OCTOBER 21, 2020 WARREN COUNTY BOARD OF COMMISSIONERS – WORK SESSION

SUGGESTED AGENDA

Armory Civic Center
501 US Hwy 158 Business, East
Warrenton, NC 27589

6:00 pm Call Work Session Meeting to Order – Chairman or Designee

Item # 1 **Moment of Silence & Pledge**

Item # 2 **<u>Department Head reports:</u>**
Soil & Water Conservation – Larry West, Director (written)
Information Technology – Charles Burwell, Director (written)
Economic Development Report – Charla Duncan, Interim Director (verbal)

Item # 3 **Library Operations – Cheryl Reddish, Library Director**

Item # 4 **Boys & Girls Club Update – Proposed Warren County Operations**

Item # 5 **Sheriff's Office Update Re: Legislative Proposals – Sheriff Johnny Williams**

Item # 6 **FINANCE OFFICE – Katherine Brafford, Finance Director**

A. Amendment # 5 to FY 2021 Budget Ordinance

1) Increases appropriations in the Board of Elections budget by $37,980.25 – to budget spending of additional grant funds that were received from the Center for Tech and Civic Life (CTCL) $20,156.25) and the USC Schwarzenegger Institute ($17,824). These funds are to be used exclusively for the public purpose of planning and operationalizing safe and secure election administration in Warren County in 2020 and to help fund the hiring of poll workers.
2) Increases appropriations in the Animal Control budget by $16,700, which represents the balance of donations received but not spent from previous years. The balance of these funds which remain unspent at the end of the current fiscal year will be 'transferred' into a liability account – which will enable tracking of the funds for future spending.
3) Increases appropriations in the Emergency Management budget by $58,840.06, which Represents unspent grant funds which were received in FY 2020 – but unspent as of June 30th. Of this total, $45,551.06 represents COVID Stimulus funds received and $13,289 represents The balance of Emergency Management Performance Grant (EMPG) Supplemental funding received.
4) Increases appropriations in the Health Dept budget by $15,000 to cover an additional funding authorization for the Preparedness Program.
5) Increases appropriations in the DSS – Administration budget by $917.60, which represents two additional funding authorizations received from Duke Energy Progress – Energy Neighbor Fund.
6) Increases appropriations in the DSS – Public Assistance budget by $20,480, which represents funds received in FY 2019 for the Special Children's Adoption program but were not spent.

Item # 6 FINANCE OFFICE (cont'd)

B. FY 21 First Quarter Revenue Update

Item # 7 FY 21 Budget Book - Charla Duncan, Senior Assistant to the County Manager

Item # 8 Amended Surplus Property Policy – Hassan Kingsberry, Co Attorney

Item # 9 Discussion of Public Hearing – Amendment to Zoning Ordinance

Proposed text amendments to the Warren County Zoning Ordinance – Table II-1 Dimensional Requirements (increased height maximum for the LB, NB, HB, LI and HI zoning districts) and Table of Permitted Uses Conditional Use Permits (PUD-CR) per Warren County Planning Board - Planning and Zoning Administrator

Item # 10 Adjourn Work Session

Item # 2-A

Department Head report (pg 1 of 5):

Soil & Water Conservation

WARREN SOIL AND WATER CONSERVATION DISTRICT

820 Hwy 158 Business West, Suite 102

Warrenton, NC 27589

(252)257-4141 ext. 3

ANNUAL REPORT

Board of Supervisors

Chairman.....Herman L. Collier

Vice-Chairman.....Charles W. Lynch

Sec./Treasurer.....David M. "Mike" Hight

Member.....Thomas Traylor

Member.....Peter Hight

District (County) Personnel

Warren SWCD Director.....Larry T. West

Soil and Water District Technician.....Gary D. Holtzmann

Administrative Assistant.....Vickie Ryder

USDA, Natural Resources Conservation Service Personnel

Soil Conservation Technician.....Jerome Evans

Grazing Specialist.....Brian Short

Item # 2-A

Department Head report (pg 2 of 5):

Soil & Water Conservation

The Warren Soil and Water Conservation District would like to report the following highlights:

- The State has allocated $75,090 PY-2021 to reimburse landowners or operators to install conservation best management practices on agricultural land.
- Landowners or operators were reimbursed last fiscal year $44,478 for completed and certified best management practices.
- The District was able to conduct our annual poster, essay and power point contests with the schools. Going forward 2020-2021 contest year, presentations rules may be changed due to Covid-19. It is possible that Public Speaking will be held virtually. The Title for 2020-2021 is ***We All Live In A Watershed***.
- Have provided technical assistance to other citizens regard urban type erosion issues especially around Lake Gaston.
- Continue to assistance to all citizens with surface water issues.
- Assisted Loaves and Fishes with food give away.
- Assisting our federal partners with providing services to our citizens.
- Continue online training provided through the NC Department of Ag.
- Work with local cooperative extension service to provide services and information to our citizens.

Item # 2-A

Department Head report (pg 3 of 5):

Soil & Water Conservation

Farmers Day – October 12

WHAT IS FARMERS DAY?

Farmers Day is celebrated every year on October 12! The profession of farming began around 12,000 years ago with the domestication of livestock as hunter/gatherers settled down and started to plant their own food. In short, farming is one of the oldest jobs around. So let's take a moment to give some love to all the farmers who work tirelessly to feed us year round.

STATS ABOUT NATIONAL FARMERS DAY

2 million – the number of farms in the U.S.

$1 trillion – The contribution of agriculture to the US economy.

1.3% – The percentage of the U.S. labor force made up by ranchers.

90% – The percentage of U.S. crop losses caused by extreme weather

50,000 – The number of jobs available in agriculture in the U.S each year.

40% – The percentage of crop cash that is generated by corn and soybeans.

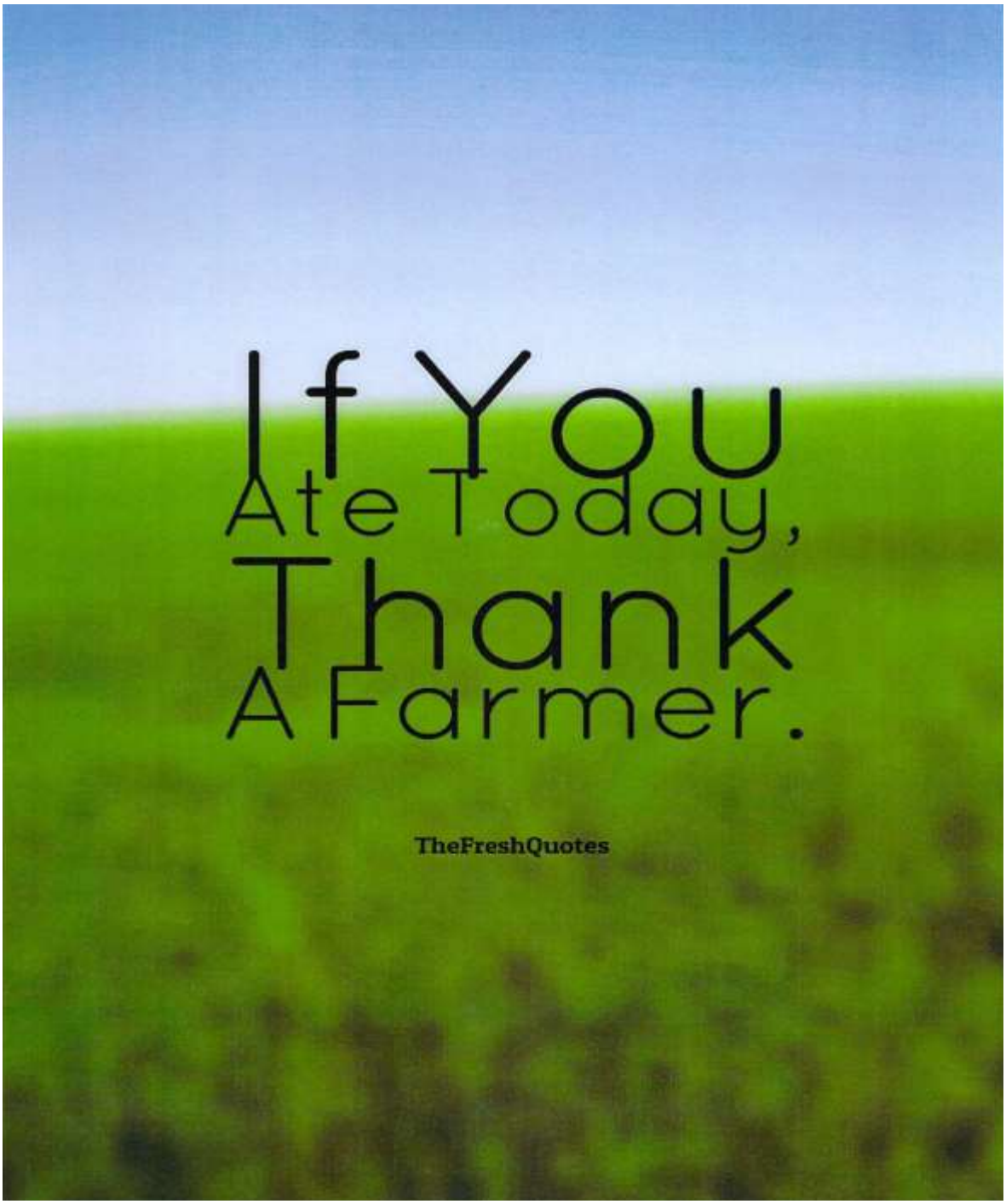
166 – The number of people the average U.S farm feeds each year.

25% – The percentage of food that Americans throw away every month.

Item # 2-A

<u>Department Head report (pg 4 of 5):</u>

Soil & Water Conservation



Item # 2-A
Department Head report (pg 5 of 5):

Warrenton Field Office

Program Summary NRCS

Program Year 2020

The Warrenton Field Office provides technical and financial assistance through various government agencies and programs to offset the expense of implementing approved Best Management Practices (BMP's). The BMP's are designed to address natural resource concerns found on the land. Resource concerns include soil erosion, degraded water quality, wildlife habitat loss, and others. Program participation is voluntary and all BMP's must be installed according to program guidelines, agency standards, and design specifications.

The Environmental Quality Incentives Program (EQIP) and Conservation Stewardship Program (CStP) are federally funded programs administered by NRCS. In program year 2020, Warren County dispersed $ 24,144 for completed conservation practices. Also, the county received $17,050 for new projects. BMP's funded through EQIP and CStP include fencing, livestock watering systems, conservation crop rotations, cover crops, closure of waste impoundments, prescribed grazing, animal mortality facilities, animal waste storage structures, and much more.

The Conservation Reserve Program (CRP) is another federally funded conservation program, and is administered by the Farm Service Agency (FSA), $16,218 was dispersed for existing CRP contracts that improve our natural resources on 453 acres.

Prior to a contract being written, an Environmental Assessment is completed and a Conservation Plan is developed to assist the participant address natural resource concerns while meeting their objectives and the program goals. The plan, designs, and contract are developed in cooperation with the Warren County Soil and Water Conservation District, NC Forest Service, NC Wildlife Resources Commission, NC Cooperative Extension, and the Farm Service Agency.

Item # 2-B

Department Head report:

Information Technology

Charles Burwell
IT Administrator

548 W. Ridgeway St
Warrenton, N.C. 27589

COUNTY OF WARREN
IT DEPARTMENT

October 21, 2020

To: Warren County Board of Commissioners

Re: Bi-Annual Report

The mission of the Warren County IT Department is to provide quality information technology services for the county through commitment and consistency. WCIT has operational, strategic and fiscal responsibility for the innovation, implementation and advancement of technology in Warren County.

Since our last report, we have made several improvements in the county as it pertains to IT.

- Upgraded County email server to a cloud hosted co-located site to give greater email access to Warren County departments.
- Worked with County departments to give remote work access to employees that needed ability to continue to work during COVID-19.
- Increased network capabilities with further deployment of Meraki network equipment. Building infrastructure that will help support County wide phone system.
- Added secondary domain controller for Warren County Health Department to give redundancy and failover in case of failure of primary controller.
- Played major role in standing up new EMS facility.
- Redesigned Warren County Health Department website.
- Will continue to maintain a high level of commitment and consistency in service and support of our County Departments.

Item # 2-C
Department Head report (page 1 of 2):

Economic Development Monthly Report

Charla Duncan, Interim Director
(verbal presentation)

Economic Development, October 2020 Report

Current EDC Office Operations

- The Economic Development office is still managed by appointment only and/or handling business over the phone; some meetings are happening in person and some virtually
- Website and Facebook are being used as sources of information to help support direct staff support to businesses, visitors, and residents.
  - Facebook @WarrenCountyNCEconDev
  - Facebook @WarrenCountyNC
  - warrencountync.org (EDC)
  - warrencounty.com (Tourism)

New and Existing Industries:

- Chateau at the Lake project- Board of Adjustments hearing occurred September 30th (one denial and one continuance)
- Project Bridge- IT company expansion from Greenville, SC into Soul City
- Project Mags- potential retail project interested in Warrenton location
- Project Heaven- national nonprofit interested in developing land in Norlina's ETJ
- Just Save site visit
- Former IGA site visit
- Researching options for marketing our I-85 interchanges
- Meeting with owner of former Norlina High School about listing property on EDC site
- Other businesses that have contacted/been in touch with EDC office since August report: Five Oaks Beef, Elberta Crate, the Historic Magnolia Manor, King Fitness, Green Rural Redevelopment Organization (GRRO), one business start-up with new property in Warrenton (not yet named)

Business Assistance:

- Lake Gaston Coffee Company site visit
- 2020 Warren County Existing Industry Survey in final draft stages
- Joined the Kerr-Tar COG's Standing Loan Committee meeting
  - Open for Business revolving loan with the COG (CARES funds)- currently one business has received a $15,000 loan; one other business working on application; funds still available

Item # 2-C
Department Head report (page 2 of 2):

Economic Development Monthly Report

Projects and Partnerships:

- Frontier Warren MOU arrangement with Town of Warrenton signed; currently working to secure NCWorks coordinator for the space; submitted NC IDEA Ecosystem grant for $150,000 (Town of Warrenton is lead)
- Warren County Public Facilities Company audit completed
- King Fitness/Warren County wellness partnership (now handed over to Human Resources); contacted Warren County Schools about similar offer
- Fidelity Investments partnership to support virtual learning; liaison for community support
- Warren County Schools Community forum (co-facilitated by EDC and Cooperative Extension on October 27th)
- Broadband access; working with County Manager's office and community partners on WIFI access site and grant submission for countywide initiative
- Reached out to WCHS Booster club about business sponsorship information

Strategy and Planning:

- Hometown Strong action team meeting with Warren County (September 1)
    - County Manager and EDC Director met with John Loyack and Harry Swendsen from EDPNC to discuss tools and partnership
- VGCC team meeting- Dean of Business & Industry Solutions, Customized Training Director, and Small Business Center Director (September 11)
- Healthy Foods Research Center committee meetings; interview with NC A&T students

Grants:

- EPA Brownfields Assessment Grant application submitted
- Public Utility Fund grant application draft sent to Commerce for Project Mulch
- NC Commerce Building Reuse grant- approval by Board of Commissioners at October 5, 2020 meeting for Project Bridge (county match not to exceed $14,000)
- USDA Local Food Promotion Planning Grant- not received

Workforce Development:

- NCWorks ribbon cutting at VGCC Warren campus

Tourism and Development Programs:

- VisitNC marketing credit ($10,000 to be applied to social marketing campaign)
- Ad with Kerr Lake State Recreation map (annual ad)
- Our State advertising
- Sales tax tracking

Item # 3
Library Operations (pg 1 of 2)

Cheryl Reddish, Library Director

Warren County Memorial Library

Restart

Welcome back! As of September 21st, the WCML is open Monday - Friday, 8 am - 3 pm. Face coverings are required. Hand sanitizer is provided. Six-feet social distancing observed. Seating is limited to provide space for social distancing.

GENERAL INFO

Three phases of service provided: 1) phone, 2) lobby, and 3) limited in-building. We offer literacy support, engaging activities, and research assistance.

LIBRARY SAFEGUARDS

Computers and restrooms are sanitized daily. Books are quarantined for 4 days. Extended check-outs are available.

NO-CONTACT PICK-UP CONTINUES

Place a hold online at wcmlibrary.org, or give us a call.

Technology Usage

Free Wi-fi is available in the building and parking areas. Three levels of computer services are available: express, one-hour, and long-term. Access to NC Live - 81,000 e-resources. Users have retrieved 35,134 items.

Virtual Learning Space

The Community Room has transformed into a virtual learning area. 54 students have utilized the space. Public reservations are available Fridays from 9am - 2pm.

Virtual Programming

Join WCML Facebook Live for Teen Anime and Manga Zoom Book Club, Preschool Story Time, I Can Read Chapter Books for Kids, and our "Let's Read" community literacy volunteer program.

NC CARDINAL

NC Cardinal is a resource sharing consortium of NC public libraries. The State Library of NC LSTA grant awarded $3,748 to re-barcode over 35,000 items in our collection, and over 9,000 library cards.

WCML

NEW LIBRARY CARDS ARE AVAILABLE!

Item # 3
Library Operations (pg 2 of 2)

WCML

Warren County Memorial Library Statistical Report

(July 2020 - September 2020)

By The Numbers

CATEGORY	Jul. 2020	Aug. 2020	Sept. 2020
Patron Visits	538	596	892
Reference	179	198	297
Circulation: Adult/Young Adult	403	339	343
Circulation: Juvenile	55	72	74
COVID-19 (EZ Checkouts) Holds	177	194	180
Online Borrower Registration (OBR) Added	13	18	1
Books / AV Added	158	148	51
Books / AV Deleted	453	69	339
E-Resources Added	1,064	780	867
E-Resources Deleted	731	322	67
Virtual Programs	11	29	26
Community Meeting Rm Reservation	5	5	2
Community Meeting Rm Attendance	5	5	15
Remote Learning Student Attendance	0	0	38
Website Visits	15,053	12,454	28,220
Website Hits	96,032	92,297	1,166,593

Item # 4

Boys & Girls Club Update

BOYS & GIRLS CLUBS
OF AMERICA

Item # 5
Sheriff's Office Update

Sheriff Johnny Williams will provide information on potential changes in processes and procedures, Legislative Proposals

Item # 6-A

Budget Amendment # 5 to the FY 21 Warren County Budget Ordinance (pg 1 of 3)

Katherine Brafford
Finance Director

MEMORANDUM

TO: Warren County Board of Commissioners

FROM: Kathy Brafford, Finance Director

DATE: October 21, 2010

RE: Recommendation for Approval of Budget Ordinance Amendment #5

Background

Budget Amendment #5 to the FY 2021 Budget Ordinance is being presented for approval. This amendment does the follow:

1) Increases appropriations in the Board of Elections budget by $37,980.25 – to budget spending of additional grant funds that were received from the Center for Tech and Civic Life (CTCL) $20,156.25) and the USC Schwarzenegger Institute ($17,824). These funds are to be used exclusively for the public purpose of planning and operationalizing safe and secure election administration in Warren County in 2020 and to help fund the hiring of poll workers.

2) Increases appropriations in the Animal Control budget by $16,700, which represents the balance of donations received but not spent from previous years. The balance of these funds which remain unspent at the end of the current fiscal year will be 'transferred' into a liability account – which will enable tracking of the funds for future spending.

3) Increases appropriations in the Emergency Management budget by $58,840.06, which Represents unspent grant funds which were received in FY 2020 – but unspent as of June 30th. Of this total, $45,551.06 represents COVID Stimulus funds received and $13,289 represents The balance of Emergency Management Performance Grant (EMPG) Supplemental funding received.

4) Increases appropriations in the Health Dept budget by $15,000 to cover an additional funding authorization for the Preparedness Program.

5) Increases appropriations in the DSS – Administration budget by $917.60, which represents two additional funding authorizations received from Duke Energy Progress – Energy Neighbor Fund.

6) Increases appropriations in the DSS – Public Assistance budget by $20,480, which represents funds received in FY 2019 for the Special Children's Adoption program but were not spent.

Item # 6-A

Budget Amendment # 5 to the
FY 21 Warren County Budget Ordinance (pg 2 of 3)

AMENDMENT TO THE WARREN COUNTY BUDGET ORDINANCE
2020/2021
Amendment No. 5

Section 1 of the Warren County Budget Ordinance, pertaining to the General Fund operations of the County, shall be amended as follows:

Increase/(Decrease) Appropriations:

Board of Elections		37,980
Animal Control		16,700
Emergency Services		58,840
Health Department		15,000
DSS - Administration		918
DSS - Public Assistance		20,480
Total	**$**	**149,918**

Section 2 of the Warren County Budget Ordinance, pertaining to the General Fund operations of the County, shall be amended as follows:

Increase/(Decrease) Revenues:

Restricted Intergovernmental - Other		37,980
Restricted Intergovernmental - DSS 1571		918
Appropriated Fund Balance - General Fund		96,020
Restricted Intergovernmental - Health		15,000
Total	**$**	**149,918**

This amendment:

- Increases appropriations in the Board of Elections budget by $37,980.25 - to budget spending of additional grant funds that were received from the Center for Tech and Civic Life (CTCL) ($20,156.25) and the USC Schwarzenegger Institute ($17,824). These funds are to be used exclusively for the public purpose of planning and operationalizing safe and secure election administration in Warren County in 2020 and to help fund the hiring of poll workers.

  Funding Source: Restricted Intergovernmental - Other

Item # 6-A

Budget Amendment # 5 to the
FY 21 Warren County Budget Ordinance (pg 3 of 3)

- Increases appropriations in the Animal Control budget by $16,700, which represents the balance of donations received but not spent from previous years. The balance of these funds which remain unspent at the end of the current fiscal year will be 'transferred' into a liability account - which will enable tracking of the funds for future spending.

  Funding Source: Fund Balance Appropriated

- Increases appropriations in the Emergency Management budget by $58,840.06, which represents unspent grant funds which were received in FY 2020 - but unspent as of June 30th. Of this total, $45,551.06 represents COVID Stimulus funds received and $13,289 represents the balance of Emergency Management Performance Grant (EMPG) Supplemental funding received..

  Funding Source: Fund Balance Appropriated

- Increases appropriations in the Health Dept budget by $15,000 to cover an additional funding authorization for the Preparedness Program.

  Funding Source: Restricted Intergovernmental - Health 15,000

- Increases appropriations in the DSS - Administration budget by $917.60, which represents two additional funding authorizations received from Duke Energy Progress-Energy Neighbor Fund.

  Funding Source: Restricted Intergovernmental - DSS 1571

- Increases appropriations in the DSS - Public Assistance budget by $20,480, which represents funds received in FY 2019 for the Special Children's Adoption program but were not spent.

  Funding Source: Fund Balance Appropriated

Respectfully Submitted 10/21/2020

Katherine C. Brafford

Katherine C. Brafford, Finance Director

Item # 6-B

FINANCE OFFICE

FY 21 First Quarter Revenue Update

Item # 7

FY 21 Budget Book

Charla Duncan, Senior Assistant to the County Manager

To: Warren County Board of Commissioners

Through: Vincent Jones, County Manager

From: Charla Duncan, Senior Assistant to the County Manager
Warren County Administration

Re: FY 21 Budget Book

Background

Annually, the County Manager's Office works with the Finance Department to present a balanced budget that is then approved by the Board of Commissioners. The annual budget is then posted to the county website, which is a practice mandated by state statute, but is also a best practice for organization transparency and public education.

For the FY 21 budget, we have worked to create a budget book that puts our annual budget into a narrative framework with accompanying visuals. Instead of just presenting the ledger sheets to the public, we are now able to put those numbers into a broader context of county strategic development.

The FY 21 budget book is located at warrencountync.com on the Finance Department page.

Item # 8

Amended Surplus Property Policy

Hassan Kingsberry
Warren County Attorney

Item # 9

Discussion of Public Hearing - Amendment to Zoning Ordinance
(pg 1 of 4)

Proposed text amendments to the Warren County Zoning Ordinance – Table II-1 Dimensional Requirements (increased height maximum for the LB, NB, HB, LI and HI zoning districts) and Table of Permitted Uses Conditional Use Permits (PUD-CR) per Warren County Planning Board - Planning and Zoning Administrator

TABLE II-1 DIMENSIONAL REQUIREMENTS

(NOTE–REQUIREMENTS PERTAIN TO INDIVIDUAL LOT DEVELOPMENT AND SUBDIVISIONS AS MINIMUM STANDARDS)

Zoning District	Lot Size Minimum	Density per Acre	Width Minimum	Depth Minimum	Front Setback (min.)	Side Setback (min.)	*** Rear Setback (min.)	** Height (max)
AR	30,000 SF (well/septic) 20,000 SF (public water/septic) 15,000 SF (public water/sewer)	1.45 2.18 2.9	100 FT (well/septic) 100 FT (public water/septic) 80 FT (public water/sewer)	200 FT (well/septic) 150 FT (public water/septic) 125 FT (public water/sewer)	30 Feet	10 Feet	25 Feet	35 Feet
RL	30,000 SF (well/septic) 20,000 SF (public water/septic) 15,000 SF (public water/sewer)	1.45 2.18 2.9	100 FT (well/septic) 100 FT (public water/septic) 80 FT (public water/sewer)	200 FT (well/septic) 150 FT (public water/septic) 125 FT (public water/sewer)	30 Feet	10 Feet	25 Feet	35 Feet
R	30,000 SF (well/septic) 20,000 SF (public water/septic) 15,000 SF (public water/sewer)	1.45 2.18 2.9	100 FT (well/septic) 100 FT (public water/septic) 80 FT (public water/sewer)	200 FT (well/septic) 150 FT (public water/septic) 125 FT (public water/sewer)	30 Feet	10 Feet	25 Feet	35 Feet
GC	15 Acres	30 persons per acre	N/A	N/A	200 Feet	200 Feet	100 Feet	35 Feet
TC	15 Acres	30 persons per acre	N/A	N/A	50 Feet	50 Feet	50 Feet	35 Feet
LB	1 Acre (43,560 SF)	*	100 Feet	200 Feet	50 Feet	50 Feet	50 Feet	~~40~~ 60 Feet
NB	1 Acre (43,560 SF)	*	100 Feet	200 Feet	50 Feet	35 Feet (corner lot=50 Feet	50 Feet	~~40~~ 60 Feet
HB	1 Acre (43,560 SF)	*	100 Feet	200 Feet	50 Feet	50 Feet	50 Feet	~~50~~ 100 Feet
LI	2 Acres (87,120 SF)	*	200 Feet	400 Feet	100 Feet	70 Feet (corner lot=100 Feet	100 Feet	~~75~~ 100 Feet
HI	4 Acres (174,240 SF)	*	400 Feet	800 Feet	200 Feet	150 Feet (corner lot=200 Feet	200 Feet	~~75~~ 100 Feet

Item # 9

Discussion of Public Hearing - Amendment to Zoning Ordinance
(pg 2 of 4)

E. ***Conditional Use Permit(s):*** In addition to the uses listed in Table II-2 Permitted Uses, some uses due to their nature, are recognized as having objectionable operational characteristics (when several such uses are concentrated under certain circumstances, which may cause a negative effect upon adjacent areas). Conditional regulation of these uses is necessary to insure that these negative effects will not contribute to the blighting or downgrading of the surrounding neighborhood and communities. These conditional regulations are itemized in this Section. The primary regulation is for the purpose of preventing a concentration of these uses in any one area (i.e. not more than one (1) such use within a certain measured distance of each other which would create an adverse effect) as well as potential increase in traffic/safety issues and environmental issues. The requirements for each use that follows are additional requirements to the requirements listed in Section II. The following additional requirements only apply to those uses where a Special Use permit is indicated in Table II-2 with a SU notation - **if a CU is approved, but the conditions specified are not followed then the permit is revoked and subsequent action taken under the authority of the Planning and Zoning Administrator as identified in this ordinance):**

1. **Planned Unit Development – Commercial Residential (PUD-CR):**
   a. Review - The Warren County Planning Board shall receive and review requests for establishing (developing) a Planned Unit Development – Commercial Residential (PUD-CR) and shall make a recommendation to the Board of Adjustment within 30 days after its first consideration.
   b. Minimum Lot Area - Four (4) acres
   c. Permitted Uses: A Planned Unit Development may contain any of the permitted uses of the district in which it is allowed as a Special Use, residential development may include:
      1) Townhouses - A dwelling unit as part of a structural arrangement of two (2) or more single family attached dwellings joined by common walls on not more than two (2) opposite sides with the uppermost story being a portion of the same dwelling located directly beneath at the grade or first floor level and having exclusive individual ownership and occupants rights of each dwelling unit including, but not limited to, the land area directly beneath the dwelling. Said units have separate entrances to the outside and are entirely separated from each other by walls that meet North Carolina Building Standards. The minimum number of townhouses attached to each other shall be two and the maximum number shall be six. Density of townhouses in a planned unit development shall not exceed twelve (12) units per gross acre and a maximum number of six (6) units per building. Building height for townhouses is permitted up to three (3) stories where the height shall be above grade (measured at the level grade of the topographical surface) except where Paragraph II.B of this ordinance applies.

Item # 9

Discussion of Public Hearing - Amendment to Zoning Ordinance (pg 3 of 4)

2) The site area not covered by dwelling units may be made part of the individual townhouse lots or clustered as common open space, dedicated to a homeowners association, or combination of the two.
3) Clustered detached single family dwellings - These are dwellings in which the lot size for each individual dwelling may be reduced, but may not be less than 6,000 square feet provided that the difference between the required dimensions for the district and the reduced dimensions is dedicated to a homeowner's association as common open space.
4) Zero (0) lot line dwellings - Detached single family dwellings on lots without side yard requirements on one side of the lot. The lot for a zero (0) lot line dwelling may be reduced, but may not be less than six thousand (6,000) square feet provided that the difference between the required dimensions for the district and the reduced dimensions is dedicated to a homeowners' association as common open space.
5) Commercial uses – low intensity commercial uses that are listed as permissible in either the Lakeside Business (LB) or Neighborhood Business (NB) Districts identified in Table II-1 Dimensional Requirements and Table II-2 Permitted Uses of this Ordinance. **Building height may be increased up to a maximum of one-hundred (100) feet for related commercial uses as part of the PUD-CR.**
6) Where a site development incorporates both commercial and residential uses as indicated in this section the impervious surface ratio of 36% shall apply and a minimum of 15% green-space preservation shall apply.

Item # 9

Discussion of Public Hearing - Amendment to Zoning Ordinance (pg 4 of 4)

	Number of Properties Countywide	CURRENT Building Height (max)	PROPOSED Building Height (max)
Lakeside Business (LB)	49	40	60
Neighborhood Business (NB)	264	40	60
Heavy Business (HB)	6	50	100
Light Industrial (LI)	11	75	100
Heavy Industrial (HI)	0	75	100

The above maximum building height measurements are "by right" when applying for permits through Planning/Zoning and Code Enforcement.

Under the Planned Unit Development – Commercial Residential (PUD-CR) in the County's Zoning Ordinance (only for this use with a conditional use permit, not by right) the following is proposed as a development option: "Building height *may be increased up to a maximum of one-hundred (100) feet for related commercial uses* as part of the PUD-CR."

NOTE: "HEIGHT" for the purposes of these draft amendments is also the same as "story" where the height of each story in a building is based on ceiling height, floor thickness, and building material — with a general average of about 14 feet.

- As an example, my office interior ceiling is 10' though as a drop ceiling with approximately three (3) feet of space to the REAL ceiling and materials included this would come to approximately 14 feet as indicated.
- Reference buildings in the area; John Graham Building (Dept. of Social Services) is three (3) stories, County Courthouses is two (2) stories.
- Reference hotels in the area; Hampton Inn Henderson, NC is five (5) stories70 feet I height, Microtel South Hill, VA is four (4) stories, Fairfield Inn South Hill, VA is four (4) stories, Hampton inn South Hill, VA is three (3) stories, Holiday Inn Express South Hill, VA is four (4) stories

Item # 10

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Adjourn
October 21, 2020
Work Session