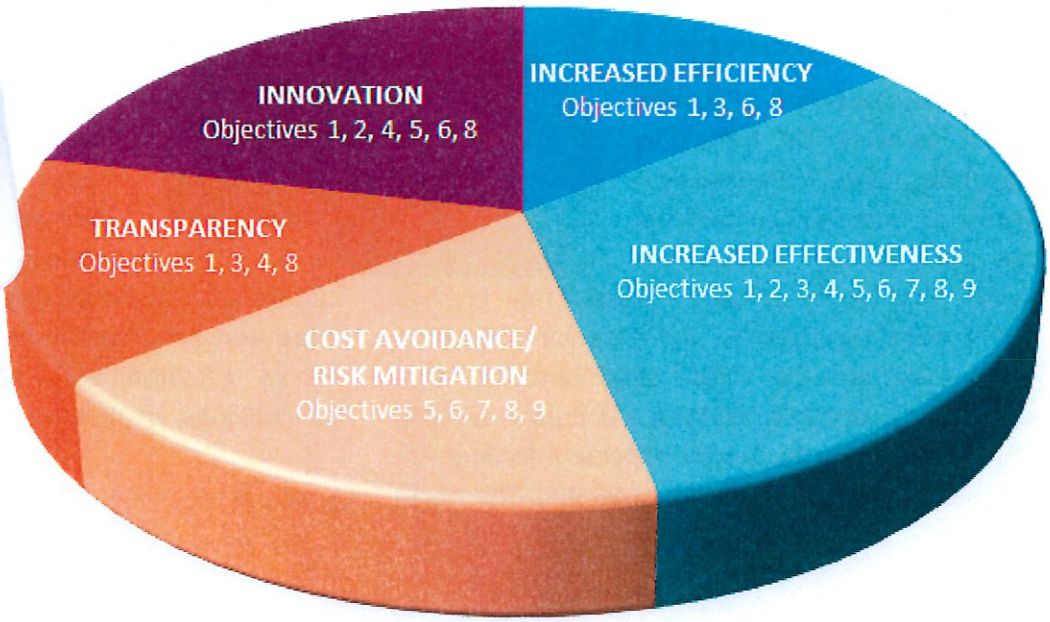
Cost Avoidance/Risk Mitigation
Are risks being mitigated? Are costs being avoided?

Transparency
Is visibility enhanced? Is there transparency?

Innovation
Are processes and technologies being used to do things differently, implement new ideas, or enhance services?

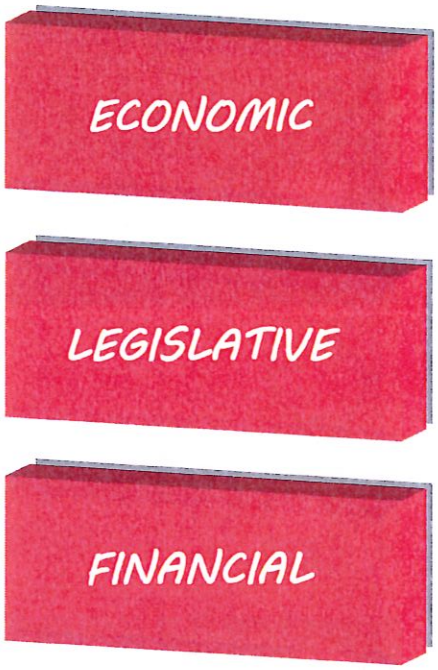
Strategies explain how to achieve the plan objectives to ensure the county is "pursuing what matters"

Graph illustrates the count of all value-driven results by plan objectives



ENVIRONMENTAL ANALYSIS: Financial, Economic, and Legislative Factors

3 primary factors influence the environment in which county governments operate . . .



County Boards have little influence on economic factors and only slightly more influence on state and federal legislative factors. The area of most control revolves around financial factors with the annual operating budget process being the key tool used to apply this influence. A limited review of economic and legislative factors is provided in this document along with a financial review of the County's past five years. Data regarding the county's labor force, employment, income, and population characteristics are also included as background material.

Economic Factors

Not surprisingly, 2020-2021 economic forecasts were dominated by COVID-19 uncertainties with county revenue sources projected to be impacted as a result of reduced consumer activity, mandates put in place to combat COVID-19, and the corresponding economic downturn.

In his December 10, 2020 economic forecast, Dr. John Connaughton, UNCC's Barings Professor of Financial Economics at the Belk College of Business, writes that North Carolina's Gross State Product (GSP) were expected to decrease by 3.4% over 2019 levels and the state's establishments were expected to lose 224,100 jobs, a decrease of 4.8%. The sectors with the largest expected declines are hospitality and leisure services (-33.9%). The North Carolina unemployment rate peaked at 12.5% in April and dropped to 6.1% as of November 2020; the U.S. unemployment rate for the same period was 6.7%.

For 2021, Dr. Connaughton forecasts the GSP to increase by 4.5% over the 2020 level with all 15 of the state's economic sectors expected to experience output increases during 2021. The sectors with the strongest expected growth rates are agriculture (21.7%), hospitality and leisure (7.3%), and educational and health services (6.8%). North Carolina's establishments are forecasted to add 245,100 jobs, an increase of 5.4%.[1]

Legislative Factors

A copy of NCACC's 2020 End of Session Report is included as Appendix 1 of this document and several key highlights affecting county governments are excerpted below. As stated by the report, the COVID-19 pandemic cast a shadow over the 2020 Legislative Short Session, impacting both General Assembly operations and legislation considered by lawmakers. [2]

By the end of the first week of the short session, the General Assembly approved two pieces of legislation aimed at providing regulatory and financial pandemic relief. House Bill 1043/S.L. 2020-4 2020 COVID-19 Recovery Act allocated nearly $1.57 billion of the $3.6 billion received by the State of North Carolina from the federal government under the Coronavirus Relief Fund (CRF) in the federal CARES Act. Session Law 2020-4 provided an initial $150 million to the 97 counties ineligible to receive direct funding from the CRF and placed another $150 million in reserve. Section 1.1 (d) of House Bill 1023 appropriated the remaining $150 million and required recipient counties to share at least 25% of the funds received with municipalities within the county. Of the $300 million, Granville County received $2,406,502 and distributed $1,911,502 of the funding to county municipalities, the public health department, and the hospital.

Legislative leadership again used targeted "mini-budgets" instead of a comprehensive state budget. Many of the mini-budgets continued to allocate federal CARES Act funds received by the State. The General Assembly also approved a number of policy-related bills that have an impact on counties including:

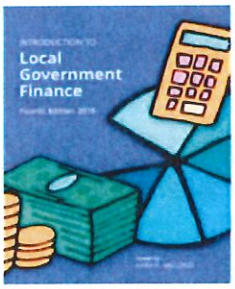
- House Bill 1169/S.L. 2020-17 Bipartisan Elections Act of 2020 Made several changes to address election issues resulting from public health measures needed for COVID-19.
- Senate Bill 315/S.L. 2020-18 NC Farm Act of 2019-20 Changed the definition of agritourism in the legislation, to include "hunting, fishing, and equestrian activities."
- House Bill 593/S.L. 2020-83 JCPC/Detention/CAA and Other Fees Requires publishing of signed state of emergency declarations on the municipality or county website and notification to Emergency Management. The declarations are not considered effective until this process is completed.
- House Bill 77/S.L. 2020-91 DOT 2020-2021 FY Budget Governance Appropriated 2020-2021 funding for NC DOT and eliminated the Rural Operating Assistance Program which provides grants to counties for transportation for elderly, disabled, and others without access to transportation.
- Senate Bill 212/S.L. 2020-81 Capital Appropriations/R&R/DIT/Cybersecurity Established a pilot program for public-private partnerships to provide comprehensive cybersecurity support services to development tier one and tier two counties.

Financial Factors

To obtain a more complete picture of the County's financial position, a review of the most recent annual audit is recommended. The audit reports themselves are not included within this document; however, they are available for viewing and download on the Granville County website. As a point of reference when reviewing the Plan's recommended objectives, key financial elements as of June 30 of each fiscal year are reported below with a five-year history in order to highlight trends. Note that the County's last revaluation was in 2018 with the tax effect realized in 2019. Governmental revenue percentages by source are illustrated in Appendix 2: Figure 1.

CATEGORY	2020	2019	2018	2017	2016
Property Tax	$41,224,580	$41,016,801	$40,319,275	$39,171,884	$36,226,663
Property Tax Rate	0.840	0.840	0.880	0.880	0.830
Property Tax Collection Rate	98.43%	98.35%	98.93%	99.05%	99.18%
Local Sales Tax	$9,362,661	$8,625,333	$8,143,429	$7,758,228	$6,322,373
Total Outstanding Debt	$100,203,270	$107,631,759	$85,727,366	$78,385,494	$85,517,519
Per Capita Debt	$1,651	$1,788	$1,415	$1,321	$1,455
% of Total Debt Limit	25.23%	27.71%	23.29%	21.79%	24.50%
Cash & Cash Equivalents	$46,084,838	$35,037,843	$38,132,602	$40,527,589	$33,746,069
Unassigned Fund Balance	$27,130,647	$25,044,003	$22,942,823	$23,821,293	$30,810,391

In addition to key financial numbers included above, it is also important to understand the context of spending by function of government. The numbers below represent General Fund expenditures over the past five years based on key government functions as of June 30 of each fiscal year. The General Fund is the County's primary operating fund.



FUNCTION OF GOVERNMENT	2020	2019	2018	2017	2016
General Government	$3,954,525	$3,990,744	$3,503,946	$3,367,050	$3,385,737
Public Safety	$11,538,119	$11,475,821	$10,500,078	$10,394,080	$10,351,608
Community Services	$3,851,299	$4,229,428	$4,014,560	$3,528,653	$4,544,231
Human Services	$9,685,890	$9,964,361	$9,328,515	$10,151,155	$10,439,671
Education	$18,839,236	$17,623,166	$16,125,309	$16,306,405	$14,573,165
Non-Departmental	$4,547,433	$3,288,306	$3,533,266	$3,170,991	$2,405,556
Debt Service	$11,224,994	$10,514,944	$9,332,212	$9,795,083	$9,380,492
Total Expenditures	**$63,641,496**	**$61,086,770**	**$56,337,886**	**$56,713,417**	**$55,080,460**

LABOR FORCE, EMPLOYMENT AND INCOME, AND POPULATION CHARACTERISTICS

Labor Force

The labor force includes all people age 16 and older who are classified as either employed or unemployed and who are either working or actively looking for work. A sharp decline in labor force participation during the pandemic shows a truer scale of employment loss because it captures people who may have gotten discouraged because there aren't jobs in the world of COVID or they are worried that if they work, they may get sick.

As shown in Appendix 2: Figures 2 and 3, Granville County's civilian labor force had climbed slowing from a recession low of 25,124 in 2010 to a pre-COVID high of 30,594 in 2019. As of November 2020, the number currently sits at 29,810 with an unemployment rate of 5%; however, as with most pandemic-driven instabilities in the economy, the number has fluctuated since early 2020.

The employee work distribution in the county is 37% Blue Collar and 62% White Collar with the most jobs in sales and office administrative support (NC Dept of Commerce, 2020). Appendix 2, Figure 4 illustrates the top jobs by occupation.

Granville County residents and businesses enjoy easy access to Interstate 85 which traverses through the county from the Town of Butner in the south to just North of the City of Oxford. Approximately 14,119 county residents work in the State of North Carolina but outside of Granville County and residents spend an average of 28 minutes commuting to work. It is estimated that an additional 9,000 non-county residents commute into Granville County to work. Any long-lasting changes in commuter behavior resulting from the abrupt shift in how we work brought on by the COVID pandemic are yet to be quantified.

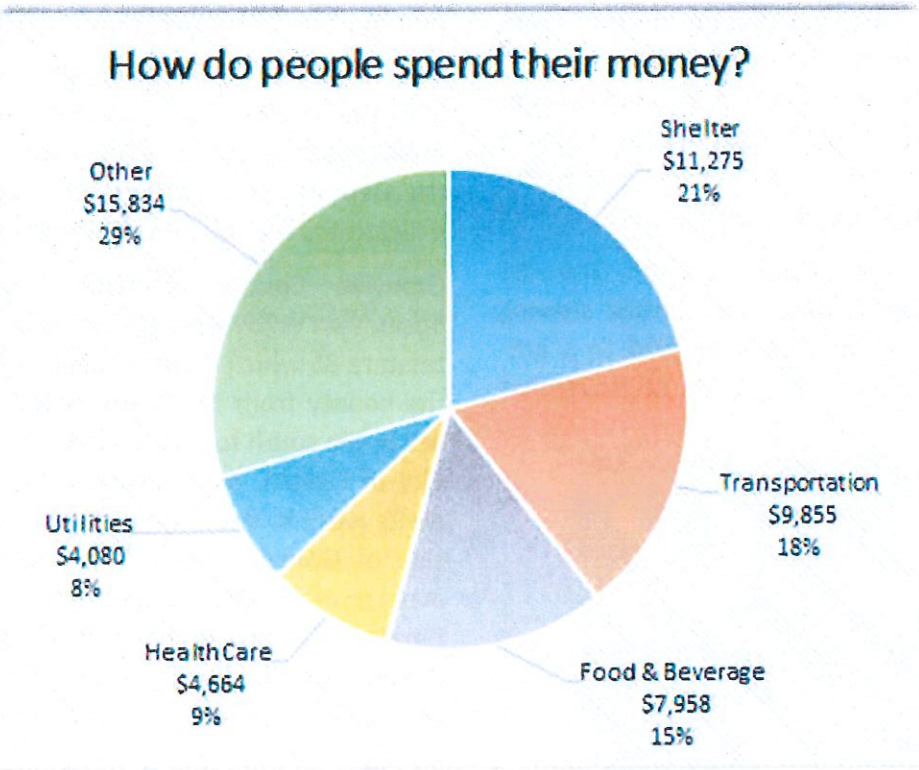
Employment and Income

Granville County has a total of 1670 businesses. In 2019, the leading industries in the county were Health Care and Social Services, Retail, Manufacturing, and Public Administration as shown in Appendix 2, Figure 5. The majority of county businesses are small businesses with 91% employing fewer than 20 people and more than half employing fewer than 5 people (NC Dept of Commerce, 2020). Wholesalers report the largest annual industry sales figures at $829,182,000 with retail and manufacturing second and third largest at $691,414,000 and $683,018,000 respectively (NC Dept of Commerce, 2020).

In addition to companies that employ workers, approximately 9.4% of residents report self-employment income (TownCharts.com).

Appendix 2, Figure 6 depicts Granville County's unemployment rate from January 1990 (4.7%) through November 2020 (5%). Unemployment rates that peaked in late 2009 at 11% had slowly declined in the period prior to the pandemic but jumped sharply to a pandemic high of 9.6% in May 2020 (US Department of Labor, Bureau of Labor Statistics).

The County has a median household income of approximately $55,856 (2019 American Community Survey, US Census Bureau) with 38.26% of households earning more than the national average each year (NC Dept of Commerce, 2020). The majority of earnings get spent on shelter, transportation, food and beverage, health care, and utilities.



Income distribution by household is shown in Appendix 2: Figure 8.

According to the NC Department of Commerce, the County has approximately 9,700 households with income below $50,000; 8,000 households with income between $50,000—$100,000; and 5,300 households with income above $100,000.

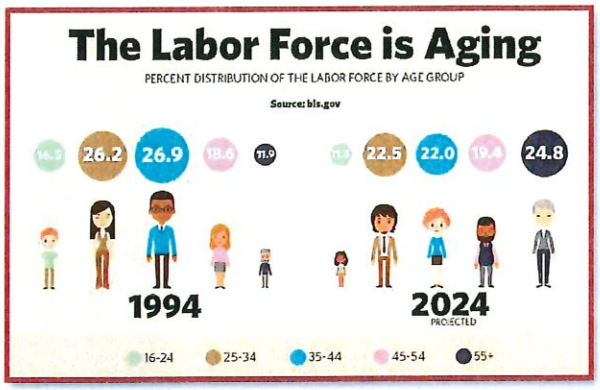
In 2012, the number of SNAP program recipients was almost four times higher than in 2000. The growth appears bimodal with a first increase between 2000 and 2008 followed by a larger rate of increase between 2008 and 2012. From 2012 to August 2018 (the most recent data available), the number of recipients had steadily decreased from 8955 to 6379 (Appendix 2, Figure 7).

With 74.41% owners and 25.59% renters, Granville County home ownership outpaces renters by 291% according to the same data reported by the NC Department of Commerce.

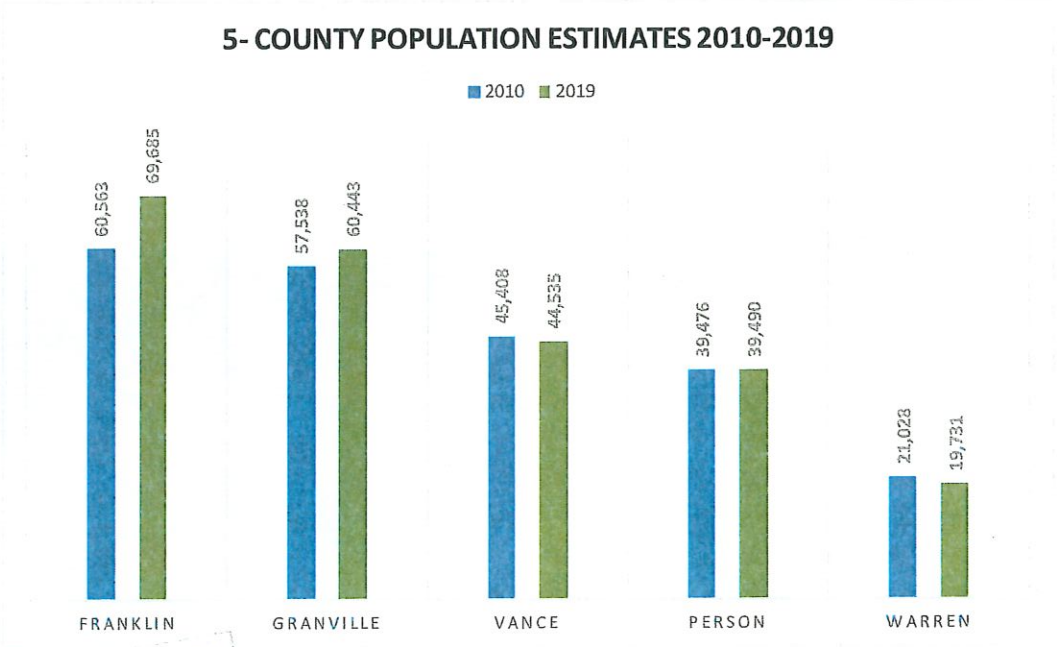
Population Characteristics

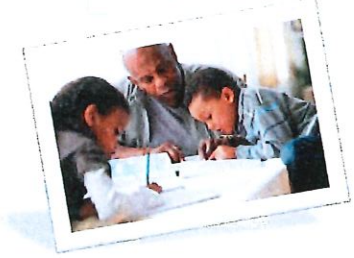
In 2019, Granville County had an estimated population of 59,328 and a median household income of $55,856 (2019 American Community Survey, US Census Bureau). Granville is almost evenly split between male and female residents (51% and 49%, respectively) who predominantly reported under the "one race" category (95.6% reported as one race and 4.4% reported as two or more races). The percentage breakdown for those reporting as one race is 61% White, 30.1% Black or African American, and 8.9% American Indian, Asian, Native Hawaiian, or some other race not identified.

The County population can be characterized as growing slowly, particularly in younger age demographics (US Census Bureau). The median age of residents is 42 with the largest population age segment in the 65+ category (10,763 residents). The change in the ethnic makeup of the county continues as the non-Latino white and African American populations decrease and the Latino and Hispanic populations increase (NC Dept of Commerce, 2020).



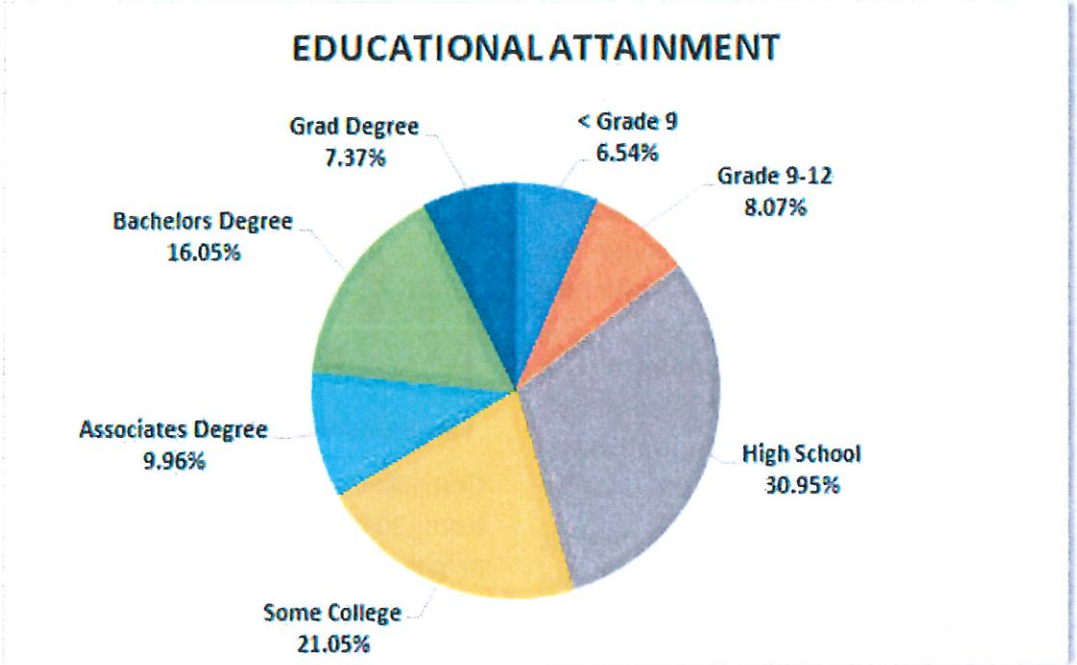
Granville's growth rate was approximately 5% from 2010 to 2019. Population estimates for neighboring counties reflect Franklin County with a 15% growth rate while Vance, Person, and Warren counties either remained unchanged or lost population during the same five-year period. The graph below depicts estimated population growth comparisons from 2010 to 2019.





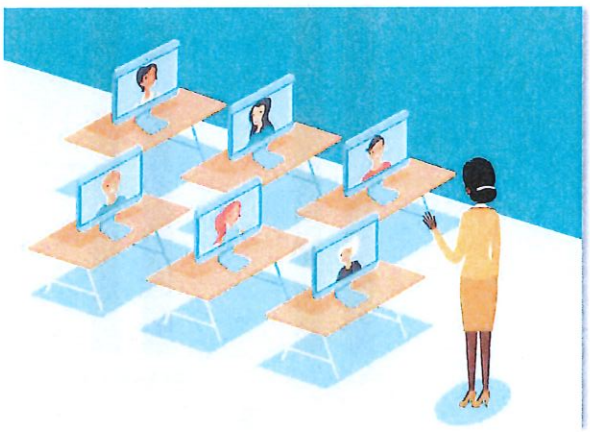
The population reflects a growing trend in American culture for grandparents to help assume responsibility for raising their grandchildren. Of the 1,726 grandparents in Granville County who reported living with their grandchildren under 18 years of age, 37.4% were responsible for the basic needs of those grandchildren.[3]

Just over 85% of Granville County residents have earned a high school degree or higher. The graph below illustrates educational attainment by percentage of residents (NC Dept of Commerce, 2020) .



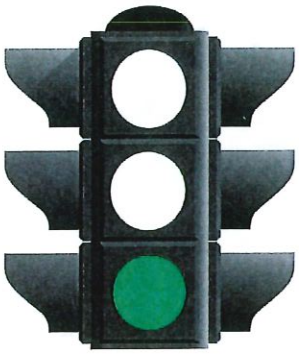
The National Center for Education Statistics reported a 59% nationwide increase on the number of bachelor's degrees conferred between 2001 and 2018.[4] Granville County's numbers mirror that trend with an increase of approximately five percentage points for the number of people who completed a bachelor's degree or higher from 2015 to 2019, increasing from 17.6% to 22.5% (American Community Survey, 2015-2019). This increase can be at least partially attributed to a combination of the workforce seeking to ensure job stability following the Great Recession and the ease at which distance education has become more accessible, especially to working adults, caregivers, students with disabilities, and others who have schedules and responsibilities that are incompatible with attendance in traditional classrooms.

Since the COVID-19 pandemic that began in March 2020, education has changed dramatically with a distinctive rise of distance learning and remote teaching on digital platforms occurring out of necessity. A growing number of colleges are evaluating which courses can be taught successfully on a long lasting or permanent basis.[5]



STRENGTHS & WEAKNESSES

During information gathering and brainstorming sessions with the Strategic Planning Committee, the following items were identified as strengths and weaknesses within the County. The items listed below are in no particular order of importance; however, they can be grouped into general categories of need for communication improvements, lack of training opportunities, and need to fully embrace automation and technology for County weaknesses, and geography and infrastructure, recreation opportunities, great work environment, and dedicated workforce for County strengths.



Granville County Weaknesses

- Communication from administration and communication between departments is lacking leaving employees with a feeling of being "in the dark".
- Not fully embracing automation/ technology and a related lack of training on technology.
- Opposing views on growth (i.e., keeping things the way they've always been vs new ideas and change).
- Lack of satellite offices throughout County; Need to move away from "northern" and "southern" terminology and thinking.
- Limited housing options for low to moderate income families.
- Adult literacy rates.
- Insufficient staff training for leadership and supervisory skills.
- Transportation issues.

Granville County Strengths

- Granville County is a great place to live.
- County invests in infrastructure; Listens to departments' needs (ex., new law enforcement center and animal shelter, facility renovations, etc.).
- Convenient access to urban areas and the Triangle.
- Family-feeling workplace with a dedicated and committed workforce.
- Work atmosphere allows for personal growth.
- Ability to build effective internal and external working relationships.
- Strong community events and tourism development presence.
- Variety of recreation opportunities and recreational assets.
- Stable Board of Commissioners.
- Diverse county workforce.

ASSUMPTIONS

Granville County's unemployment rate of 5% is slightly lower than the state average of 6%, as of November 2020 (US Department of Labor). The County's unemployment rate will continue to be at or below the State average over the next five years.

Economic development within the County which is already planned or permitted will develop on schedule. The trend for state resources to be available to more of the urban areas within the state will continue.

Demand for e-government and access to public information will continue to increase as more people opt to conduct their business online. Pandemic-inspired modifications such as work-from-home arrangements, electronic meetings, and consumer purchasing habits are likely to become permanent, at least to some degree.[6,7]

County departments will continue to stay in compliance with federal and state goals and/or deadlines. It is important to note that not all goals, objectives, and deadlines for County Government are set by the County Board of Commissioners; many of these are set by outside organizations such as federal and state governments.

The growing demand for general governmental services will continue to strain available revenue sources. Counties are projected to continue experiencing budgetary impacts as a result of the economic downturn brought on by the COVID-19 public health crisis. In addition to unfunded COVID-19 response costs, national estimates for lost county-generated revenues and decreases in state funding are in the tens of billions of dollars. In an online blog for NACo, Jonathan Harris writes, "A Harvard analyses of the impact of state and local government spending on economic output and workforce, estimates that every dollar cut in local government

spending reduces overall economic output by $1.70 or more. The impact of COVID-19 on counties has been uneven and varied, yet widespread across the nation."[8]

A variety of factors such as population, geography, government structure, funding streams, and economic drivers have influenced the extent of the COVID-19 impact; however, to a varying degree all have experienced an impact on budgets, workforces, economies, and residents. Overall, Granville County has experienced a moderate impact locally with retail, entertainment, and tourism-reliant businesses reporting the greatest level of income disruption.

The County's governing board will continue to take a thoughtful approach to the provision of County services.

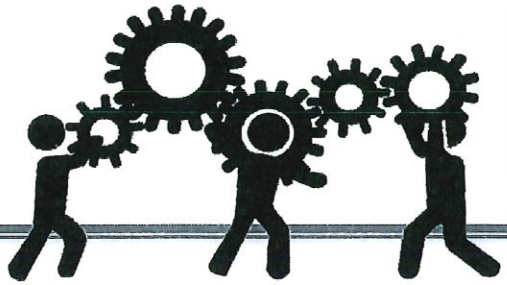
The County will continue to be affected by trends shaping the future of how people work in the twenty-first century.

For example, the trends shaping the future of work include new behaviors influenced by social media and the Internet, advancing technology, a multi-generational workplace with millennials' expectations regarding ways of working, and mobility options brought to the forefront by the COVID-19 pandemic which had many companies realizing, perhaps for the first time, that employees could work anytime, anywhere, and on any device.

As the county prepares and plans for the future, monitoring and adapting to shifting demographics both within the county and within the State of North Carolina will become even more critical. Being responsive to the changing needs of our citizens will ensure we are adequately providing service delivery options to benefit all segments of our diverse population.

This page concludes the background and assumptions portions of the 5-Year Strategic Plan document. The nine strategic objectives identified by the Strategic Planning Committee are shown on the following pages along with identification of specific strategies designed to accomplish those objectives.

Remaining sections include information regarding implementation and plan monitoring followed by Appendix 1-5 beginning on page 29.



Employee Food Drive

Community

Support a healthy and active community with convenient access to county services and opportunities to enjoy cultural and recreational amenities

The County is committed to fully engaging both externally with the community and internally with its dedicated work force by utilizing a variety of communication methods. In addition, the County will continue to improve access to a wide array of services through technological advances as well as geographic convenience. Partnerships with organizations such as the Tar River Land Conservancy afford the opportunity for ongoing environmental stewardship and sustainability endeavors that preserve land and provide passive recreational opportunities to residents.

OBJECTIVE #1

Expand service delivery options through mobile services, satellite offices, substations, online access, etc.

	Strategies	Timeline
1.1	Identify list of key county departments to implement expanded delivery options.	2021
1.2	Implement full-service online applications, rental reservations, payments, etc. for 50% of identified departments.	2022
1.3	Develop county mobile app for easy user access and include push notifications, tourism announcements, geofencing capability, etc.	2023
1.4	Reassess current satellite office space for sharing opportunities and determine additional locations to establish county services.	2025
1.5	Continue to support increasing broadband access to underserved and unserved unincorporated areas.	2025

OBJECTIVE #2

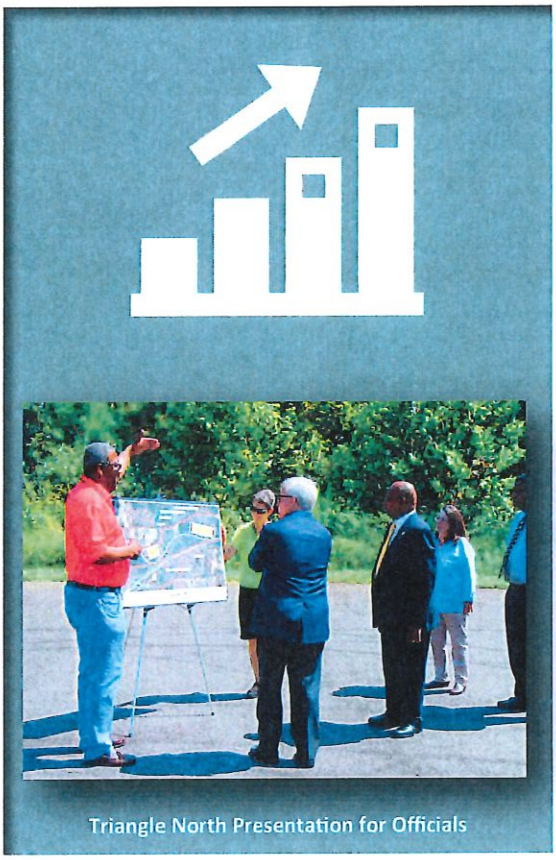
Create additional recreation and leisure opportunities.

	Strategies	Timeline
2.1	Identify underutilized assets within the county and work to develop partnership opportunities for recreation and leisure.	2023
2.2	Increase recreation options in underserved areas of the county with a focus on youth by adding amenities such as playgrounds, outdoor basketball courts, etc.	2024
2.3	Develop partnerships with schools, municipalities, non-profits, etc. to increase "walkability" and other recreation opportunities such as open space, trails, greenways, sidewalk systems, etc.	2024
2.4	Create a regional park in southeast portion of the county.	2025
2.5	Create small community parks (aka, "pocket parks") in unserved areas of the county.	2025

OBJECTIVE #3

Improve regularity and reach of communication to enhance community and employee engagement.

	Strategies	Timeline
3.1	Include greater variation and ability to reach non-technology users with communication platforms such as annual county newsletter and/or mailing welcome packets to new businesses and residents.	2022
3.2	Increase community awareness of recreation through scheduled promotions of county and municipal amenities on a rotating basis.	2022
3.3	Increase community awareness of county services through scheduled promotions of departments such as public safety, emergency management, etc.	2022
3.4	Establish diversity initiatives to achieve a more inclusive community through cultural events and partnerships with municipal, non-profit, and/or faith-based organizations.	2023
3.5	Expand capabilities of information technology staff by creating a dedicated webmaster position with non-content related responsibilities such as website programming, updates, ensuring accessibility standards are met, monitoring site issues, and implementing new technologies/custom solutions (online applications, reservations, payments, etc.).	2023
3.6	Update/refresh website platform to reflect new technological advances.	2024



Business & Economy

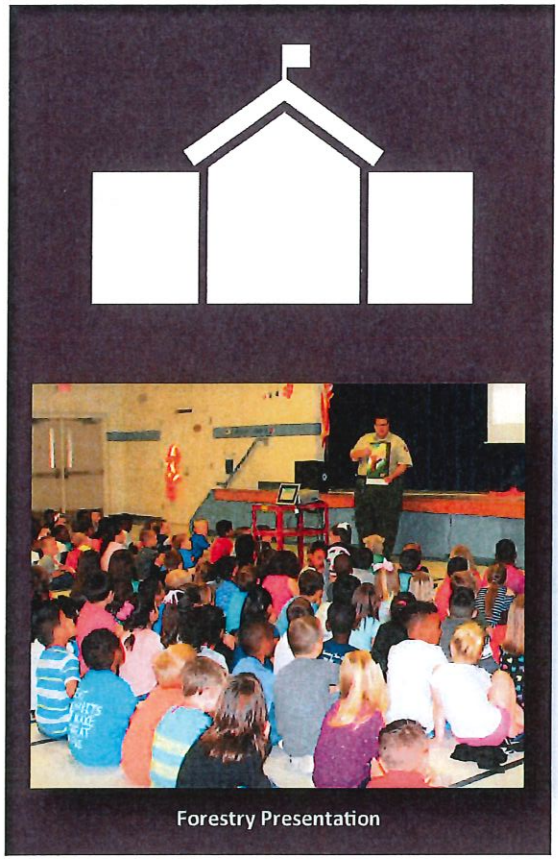
Pursue a thriving, livable community with diverse economic opportunities

Economic vitality of the community helps to ensure that residents can find suitable and sustainable employment and that businesses can grow and thrive. Timely access to permits and well-planned zoning enhance community development. Initiatives that enhance the economy and quality of life for Granville residents are key focus areas in this strategic objective.

OBJECTIVE #4

Focus on increasing development options identified in the 2018 Granville County Comprehensive Plan.

	Strategies	Timeline
4.1	Develop a regular program to survey the needs and concerns of existing local employers; in particular, their priorities and challenges in attracting and maintaining a vibrant work-force including schools, training, infrastructure, and community amenities. *Cross reference Comprehensive Plan Strategy ED 2.3.*	2021
4.2	Consider focusing marketing efforts on attracting and retaining small- and medium-scale manufacturers. *Cross reference Comprehensive Plan Strategy ED 2.2.*	2022
4.3	Develop a catalog of all existing company expansions and new or relocating businesses coming to Granville County; track progress and identify trends to focus future economic development efforts and possibly infrastructure investments. Implement an annual reporting schedule to communicate findings to elected officials. *Cross reference Compre-hensive Plan Strategy ED 6.1.*	2023
4.4	Update the EDC website and develop a schedule for regular updates to keep the site current including news updates, social media presence, upcoming events with regional and local partners, etc. *Cross reference Comprehensive Plan Strategy ED 5.2.*	2024
4.5	Address targeted industry training needs through workforce development programming; Collaborate with the Kerr-Tar Council of Governments and Granville County Public Schools. *Cross reference Comprehensive Plan Strategy ED 9.3.*	2025



Education

Meet community needs by supporting educational opportunities for all

The County champions equal access to quality education and academic achievement opportunities. County leaders foster a supportive and cooperative relationship with educational institutions within the County's borders and with Vance-Granville Community College to advance educational prospects for all residents. By developing specific strategies to support student programs and workforce development, this objective focuses on the importance of education and lifelong learning.

OBJECTIVE #5

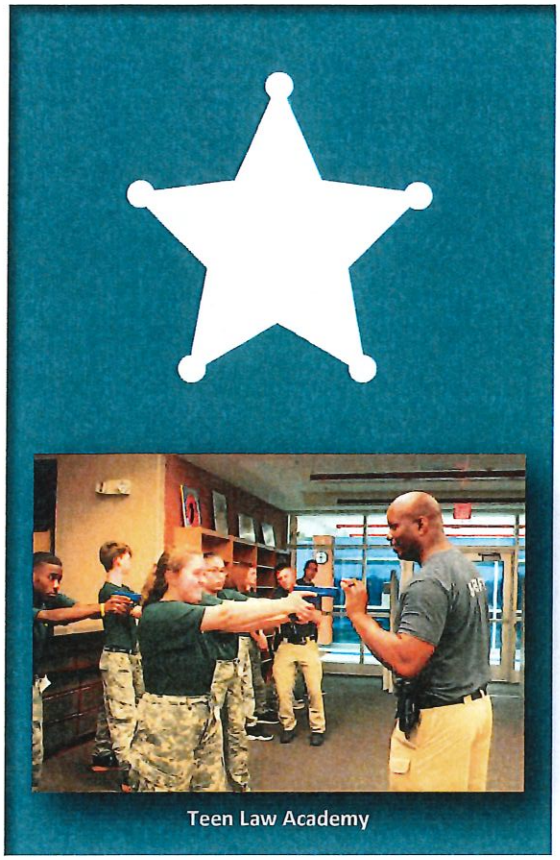
Retain local talent through skills development for workforce, work/school study programs, and student internships.

	Strategies	Timeline
5.1	Develop a teacher recognition program to recognize teachers in a positive way.	2022
5.2	Create workforce development opportunities through partnerships with public schools and Vance-Granville Community College.	2022
5.3	Promote/market summer civic leadership program; increase number of eligible participants admitted to the program who will rotate through county departments.	2023
5.4	Create mentorship programs with county staff volunteers utilizing Community Service Leave (ex, "UTG" aka, Unwrapping the Gift).	2023
5.5	Create a partnership with schools to support vocational trade curriculum.	2024
5.6	Develop educational supplement or scholarship programs with future commitment to obtain employment within Granville County.	2025

OBJECTIVE #6

Create community and employee education opportunities.

	Strategies	Timeline
6.1	Develop "Get to Know Granville County" initiatives with the goal of more fully engaging the community (ex, half-day a' la carte excursions without the months-long commitment and/or a structured "Citizens Academy" designed for all ages).	2023
6.2	Provide host sites for adult education and life skill classes.	2023
6.3	Encourage county departments to participate in community involvement programs (ex, set-up booth at local events/school career days, volunteering, etc.).	2023
6.4	Develop opportunities for multiple departments to collaborate on hosting dual events such as pop-up libraries and pet adoption or rabies clinic events, etc.	2024



Public Safety

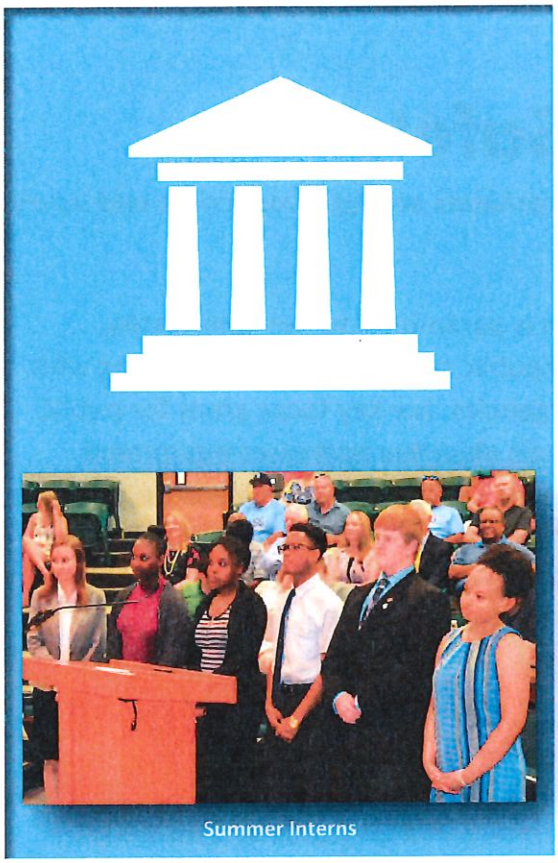
Community where residents are safe from crime and injury

Safety of residents is paramount to our community. Recruiting trained public safety professionals, along with planning for emergencies, are key focus areas for public safety. This strategic objective addresses equipment and technology needs which will not only ensure public safety personnel have the means to carry out their duties but also will provide a method to ensure responsible fiscal stewardship and the care of equipment entrusted to them.

OBJECTIVE #7

Evaluate public safety staffing, and upgrade technology and equipment to provide more efficient services to the community.

	Strategies	Timeline
7.1	Develop multi-year replacement schedules for equipment.	2023
7.2	Provide funding for the Sheriff's Office to obtain accreditation from the Commission on Accreditation for Law Enforcement Agencies (CALEA). Obtaining accreditation will ensure the Sheriff's Office is utilizing law enforcement best practices, enhancing community-oriented policing, ensuring transparency and accountability, and reducing risk/liability exposure.	2023
7.3	Upgrade VHF Simulcast System.	2024
7.4	Evaluate staffing options for volunteer fire departments.	2024
7.5	Provide funding to Volunteer Fire Departments for radio replacement.	2025



Government

Building and maintaining trust within the community and with current and prospective County employees

Building trust is very important both from a perspective of fiscal responsibility and Granville County Government's reputation as a preferred employer. The ability to attract and retain qualified employees is more challenging than ever in today's market as the County is forced to compete with private sector employers for the best talent. Government accountability is a strategic plan objective that is far-reaching and impacts all aspects of county operations.

OBJECTIVE #8

Modernize equipment and systems to be more efficient while also being more convenient for residents and businesses.

	Strategies	Timeline
8.1	Implement targeted training modules for computer and software programs.	2022
8.2	Develop intranet or employee-only central repository.	2023
8.3	Develop paperless processes utilizing custom technology solutions (payment vouchers, HR forms, timesheets, etc.).	2023
8.4	Move individual departments to more cloud-based IT programs and storage solutions.	2024
8.5	Employ new technology to replace outdated phone systems county-wide.	2025

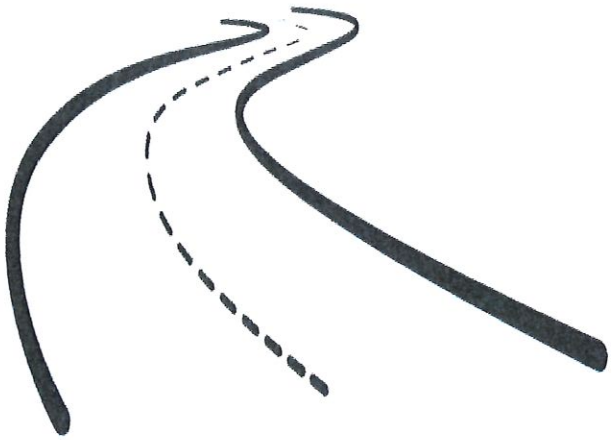
OBJECTIVE #9

Develop Granville County Government as a preferred employer in the Region K area.

	Strategies	Timeline
9.1	Provide annual supervisor training as a refresher for county processes and procedures.	2021
9.2	Review employee benefits and conduct comparison to like-size counties with a goal of increasing 401k match, incorporating longevity pay, implementing annual COLA, etc.	2022
9.3	Implement supervisory training for new supervisors consisting of essential leadership and HR skills.	2022
9.4	Continue to develop orientation and onboarding programs including creation of workplace needs checklist (equipment, software access, etc.) and departmental basics informational packets.	2023
9.5	In addition to the Employee Assistance Program (EAP), research other means of supporting staff through critical incidents.	2024

IMPLEMENTATION OF THE STRATEGIC PLAN

Effective and efficient government does not just happen but is the direct result of people working together to first decide what needs to be accomplished and then working together to carry out those decisions. Once the written strategic planning document is developed, it becomes critical to put it into action. After all, the plan itself is merely a roadmap to where we want to go; the real challenge is taking the first step.



After the Strategic Plan is approved by the County Board of Commissioners, the County Manager will lead the Strategic Planning Committee in coordinating the strategies contained within the Plan in a timely and logical manner. The table below provides a broad overview of the key responsibilities and timelines to ensure an efficient implementation, monitoring, and revision of the Plan.

TASK	LEAD	TIMEFRAME
Strategic Plan presented to County Board of Commissioners.	Presentation Team	February 2021
Upon approval by the Board of Commissioners, the Strategic Planning Committee develops service expansion requests for the 2021-2022 Proposed Budget.	County Administration	March – April 2021
Departments implement approved 2021-2022 strategies and service expansions.	Strategic Planning Committee	July – August 2021
Committee reviews progress and begins necessary edits to the Strategic Plan.	County Administration	September – October 2021
Prepare Strategic Plan update for presentation to County Board of Commissioners.	Strategic Planning Committee	January – February 2022

Included in Appendix 3 is a copy of Granville County's Long-Term Financial Planning & Budget Process Flow Chart. The first step in implementing the Strategic Plan is to review it with county departments prior to the beginning of the annual budget process. The County Manager will use several methods of communication to accomplish this including discussions during monthly staff meetings, posting the plan on the county website, referring department managers to the site during the early stages of the budget process, and communicating directly with larger departments. Department managers will be responsible for sharing the Plan with their staff.

Department managers and key employees will be responsible for implementing objectives and strategies of the Strategic Plan with guidance provided by the Strategic Planning Committee and County Manager. Departments will work within existing budgets and policies to implement the strategies and utilize their assigned liaison to the committee for reporting and issue clarification.

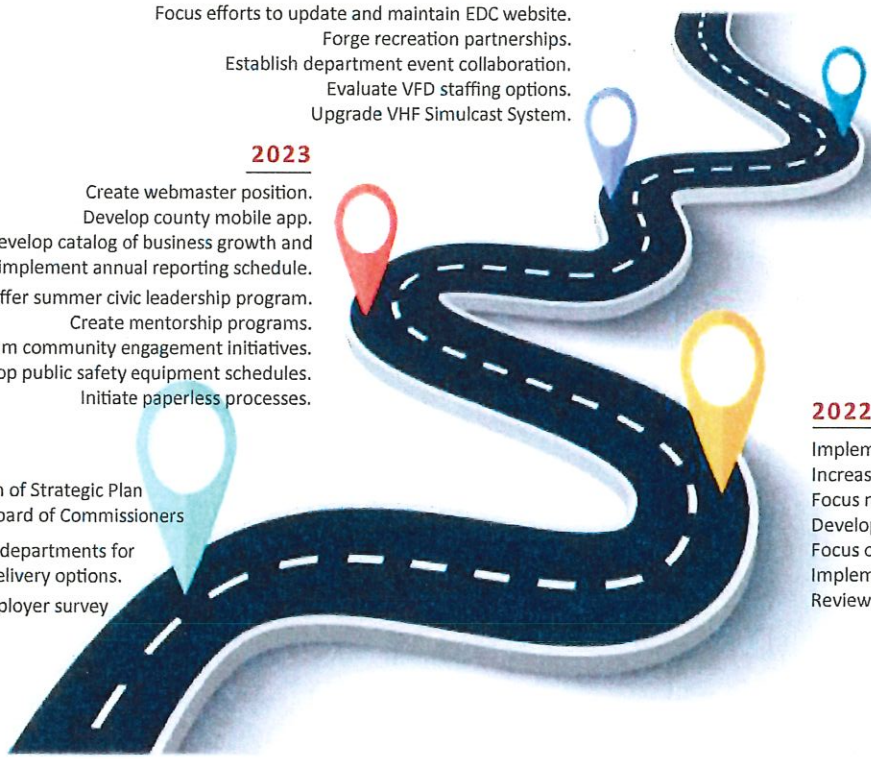
PLAN MONITORING AND REPORTING

Department heads and supervisors will use the County's employee evaluation and appraisal system's unique outcomes section to develop benchmarks that align with the overall County Strategic Plan. County departments can then use this information as a monitoring mechanism to document their department's progress with Plan implementation.

The Strategic Planning Committee will also meet to review, evaluate, and report on the overall performance of each objective and strategy. If significant progress is not being achieved with key strategies, the group will discuss the obstacles and how best to proceed.

Reporting on progress is a priority in order to ensure consistent and efficient advancement toward implementing the strategic planning objectives. Proposed interim milestones for reporting on the status of the Strategic Plan are July, February (Board Retreat), and May (Budget Workshops).

Granville County 2021-2025 Strategic Plan Roadmap



2021

Presentation of Strategic Plan to County Board of Commissioners

Identify key departments for expanded delivery options.

Develop employer survey instrument .

2022

Implement expanded online service options.
Increase modes of communication.
Focus marketing on manufacturing businesses.
Develop teacher recognition program.
Focus on workforce development.
Implement IT & supervisor training.
Review employee benefits package.

2023

Create webmaster position.
Develop county mobile app.
Develop catalog of business growth and implement annual reporting schedule.
Offer summer civic leadership program.
Create mentorship programs.
Program community engagement initiatives.
Develop public safety equipment schedules.
Initiate paperless processes.

2024

Refresh website platform.
Focus efforts to update and maintain EDC website.
Forge recreation partnerships.
Establish department event collaboration.
Evaluate VFD staffing options.
Upgrade VHF Simulcast System.

2025

Construct regional park in SE Granville.
Construct small parks in unserved areas.
Address targeted industry training needs.
Build collaborations w/Kerr-Tar COG & GCPS.
Develop education supplement program.
Fund VFD radio replacements.
Finish replacement of phone system.

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 13, 2021
Title:	**County Attorney's Report**

PURPOSE:
Any items as needed by the County Attorney.

ACTION TAKEN:

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 13, 2021
Title:	**Presentations by County Board Members**

PURPOSE:
Board members will make comments.

- Commissioner Gooch
- Commissioner Jay
- Commissioner Smith
- Commissioner Cozart
- Commissioner May
- Commissioner Karan
- Chair Hinman

ACTION TAKEN:

Granville County

141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: April 13, 2021

Title: **Any Other Matters**

PURPOSE:
Any other matters if needed.

ACTION TAKEN:

Granville County Administration
141 Williamsboro Street
Oxford, NC 27565
(919) 693-5240

To:	Board of Commissioners
From:	Debra Weary
Department:	Administration
Date:	April 14, 2021
Title:	**Closed Session as allowed by G.S. 143-318.11(a)(5)- Property Acquisition**

PURPOSE:

To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

ACTION TAKEN: