

**PERSON COUNTY BOARD OF COMMISSIONERS**  
**MEMBERS PRESENT**

**SEPTEMBER 5, 2023**  
**OTHERS PRESENT**

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Gordon Powell  
C. Derrick Sims  
Kyle W. Puryear  
Charlie Palmer  
Jason Thomas  
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Katherine M. Cathey, County Manager  
Michele Solomon, Clerk to the Board  
S. Ellis Hankins, County Attorney

The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, September 5, 2023 at 7:00 p.m. in the Commissioners' Boardroom 215 in the Person County Office Building located at 304 S. Morgan Street, Roxboro, NC.

Chairman Powell called the meeting to order. Commissioner Thomas offered an invocation, and Commissioner Palmer led the group in the Pledge of Allegiance.

**DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:**

A **motion** was made by Commissioner Puryear and **carried 5-0** to approve the agenda.

**PROCLAMATION DESIGNATING SEPTEMBER AS LIBRARY CARD SIGN-UP MONTH:**

Library Advisory Board Chair Charles Harvey read a Proclamation proclaiming September 2023 as Library Card Sign-Up Month in Person County.

A **motion** was made by Commissioner Puryear and **carried 5-0** to adopt a Proclamation declaring September as Library Card Sign-Up Month.

**September 5, 2023**

## Proclamation

### Person County Library Card Sign-Up Month

**WHEREAS**, Since 1987, the American Library Association and libraries across the United States have acknowledged and celebrated Library Card Sign-up Month from September 1<sup>st</sup> through September 30<sup>th</sup>; and

**WHEREAS**, during the month of September, libraries and communities across the United States celebrate the value of libraries, particularly the vital role that libraries play in the lives of children and families by providing them with free and educational books and other resources that positively support educational outcomes as students and teachers prepare for the start of a new school year; and

**WHEREAS**, libraries and their staff help foster community, build literacy skills and bridge the digital divide by providing people of all backgrounds with engaging programs and events to attend, a wide array of materials to borrow, and access to technology to help them succeed in an increasingly digital and connected world; and

**WHEREAS**, all Personians are encouraged to sign-up for, update, or replace their library card to continue to enjoy access to a wealth of materials available through the NC Cardinal system, a consortium of libraries that provides cardholders of participating libraries with access to materials from around the state of North Carolina.

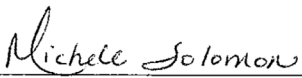
**NOW, THEREFORE, BE IT RESOLVED** that the Person County Board of Commissioners proclaim the month of September 2023 as Library Card Sign-Up Month in Person County and encourages all citizens to visit and use the Person County Public Library to become more informed, inspired and imagine infinite possibilities.

Adopted, this, the 5th day of September 2023.



  
Gordon Powell, Chairman  
Person County Board of Commissioners

ATTEST:

  
Michele Solomon  
Clerk to the Board of Commissioners

September 5, 2023

## PROCLAMATION DESIGNATING SEPTEMBER AS PREPAREDNESS MONTH:

Director of Emergency Services Thom Schwalenberg read a Proclamation proclaiming September 2023 as Preparedness Month in Person County.

A **motion** was made by Commissioner Palmer and **carried 5-0** to adopt a Proclamation declaring September as Preparedness Month.



September 5, 2023

**PUBLIC HEARING:**

**REZONING/MAP AMENDMENT APPLICATION RZ-01-23, A REQUEST BY THE APPLICANT, DAVID DICKERSON, TO REZONE ±19.35-ACRE OF A ±24.35-ACRE SITE (SUBJECT PROPERTY), WITH ONE UNIFIED ZONING DESIGNATION:**

A **motion** was made by Commissioner Puryear and **carried 5-0** to open the duly advertised public hearing for Rezoning/Map Amendment Application RZ-01-23, a request by the Applicant, David Dickerson, to rezone ±19.35-acre of a ±24.35-acre site (Subject Property), with one unified zoning designation.

Planning & Zoning Director Chris Bowley shared the following presentation for the Rezoning/Map Amendment Application RZ-01-23.

**September 5, 2023**



## Dickerson Property

REZONING/MAP AMENDMENT APPLICATION

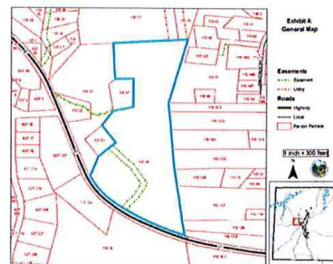
RZ – 01 – 23



## Dickerson Property (RZ-01-23) Introduction

- ☐ The Subject Property is ±24.35-acres; located at 1940 Semora Rd.
- ☐ Site is an existing local business (Olive Hill Welding & Fabrication)
- ☐ Site has an existing family estate
- ☐ Site has two zoning designations B-1 (Highway Commercial) & R (Residential)
- ☐ This application makes B-1 zoning boundary match the property boundary & tax code
- ☐ Proposed rezoning for ±19.35-acres of the ±24.35-acres from R to B-1
- ☐ Proposed rezoning is consistent with County's Comp Plan & Planning Ordinance

Dickerson Property (RZ-01-23)  
Exhibit A: General Map



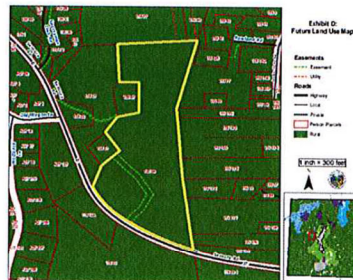
Dickerson Property (RZ-01-23)  
Exhibit B: Aerial Photo



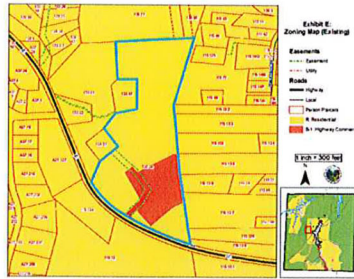
Dickerson Property (RZ-01-23)  
Exhibit C: Recorded Plat



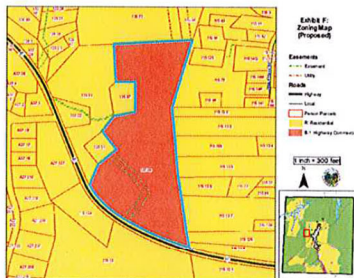
Dickerson Property (RZ-01-23)  
Exhibit D: Future Land Use Map



Dickerson Property (RZ-01-23)  
Exhibit E: Zoning Map (Existing)



Dickerson Property (RZ-01-23)  
Exhibit F: Zoning Map (Proposed)





## Dickerson Property (RZ-01-23) Comprehensive Plan Guiding Principles



The *Person County & City of Roxboro Joint Comprehensive Land Use Plan (Comp Plan)* includes the following Guiding Principles, with relation to this rezoning request (listed in italics):

Guiding Principle No. 2 – Facilitating Sustainable Economic Growth

- Guiding Principle No. 2.1 – Designate sufficient developable land and sites to support economic growth. *The proposed rezoning action will allow for an existing business in Person County to remain viable and potentially grow over time.*
- Guiding Principle No. 2.2 – Identify opportunities for the adaptive reuse of legacy manufacturing/industrial sites. *Light industrial use at this location already including a portion of the site with B-1 zoning matches the permissible zoning district with the existing use.*

## Dickerson Property (RZ-01-23) Staff Recommendation & Potential Motion



Based on the above, Planning & Zoning Department staff recommends approval of Rezoning/Zoning Map Application RZ-01-23 amendment. It is also recommended that the Board of Commissioners adopt a statement describing whether their action is consistent or inconsistent with the Comp Plan and why that action is reasonable and in the public's interest, as follows:

*"I hereby move to approve Rezoning/Map Amendment Application RZ-01-23 and find it is consistent with the adopted Person County & City of Roxboro Joint Comprehensive Land Use Plan that supports an existing business and economic development in the public's interest; specifically, Guiding Principle 2.1 – to designate sufficient developable land and sites to support economic growth and Guiding Principle 2.2 – to identify opportunities for the adaptive reuse of legacy manufacturing/industrial sites."*

There were no individuals appearing before the Board to speak in favor of or in opposition to the public hearing for Rezoning/Map Amendment Application RZ-01-23, a request by the Applicant, David Dickerson, to rezone ±19.35-acre of a ±24.35-acre site (Subject Property), with one unified zoning designation.

A **motion** was made by Commissioner Puryear and **carried 5-0** to close the public hearing for Rezoning/Map Amendment Application RZ-01-23, a request by the Applicant, David Dickerson, to rezone ±19.35-acre of a ±24.35-acre site (Subject Property), with one unified zoning designation.

**CONSIDERATION TO GRANT OR DENY REZONING/MAP AMENDMENT APPLICATION RZ-01-23, A REQUEST BY THE APPLICANT, DAVID DICKERSON, TO REZONE ±19.35-ACRE OF A ±24.35-ACRE SITE (SUBJECT PROPERTY), WITH ONE UNIFIED ZONING DESIGNATION**

A **motion** was made by Commissioner Puryear and **carried 5-0** to approve Rezoning/Map Amendment Application RZ-01-23 and find it is consistent with the adopted Person County & City of Roxboro Joint Comprehensive Land Use Plan that supports an existing business and economic development in the public's interest; specifically, Guiding Principle 2.1 – to designate sufficient developable land and sites to support economic growth and Guiding Principle 2.2 – to identify opportunities for the adaptive reuse of legacy manufacturing/industrial sites.

**INFORMAL COMMENTS:**

There were no comments from the public.

**DISCUSSION/ADJUSTMENT/APPROVAL OF CONSENT AGENDA:**

A **motion** was made by Commissioner Palmer and **carried 5-0** to approve the Consent Agenda with the following items:

- A. Approval of Minutes of August 21, 2023,
- B. Budget Amendment # 5,
- C. Preliminary Resolution and Call for Public Hearing – Financing of Certain School Public School Facilities,
- D. DSS Attorney Contracts,
- E. Roxboro Community Redevelopment Corporation FY24 Funding Agreement, and
- F. Person County Museum of History FY24 Funding Agreement

**CHAIRMAN'S REPORT:**

Chairman Powell had no report.

**MANAGER'S REPORT:**

County Manager Katherine Cathey had no report.

**COMMISSIONER REPORT/COMMENTS:**

Vice Chairman Sims reported that on August 24, 25 and 26, he and the County Manager attended the NC Association of County Commissioners Annual Conference. While at the conference, they attended several sessions and stated that they were very informative. One of the sessions was the Wake County Fire and EMS New Day Recruitment and Retention. Vice Chairman Sims stated that he has spoken with Manager Cathey, and he would like to give a full report, at a date to be determined, on some of the sessions that he attended, as it will be beneficial for all to hear.

Vice Chairman Sims reported that he had the opportunity to speak at a ribbon cutting ceremony on August 31 at The Roxboro Building that is owned by Jay and Gay Poindexter. Three merchants had a ribbon cutting at the same time, The Butcher's Daughter Market and Deli, The Commonplace Studio and Collective, and Unsalted Farm II Home Décor and Gifts. Vice Chairman Sims extended appreciation and thanks to the Poindexters for investing in our community and uptown Roxboro, as well as the support that they provide to us every day. Vice Chairman Sims thanked Allison Satterfield with The Butcher's Daughter Market and Deli for furnishing food. It was a great event and many people came out to support these merchants. Vice Chairman Sims stated that we are very fortunate to see uptown start to revitalize and to see more foot traffic. Vice Chairman Sims stated that more foot traffic equals economic development and economic growth.

Commissioner Palmer shared that it was a privilege and honor that he and the other Commissioners as well as the incoming clerk were able to attend the previous clerk's retirement ceremony last week and it was well received. Commissioner Palmer wished the previous clerk, Brenda Reaves, well in her retirement. Commissioner Palmer stated that the Commissioners are here for the incoming clerk, Michele Solomon, should she need anything.

Commissioner Thomas shared that there will be a Patriot's Day Ceremony at Veterans Park at 10 am on Saturday.

There was no report from Commissioner Puryear.

## **CLOSED SESSION #1**

A **motion** was made by Commissioner Puryear and **carried 5-0** to enter into Closed Session # 1 at 7:20 p.m. per General Statute 143-318.11(a)(5) 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 with the following individuals permitted to attend: County Manager Katherine Cathey, Clerk to the Board Michele Solomon, County Attorney Ellis Hankins, Finance Director Amy Wehrenberg, PCC President Dr. Pamela G. Senegal, and PCC Chief Financial Officer Larry Coleman.

Chairman Powell called the Closed Session #1 to order at 7:21 p.m.

A **motion** was made by Commissioner Palmer and **carried 5-0** to return to open session at 8:31 p.m.

## **CLOSED SESSION #2**

A **motion** was made by Commissioner Puryear and **carried 5-0** to enter into Closed Session #2 at 8:33 p.m. per General Statute 143-318.11(a)(4) for the purpose of discussion of matters relating to the location or expansion of industries or other businesses in the county (economic development) with the following individuals permitted to attend: County Manager Katherine Cathey, Clerk to the Board Michele Solomon, County Attorney Ellis Hankins, and Economic Development Director Brandy Lynch.

Chairman Powell called the Closed Session #2 to order at 8:33 p.m.

A **motion** was made by Commissioner Puryear and **carried 5-0** to return to open session at 8:59 p.m.

## **ADJOURNMENT:**

A **motion** was made by Commissioner Puryear and **carried 5-0** to adjourn the meeting at 8:59 p.m.

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Michele Solomon  
Clerk to the Board

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Gordon Powell  
Chairman

**September 5, 2023**