

PERSON COUNTY BOARD OF COMMISSIONERS
MEMBERS PRESENT

March 18, 2024
OTHERS PRESENT

.....
Gordon Powell
C. Derrick Sims
Kyle W. Puryear
Charlie Palmer
Jason Thomas
.....

Katherine M. Cathey, County Manager
Michele Solomon, Clerk to the Board
T.C. Morphis, Jr., County Attorney

The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, March 18, 2024 at 9:00 a.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. Chairman Powell offered an invocation and Commissioner Sims led the group in the Pledge of Allegiance.

DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:

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

QUASI-JUDICIAL HEARING #1:

SUP-06-23 – A REQUEST BY THE APPLICANT AND PROPERTY OWNER, CONNER PERKINS, OF ±5.8-ACRES (SUJECT PROPERTY), LOCATED AT 1351 JIM THORPE HIGHWAY WITH TAX MAP NO. 68 135 AND PARCEL IDENTIFICATION NO. 0917-00-54-6083.000, TO APPROVE SPECIAL USE PERMIT SUP-06-23 FOR A CAMPER/RECREATIONAL PARK IN AN R (RESIDENTIAL) ZONING DISTRICT FOR THE PERKINS RECREATIONAL VEHICLE (RV) PARK, PER SECTION 155 OF THE PERSON COUNTY PLANNING ORDINANCE

A **motion** was made by Commissioner Sims and **carried 5-0** to open the duly advertised quasi-judicial hearing for SUP-06-23 – A request by the Applicant and Property Owner, Conner Perkins, of ±5.8-acres (Subject Property), located at 1351 Jim Thorpe Highway with Tax Map No. 68 135 and Parcel Identification No. 0917-00-54-6083.000, to approve Special Use Permit SUP-06-23 for a camper/recreational park in an R (Residential) zoning district for the Perkins Recreational Vehicle (RV) Park, per Section 155 of the Person County Planning Ordinance.

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Clerk to the Board Michele Solomon administered the Oath of Sworn Testimony to the following individuals who offered testimony during the quasi-judicial hearing:

Chris Bowley, Conner Perkins, and Charles Sams.

Chairman Powell asked the members of the Board if there was any conflict of interest related to this request by the Applicant, Conner Perkins. All Board members agreed to no conflict of interest.

Planning & Zoning Director Chris Bowley shared the following presentation for SUP-06-23 – A request by the Applicant and Property Owner, Conner Perkins, of ±5.8-acres (Subject Property), located at 1351 Jim Thorpe Highway with Tax Map No. 68 135 and Parcel Identification No. 0917-00-54-6083.000, to approve Special Use Permit SUP-06-23 for a camper/recreational park in an R (Residential) zoning district for the Perkins Recreational Vehicle (RV) Park, per Section 155 of the Person County Planning Ordinance.



Perkins Recreational Vehicle Park

SPECIAL USE PERMIT APPLICATION

SUP – 06 – 23

March 18, 2024

Perkins Recreational Vehicle Park (SUP-06-23) Introduction



- ☐ The Subject Property is \pm 5.8-acres of vacant land
- ☐ Located at 1351 Jim Thorpe Hwy.
- ☐ Approximately 790-ft. southwest of the Jim Thorpe Hwy./Allie Clay Rd. intersection
- ☐ Has R (Residential) zoning & Growth Areas future land use designation
- ☐ Planning Ordinance allows a camper/recreational park within the R-zoning district with a Special Use Permit
- ☐ Proposed RV park will have up to three (3) pads
- ☐ Applicant followed Planning Ordinance criteria for location & is consistent with Comp Plan
- ☐ Compatible land use to existing uses in the area & is highway-oriented for access

Perkins Recreational Vehicle Park (SUP-06-23) Exhibit A: General Map



Mr. Bowley presented Exhibit A: General Map and stated that the map shows the proximity of the property.

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Perkins Recreational Vehicle Park (SUP-06-23)

Exhibit B: Aerial Photo



Mr. Bowley presented Exhibit B: Aerial Photo showing that the land is vacant and consistent with adjacent land uses.

Perkins Recreational Vehicle Park (SUP-06-23)

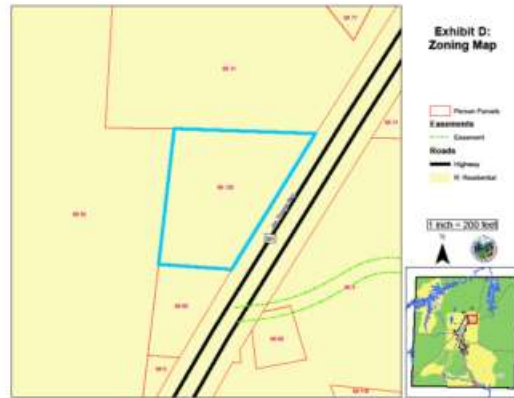
Exhibit C: Future Land Use Map



Mr. Bowley presented Exhibit C: Future Land Use Map showing the growth area and future land use designation in all directions.

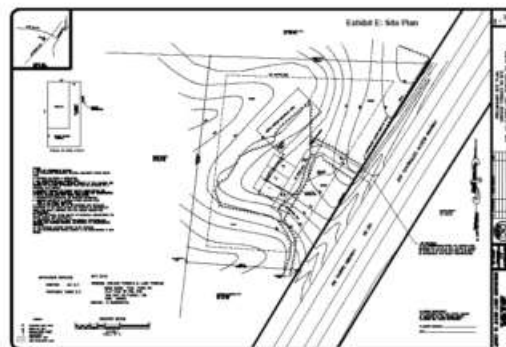
March 18, 2024

Perkins Recreational Vehicle Park (SUP-06-23) Exhibit D: Zoning Map



Mr. Bowley presented Exhibit D: Zoning Map and advised it is in the Residential Zoning District.

Perkins Recreational Vehicle Park (SUP-06-23) Exhibit E: Site Plan



Mr. Bowley presented Exhibit E: Site Plan and advised it is required and was followed using Section 81 and Section 155-2 of the Planning Ordinance.

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Perkins Recreational Vehicle Park (SUP-06-23)

Findings of Fact



Per the Person County Planning Ordinance, the Board of Commissioners shall also address a "Findings of Fact" as listed in Section 155, to determine if the proposed use supports the Comprehensive Plan. From the Findings of Fact criteria listed in Section 155-3(b), approval of Special Use Permit Application SUP-06-23 supports the four Findings of Fact listed below:

1. **That the use will not materially endanger the public health or safety, if located where proposed and developed according to the plan as submitted and approved.** – all systems, such as septic, well, pad etc., will be up to standard and approved. The site will be in an area that is away from the general public and (be) private, but easily accessible to the renters.
2. **That the use meets all required conditions and specifications.** – the site will be developed in accordance to the approved plans and regulations, as required.
3. **That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.** – there is a need for living quarters and these are mobile campers that can be easily moved. The campground will also not be visible from any adjoining property.
4. **That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan.** – the campground will be located off of (US) 501, an area convenient for access and frequently used for business and travel. The campground will also be developed in accordance to the regulated and approved plan.

Perkins Recreational Vehicle Park (SUP-06-23)

Staff Recommendation & Potential Motion



Based on the above, the Planning & Zoning Department staff recommends that the Board of Commissioners approve Special Use Permit SUP-06-23 for the Perkins Recreational Vehicle Park, with the following conditions:

1. The Applicant continues to obtain all required permits from Person County, the State of North Carolina, and any other agency to achieve construction, operations, and maintenance of the Subject Property;
2. The Person County Noise Ordinance is followed;
3. As stated by the Applicant, campers/RVs will be screened from view from adjacent properties. This screen shall be perpetually maintained while the Subject Property is used as a camper/RV park;
4. The camper/RV park shall use community meters and not be separated into individual meters per pad for permanent housing; and
5. Use of a camper/RV for temporary workforce housing is for a period up to six (6) months, with no consecutive rentals of the pad to the same tenant or their designee.

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Perkins Recreational Vehicle Park (SUP-06-23)

Thank You

Commissioner Sims asked the maximum number of RV's that could be placed on the property. Mr. Bowley advised that three RV's is the maximum number allowed per the Environmental Health Section.

Chairman Powell asked about additional permits. Mr. Bowley advised that other permits would potentially be required, such as a driveway permit if the applicant chooses to add a driveway easement from US Highway 501. Mr. Bowley advised that the applicant would need permits through the Inspections Department to get any building permits for electrical, mechanical, plumbing, etc.

Commissioner Palmer asked about the septic system and wanted to know if it would be a gravity line. Mr. Bowley replied that it would be contained on-site for on-site septic.

The following individuals appeared before the Board to speak in favor of the quasi-judicial hearing for SUP-06-23 – A request by the Applicant and Property Owner, Conner Perkins, of ±5.8-acres (Subject Property), located at 1351 Jim Thorpe Highway with Tax Map No. 68 135 and Parcel Identification No. 0917-00-54-6083.000, to approve Special Use Permit SUP-06-23 for a camper/recreational park in an R (Residential) zoning district for the Perkins Recreational Vehicle (RV) Park, per Section 155 of the Person County Planning Ordinance.

Charles Sams of 525 Mill Hill Road, Roxboro testified that he is an adjoining land owner to the property, and that he has no problem with the RV Park as long as it is done according to the application, that he cannot see it from his property and that it will contain a fence to distinguish the property line.

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Conner Perkins, the applicant testified that he accepts the conditions as proposed and is in agreement with the findings of fact as presented by Mr. Bowley. He addressed the comment made by Mr. Sams, in reference to the fence, and advised that he intended to have mostly vegetation to include cypresses to be used as screening and would evaluate if a fence is needed. He also indicated that he would post no trespassing signs.

There were no individuals appearing before the Board to speak in opposition of the quasi-judicial hearing for SUP-06-23 – A request by the Applicant and Property Owner, Conner Perkins, of ±5.8-acres (Subject Property), located at 1351 Jim Thorpe Highway with Tax Map No. 68 135 and Parcel Identification No. 0917-00-54-6083.000, to approve Special Use Permit SUP-06-23 for a camper/recreational park in an R (Residential) zoning district for the Perkins Recreational Vehicle (RV) Park, per Section 155 of the Person County Planning Ordinance.

A **motion** was made by Commissioner Sims and **carried 5-0** to close the quasi-judicial hearing for SUP-06-23 – A request by the Applicant and Property Owner, Conner Perkins, of ±5.8-acres (Subject Property), located at 1351 Jim Thorpe Highway with Tax Map No. 68 135 and Parcel Identification No. 0917-00-54-6083.000, to approve Special Use Permit SUP-06-23 for a camper/recreational park in an R (Residential) zoning district for the Perkins Recreational Vehicle (RV) Park, per Section 155 of the Person County Planning Ordinance.

CONSIDERATION TO GRANT OR DENY SUP-06-23 – A REQUEST BY THE APPLICANT AND PROPERTY OWNER, CONNER PERKINS, OF ±5.8-ACRES (SUJECT PROPERTY), LOCATED AT 1351 JIM THORPE HIGHWAY WITH TAX MAP NO. 68 135 AND PARCEL IDENTIFICATION NO. 0917-00-54-6083.000, TO APPROVE SPECIAL USE PERMIT SUP-06-23 FOR A CAMPER/RECREATIONAL PARK IN AN R (RESIDENTIAL) ZONING DISTRICT FOR THE PERKINS RECREATIONAL VEHICLE (RV) PARK, PER SECTION 155 OF THE PERSON COUNTY PLANNING ORDINANCE

A **motion** was made by Commissioner Sims and **carried 5-0** to approve SUP-06-23 – A request by the Applicant and Property Owner, Conner Perkins, of ±5.8-acres (Subject Property), located at 1351 Jim Thorpe Highway with Tax Map No. 68 135 and Parcel Identification No. 0917-00-54-6083.000, to approve Special Use Permit SUP-06-23 for a camper/recreational park in an R (Residential) zoning district for the Perkins Recreational Vehicle (RV) Park, per Section 155 of the Person County Planning Ordinance.

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QUASI-JUDICIAL HEARING #2:

SUP-01-24 – A REQUEST BY THE APPLICANT AND PROPERTY OWNER, MATTHEW BRANDON, BRANDON’S WRECKER SERVICE, INC., FOR A SPECIAL USE PERMIT APPROVAL ON A ±25.6-ACRE LOT (TAX MAP NO. A58 192), LOCATED AT 5022 BOSTON RD. TO ALLOW FOR A SALVAGE OPERATION/JUNKYARD-COMMERCIAL USE IN AN RC (RURAL CONSERVATION) ZONING DISTRICT, PER SECTION 155 OF THE PLANNING ORDINANCE

A **motion** was made by Commissioner Thomas and **carried 5-0** to open the duly advertised quasi-judicial hearing for SUP-01-24 – A request by the Applicant and Property Owner, Matthew Brandon, Brandon’s Wrecker Service, Inc., for Special Use Permit approval on a ±25.6-acre lot (Tax Map No. A58 192), located at 5022 Boston Rd., to allow for a salvage operation/junkyard commercial use in an RC (Rural Conservation) zoning district, per Section 155 of the Planning Ordinance.

Clerk to the Board Michele Solomon administered the Oath of Sworn Testimony to the following individuals who offered testimony during the public hearing:

Chris Bowley, Howard Brandon, Timothy McElroy, Teresa Parkman, and Travis Wilson.

Chairman Powell asked the members of the Board if there was any conflict of interest related to this request by the Applicant, Matthew Brandon. All Board members agreed to no conflict of interest.

Planning & Zoning Director Chris Bowley shared the following presentation for SUP-01-24 – A request by the Applicant and Property Owner, Matthew Brandon, Brandon’s Wrecker Service, Inc., for Special Use Permit approval on a ±25.6-acre lot (Tax Map No. A58 192), located at 5022 Boston Rd., to allow for a salvage operation/junkyard commercial use in an RC (Rural Conservation) zoning district, per Section 155 of the Planning Ordinance.

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Brandon Salvage Operation

SPECIAL USE PERMIT APPLICATION

SUP – 01 – 24

Brandon Salvage Operation (SUP-01-24) Introduction

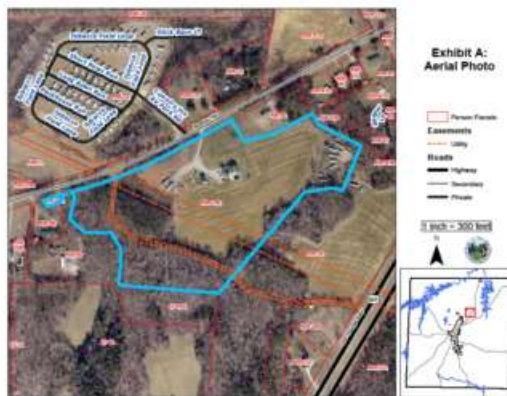


- ☐ The Subject Property is ±25.6-acres
- ☐ Located at 5022 Boston Rd. (Tax Map No. A58 192 & Parcel ID No. 0918-00-91-4724.000)
- ☐ Generally located on the west-side of Jim Thorpe Hwy., across from Polywood
- ☐ Site has a Rural future land use designation; with RC & R zoning designations
- ☐ Proposed salvage operation/junkyard – commercial use will be confined to RC-zoned portion of the property
- ☐ Salvage operation/junkyard – commercial use needs Special Use Permit (SUP) approval in an RC zoning district
- ☐ Applicant followed Planning Ordinance criteria for SUP application & Site Plan
- ☐ With SUP approval, access management, & screening, the site will be consistent with the Comp Plan & County Ordinances

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Brandon Salvage Operation (SUP-01-24)

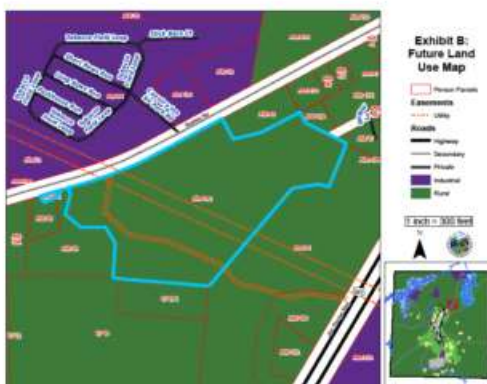
Exhibit A: Aerial Photo



Mr. Bowley presented Exhibit A: Aerial Photo and advised that in the northeast corner is where the salvage operation is currently. He stated that you can also see that there is a house on the property, and soon to be a commercial building on the property as well.

Brandon Salvage Operation (SUP-01-24)

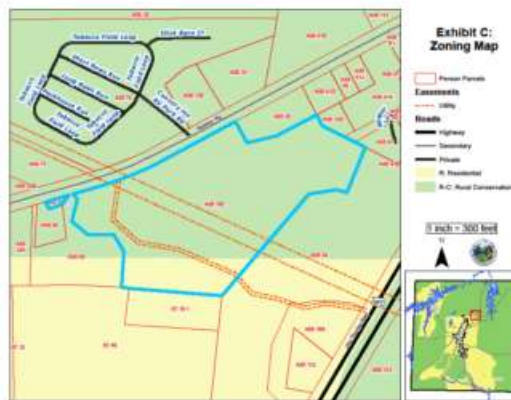
Exhibit B: Future Land Use Map



Mr. Bowley presented Exhibit B: Future Land Use Map indicating the future land use designation.

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Brandon Salvage Operation (SUP-01-24) Exhibit C: Zoning Map



Mr. Bowley presented Exhibit C; Zoning Map and advised it is RC-Rural Conservation to the north and R-Residential to the south.

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Brandon Salvage Operation (SUP-01-24)

Exhibit D: Site Plan



Mr. Bowley presented Exhibit D: Site Plan and advised that in the northeast corner, it will be fenced and screened in. He stated that all the salvage material will be at this location, and the applicant will be acquiring a 50- foot access easement across the Puryear property to the east, out to Jim Thorpe Highway. He stated that an alternate would be to come in off of Gospel Lane, which is an existing public right of way.

Brandon Salvage Operation (SUP-01-24)

Findings of Fact



Per the Person County Planning Ordinance, the Board of Commissioners shall also address "Findings of Fact" as listed in Section 155, to determine if the proposed use supports the Comprehensive Plan. From the Findings of Fact criteria listed in Section 155-3(b), approval of Special Use Permit Application SUP-01-24 supports the four Findings of Fact listed below:

1. **That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.** – the project will not endanger the health or safety of the public, per getting all (of) the required permits.
2. **That the use meets all required conditions and specifications.** – permits are being requested to obtain the (specifications) to maintain a salvage yard. Once (approved), (this) will give all (of the) rules (to be) followed.
3. **That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.** – fencing will be installed to separate the business property salvage yard from any personal property.
4. **That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan.** – other businesses exist within the area that are similar to this request and (this business) should conform.

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Brandon Salvage Operation (SUP-01-24) Staff Recommendation

Based on the above, the Planning & Zoning Department staff recommends that the Board of Commissioners approve Special Use Permit SUP-01-24 for the Brandon Salvage Operation within RC-zoned property, with the following conditions:

1. The Applicant obtains all required permits from Person County Environmental Health Department, Planning & Zoning Department, and Inspections Department, as well as required permits from any other agency to achieve construction, operations, and maintenance of the Subject Property;
2. The Subject Property has legal access and a physical driveway within a recorded easement or from Gospel Lane;
3. The salvage operation is confined to the Subject Property at Tax Map No. A58 192 and parcel identification number 0918-00-91-4724.000;
4. The salvage operation includes a minimum 6-ft. high secured fence that screens the use from adjacent properties and keeps operations entirely on the Subject Property;
5. The Applicant shall not park or store vehicles or salvage materials on adjacent properties or within access easements and rights-of-way; and
6. The Applicant shall provide continual property maintenance that does not impact adjacent properties, to include maintenance of the perimeter security fence, fire safety access, and any directional-downward security lighting.



Brandon Salvage Operation (SUP-01-24) Potential Motion

"I hereby move to approve Special Use Permit SUP-01-24 for the Brandon Salvage Operation within RC-zoned property, with the following conditions:

1. The Applicant obtains all required permits from Person County Environmental Health Department, Planning & Zoning Department, and Inspections Department, as well as required permits from any other agency to achieve construction, operations, and maintenance of the Subject Property;
2. The Subject Property has legal access and a physical driveway within a recorded easement or from Gospel Lane;
3. The salvage operation is confined to the Subject Property at Tax Map No. A58 192 and parcel identification number 0918-00-91-4724.000;
4. The salvage operation includes a minimum 6-ft. high secured fence that screens the use from adjacent properties and keeps operations entirely on the Subject Property;
5. The Applicant shall not park or store vehicles or salvage materials on adjacent properties or within access easements and rights-of-way; and
6. The Applicant shall provide continual property maintenance that does not impact adjacent properties, to include maintenance of the perimeter security fence, fire safety access, and any directional-downward security lighting."

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Brandon Salvage Operation (SUP-01-24)

Thank You

Commissioner Palmer asked about who would follow up on this if approved, for oil spills/leaks. Mr. Bowley advised that the Planning Department has two contacts at DEQ in Raleigh. He stated that they both have helped with similar properties in Person County.

Commissioner Sims asked how long has the operation been in business. Mr. Bowley advised, unknown, that this came about from a code enforcement complaint. Commissioner Sims asked about the type of fencing and screening required. Mr. Bowley advised to comply with Person County's Junkyard Ordinance, the fence has to be 100% opaque. He stated that from his understanding, the fence is supposed to be a chain link fence with black screening. Commissioner Sims asked if the applicant would be expanding, to which Mr. Bowley replied no, they would not be expanding.

Chairman Powell asked if the property includes the house. Mr. Bowley stated a house is on the property, and that is where the applicant lives, and the entire property is 25.6 acres, the area for the salvage yard will encompass about an acre. Mr. Bowley advised that the applicant has built a pond on the property for on-site stormwater management adjacent to where the salvage yard is proposed. He stated that there is an existing path across the Kevin Puryear property from Jim Thorpe into this property, and that is where they are recording the easement for access, to come and go, rather than go through Gospel Lane. Chairman Powell asked if the area has public access or is it for private use. Mr. Bowley stated that it would be for private use coming in off of the easement. He stated that one of the conditions of approval would be for the applicant to get the easement recorded with the Register of Deeds, so it would be a recorded instrument for ingress/egress.

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The following individuals appeared before the Board to speak in favor of the quasi-judicial hearing for SUP-01-24 – A request by the Applicant and Property Owner, Matthew Brandon, Brandon's Wrecker Service, Inc., for Special Use Permit approval on a ±25.6-acre lot (Tax Map No. A58 192), located at 5022 Boston Rd., to allow for a salvage operation/junkyard commercial use in an RC (Rural Conservation) zoning district, per Section 155 of the Planning Ordinance.

Howard Brandon, the applicant's father and representative, testified that they would do whatever is needed and required to make people happy. He stated that they would put up a fence with a black top around it. He stated that they have permission from Kevin Puryear to use the right of way, to go in and out. He stated that they have gotten that surveyed. He stated that the towing business is operational 24-hours a day and that the employees of the salvage/junkyard operation usually end the workday at 5:00 p.m. with some occasional overtime.

The following individuals appeared before the Board to speak in opposition of the quasi-judicial hearing for SUP-01-24 – A request by the Applicant and Property Owner, Matthew Brandon, Brandon's Wrecker Service, Inc., for Special Use Permit approval on a ±25.6-acre lot (Tax Map No. A58 192), located at 5022 Boston Rd., to allow for a salvage operation/junkyard commercial use in an RC (Rural Conservation) zoning district, per Section 155 of the Planning Ordinance.

Timothy McElroy of 5215 Boston Road, Roxboro testified that he lives across the road from the applicant, Matthew Brandon, and Brandon's Wrecker Service. He stated that he is opposed to the salvage yard operation due to noise at all hours of the day and night, with the tow trucks and flat beds coming through and the jake braking occurring. He stated he also is opposed due to the possibility of oil and anti-freeze spills and leaks getting into the groundwater.

Teresa Parkman of 5215 Boston Road, Roxboro testified that she lives across the road from the junkyard. She stated that she is opposed to the salvage yard operation. She stated that the property needs a fence surrounding it, so you can not see it from the road. She stated that the property is on a hill, so even with the fence, you will be able to still see all the junk. She stated that there are lots of traffic on the road, at all times, day and night, from this operation and it is loud. She stated that with this junkyard brings the possibility of environmental concerns as well as rodents. She stated that she also lives next to the RV Park, that was approved a few years ago, and she was opposed to that as well. She stated that she has been at her residence for twenty years and moved there because it was peaceful and quiet.

Travis Wilson of 5570 Boston Road, Roxboro testified that he has property on Jim Thorpe Highway, Boston Road, and Gospel Lane. He stated that normally he is not opposed to anybody doing anything they want to, as long as they pay the taxes and are not polluting the air and water. He stated that he has received letters from the County demanding that he clean up land on Gospel Lane or they would put a lien on his property, yet here we are having a public hearing for a junkyard. He stated that if the salvage yard operation comes in off of Gospel Lane, they would tear up the road with the big trucks. He stated that if this is approved, he would like to see groundwater testing and soil testing to be completed periodically. He stated that he does not care that the applicant has a place there or not, just as long as it is contained.

A **motion** was made by Commissioner Palmer and **carried 5-0** to close the quasi-judicial hearing for SUP-01-24 – A request by the Applicant and Property Owner, Matthew Brandon, Brandon’s Wrecker Service, Inc., for Special Use Permit approval on a ±25.6-acre lot (Tax Map No. A58 192), located at 5022 Boston Rd., to allow for a salvage operation/junkyard commercial use in an RC (Rural Conservation) zoning district, per Section 155 of the Planning Ordinance.

CONSIDERATION TO GRANT OR DENY SUP-01-24 – A REQUEST BY THE APPLICANT AND PROPERTY OWNER, MATTHEW BRANDON, BRANDON’S WRECKER SERVICE, INC., FOR A SPECIAL USE PERMIT APPROVAL ON A ±25.6-ACRE LOT (TAX MAP NO. A58 192), LOCATED AT 5022 BOSTON RD. TO ALLOW FOR A SALVAGE OPERATION/JUNKYARD-COMMERCIAL USE IN AN RC (RURAL CONSERVATION) ZONING DISTRICT, PER SECTION 155 OF THE PLANNING ORDINANCE

Chairman Powell had concerns about the checks and balances with the potential of spillage and leakage from oil and so forth from the junked vehicles.

Commissioner Sims had concerns related from an environmental standpoint, on the affect of oil leaking in to the ground. He stated that if approved by the Board, he would like to make it a requirement for the ground to be checked periodically and to require stormwater testing.

County Attorney T.C. Morphis, Jr. advised the Board that they could add recommendations to the conditions of approval and see if the applicant is in agreement.

It was the recommendation of the Board to add additional requirements to the conditions of approval. The Board recommends the following to be added:

- 1) The tow yard-salvage operation shall include a minimum 10-ft. high secured fence (not including the height of any security wire) that completely screens the use from adjacent properties and keeps operations entirely on the Subject Property.
- 2) The Applicant shall provide an environmental assessment annually to the Person County Planning & Zoning Department by December 31st of each calendar year that addresses soil and water conditions on the Brandon Salvage Operation site. Should the assessment indicate environmental concerns, the Applicant shall take proactive measures to remediate the matter addressed in the report for Special Use Permit, SUP-01-24, to remain in effect.

Mr. Brandon agreed to the conditions of approval as indicated with the addition of the recommendations by the Board.

A **motion** was made by Commissioner Palmer and **carried 5-0** to approve SUP-01-24 – A request by the Applicant and Property Owner, Matthew Brandon, Brandon's Wrecker Service, Inc., for Special Use Permit approval on a ±25.6-acre lot (Tax Map No. A58 192), located at 5022 Boston Rd., to allow for a salvage operation/junkyard commercial use in an RC (Rural Conservation) zoning district, per Section 155 of the Planning Ordinance with the following additional conditions of approval:

- 1) The tow yard-salvage operation shall include a minimum 10-ft. high secured fence (not including the height of any security wire) that completely screens the use from adjacent properties and keeps operations entirely on the Subject Property.
- 2) The Applicant shall provide an environmental assessment annually to the Person County Planning & Zoning Department by December 31st of each calendar year that addresses soil and water conditions on the Brandon Salvage Operation site. Should the assessment indicate environmental concerns, the Applicant shall take proactive measures to remediate the matter addressed in the report for Special Use Permit, SUP-01-24, to remain in effect.

INFORMAL COMMENTS:

The following individuals appeared before the Board to make informal comments:

Katie Moore of 411 N. Lamar Street, Roxboro stated that she is a resident of Person County. She asked the Board to consider reversing the rezoning of the Moriah Energy Center (MEC). She asked the Board to call for an Environmental Impact Statement, which has not happened, and will not be required of Dominion Energy. She stated that she got emotional earlier, in relation to a hearing on the agenda, and meant no disrespect to anyone. She stated she thought the hearing consisted of a thoughtful, and caring discussion of what it is like to live next to an industrial facility, although smaller than the Dominion Energy facility. She stated, what made her emotional was that the Board did not have that discussion about Dominion Energy, and the fact that the Board wants to require ground and water testing of this junkyard is wonderful; however, it does not make sense to do it for this small operation when they would not even require it for a company much larger, and has a much larger impact than this junkyard. She stated that everyone deserves to live in a safe and clean environment that is peaceful.

Andrea Childers of 270 Blackberry Lane, Rougemont stated that she has lived in Person County for thirty-one years. She stated that she just sat there and listened to the Board give more consideration to a one-acre salvage yard than they gave for a 50M gallon bomb that is being placed 2,300 feet from her house. She stated that it is funny that when people come to speak about Dominion Energy and No MEC, they are held to strict regulations, yet today, she watched people address the Board back and forth, with no mention from the Board, and if the people of No MEC did that, they would have been asked to leave. She thanked Chairman Powell for providing the list of questions to Dominion Energy that was submitted to the Board on November 6, and December 4, 2023. She asked the Board to reverse the rezoning of the proposed MEC in southeastern Person County. She stated that an Environmental Impact Study needs to be done on that site, along with a Stormwater Runoff Policy.

Theresa Ahrens of 108 Elderberry Lane, Rougemont stated that several of the Board members commented that they visited Dominion Energy's Cary plant, and felt confident that what they do in Cary will work for Person County. She stated that the Cary facility is an eleven-million-gallon facility, and the Person County facility would be five times that in size. She compared a toddler to an adult, and stated that there is no comparison as an example in relation to the size difference in the facilities mentioned. She stated that the people of No MEC want answers. She stated that the Board has the power to fix this, and to make Person County a fabulous place to live.

DISCUSSION/ADJUSTMENT/APPROVAL OF CONSENT AGENDA:

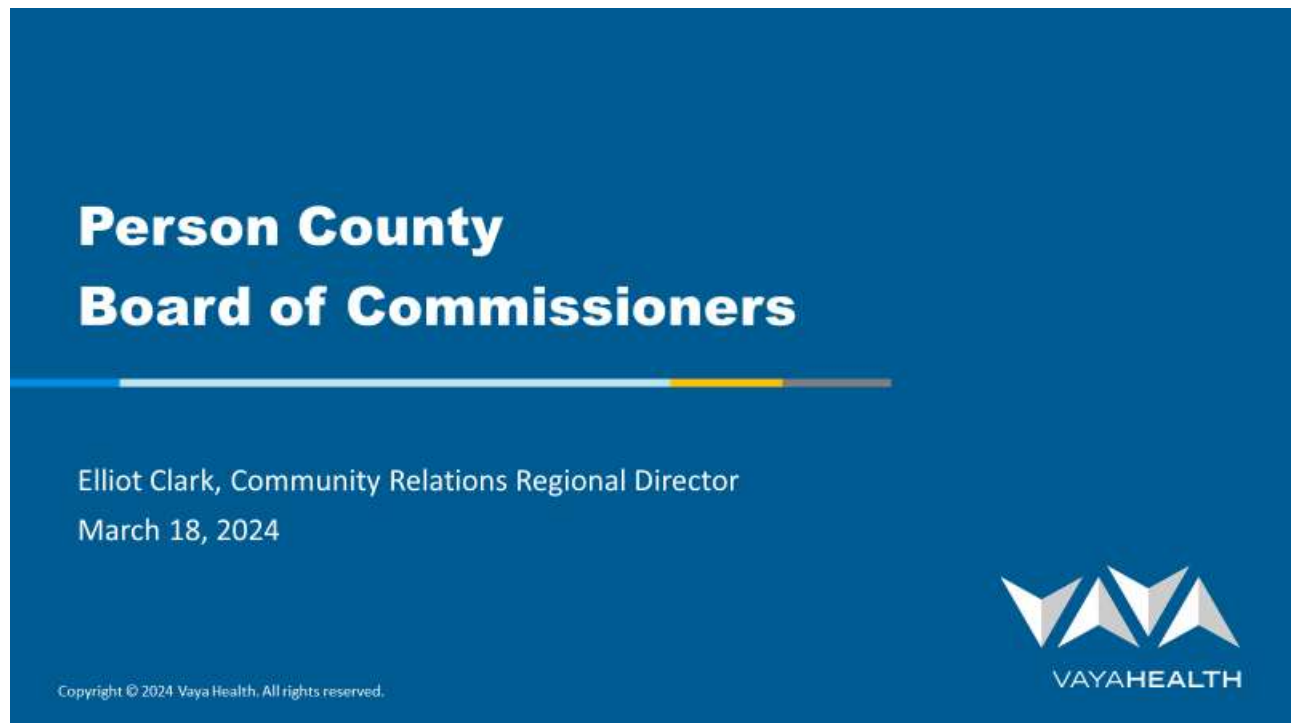
A **motion** was made by Commissioner Puryear and **carried 5-0** to approve the Consent Agenda with the following items:

- A. Approval of Minutes of February 20, 2024,
- B. Approval of Minutes of March 4, 2024, and
- C. Budget Amendment #19

NEW BUSINESS:

VAYA HEALTH UPDATE

Vaya Health Community Relations Regional Director Elliott Clark presented the following after expressing gratitude to Chairman Powell, and Health Director Janet Clayton for their service to Vaya Health's Regional Board.



Vaya Health's Mission

Vaya Health is a public manager of care for individuals facing challenges with mental illness, substance use and/or intellectual/developmental disabilities. Our goal is to successfully evolve in the health care system by embracing innovation, adapting to a changing environment and maximizing resources for the long-term benefit of the people and communities we serve.

Clark indicated there was an error in the below slide. He stated that it should read as 385,000, instead of 835,000.

Tailored Plan and Legislative Updates

- Medicaid Expansion positively impacting our members. Over 835,000 statewide and ~1,500 in Person County as of March 5, 2024.
- Tailored Plans go live July 1, 2024, note that Vaya's Tailored Plan will be called "Vaya Total Care"
- Vaya will be ready to launch
 - Meeting physical and behavioral health network adequacy
 - Implemented new claims system, new care management platform, new provider and member portals, hiring additional staff
 - Non-Emergent Medical Transportation Contract
 - Pharmacy Benefits

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Tailored Plan and Legislative Updates (cont.)

- Total Medicaid Expansion bonus is \$1,463,500,000 over 2 years. \$625,500,000 in FY24, and \$838,000,000 in FY25. Most of those funds are allocated to various projects (some BH-connected, some unrelated to health care).
- Total of \$80 million over 2 years to DMHDDSUS for Crisis System Improvements. \$30 million in FY24; \$50 million in FY25.
- NCDHHS distributed a survey to all LME/MCOs asking us to identify proposals for “Facility Based Crisis (FBC) or Behavioral Health Urgent Care (BHUC) that has not started or is currently under construction; Reserve existing adult FBC capacity for children;
- Repurpose non-FBC capacity as FBC capacity; Expand existing facility operational capacity/capital improvements; convert existing Tier 3 BHUC to Tier 4 BHUC; standing up a new Mobile Crisis response team; Innovative community-based crisis solutions.”

Value Added Services – Vaya Total Care Perks

- ✓ Designed to support Social Determinants of Health (SDOH), includes:
 - ✓ Post hospitalization meal delivery
 - ✓ WW (formerly Weight Watchers)
 - ✓ GED support (inclusive of tutoring, practice tests, real test, etc.)
 - ✓ Breast Pump and Lactation Course for pregnant or recently postpartum mothers
 - ✓ Vaccine gift cards
 - ✓ Non-Emergency, **Non-Medical** Transportation (to places like grocery stores, local gyms, prenatal classes, etc.)
 - ✓ \$100 discount off a safety equipment product for individuals with an I/DD to help them live more independently in the community
- ✓ <https://www.vayahealth.com/benefits-services/vaya-total-care-perks/>

LME / MCO Current Geography



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Priority Areas of Focus and Key Partners

- Crisis System Continued Improvement
 - Mobile Crisis Management Team through RHA Health Services and Freedom House
 - Co-Responder Model through RHA position posted and Bipartisan Safer Community Act Grant Awarded
 - Partnership with Roxboro PD, Person County Sheriff's Dept, and EMS.
- Opioid Use Disorder Service Continuum
 - Opioid Treatment Program developing partnership with Morse Clinics and Person Memorial Hospital
 - Support to Opioid Settlement Advisory Committee
- Person County Schools / Service Enhancements
 - School Based Mental Health contract with Core Essentials, LLC.
 - Pursuit of Association of Maternal and Child Health grant for replicating NC AWARE / ACTIVATE programs.
- Department of Social Services
 - Embedded Care Management
 - Enhancement of Service Continuum for Youth in Foster Care / Child Welfare
 - Pathways to Permanency Project
 - "Adventure Awaits" foster family recruitment project

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Pathways to Permanency Project

Partnership with Benchmarks

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Pathways to Permanency Project



The *Pathways to Permanency* Project strives to coordinate efforts between child welfare and behavioral health to ensure youth in foster care have access to high quality behavioral health services and a nurturing environment in which to thrive.

Through coordinated efforts, stakeholders who serve child welfare involved youth address the need for shared understanding, accessible quality behavioral health assessments and interventions and safe and supportive homes.

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Areas of Focus

- Based on data gathered by the Benchmarks provider association in March 2022 in collaboration with Vaya Health, the following key areas were selected for further cross-system efforts to improve how youth in foster care access the mental health system:
 - Common Language and Shared Understanding
 - Appropriate and Supportive Home: Kinship Providers
 - Appropriate and Supportive Home: Suitable Placements
 - Appropriate and Supportive Home: New Foster Family Recruitment
 - Quality Clinical Assessments to Drive Services
 - Accessible Quality Continuum of Behavioral Health services
- Project Completion March, 2024

Engagement in the Community

- Community Events:
 - Pastor's Lunch and Learn: Ministering to Families Impacted by Substance Misuse and Mental Health Issues
 - March 12 at Long Memorial United Methodist Church
 - Community Health Day : Sponsored by Alpha Kappa Alpha Sorority, Sigma Nu Omega Chapter
 - March 30 at Person County Office Building
 - Person County FAM Fest
 - April 13 at Huck Sansbury Recreation Complex

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Person County Data Sample

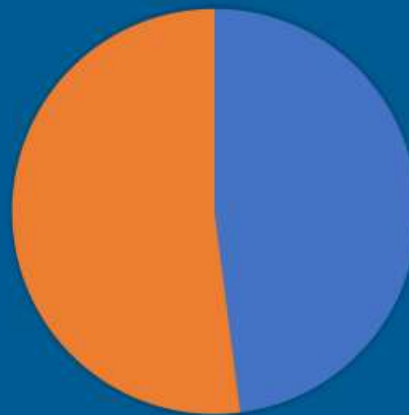
FY23-24 Q1

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Innovations Services Eligible Members

Members on the
Innovations Waiver, 64

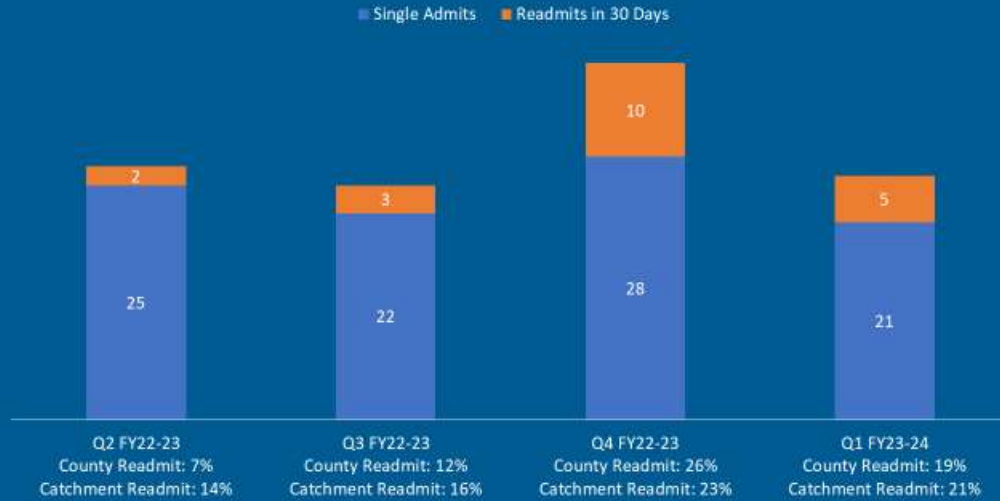


Members on the Registry
of Unmet Needs for the
Innovations Waiver, 59

December 2023

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Emergency Department Admissions and Readmissions



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Thank You

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Chairman Powell thanked Clark for his informational presentation and keeping the Board informed. He stated that mental health issues typically are out of sight, out of mind for most people, and that if you don't experience it, you usually don't pay a lot of attention to it. He stated that he commends Vaya for deciding to go with the RHA facility on Weeks Drive, as it is an asset to Person County and those in need of services.

Vice Chairman Sims expressed appreciation to Clark for what he is doing for Person County. He stated that you hear of children and adults dying from opiates and fentanyl, which is a very important issue. He stated that it is good to have a program locally that can help with drug disorders and mental health issues.

REIMBURSEMENT RESOLUTION FOR 2024 LIMITED OBLIGATIONS BONDS (LOB's)

Finance Director Amy Wehrenberg presented the Board with the following Reimbursement Resolution for 2024 Limited Obligations Bonds (LOB's), which authorizes the County to advance funds to pay for certain projects, not to exceed \$21M, and reimburse itself with the proceeds of tax-exempt LOB's, to be executed and delivered later in the calendar year.

A **motion** was made by Commissioner Sims and **carried 5-0** to approve the Reimbursement Resolution for 2024 Limited Obligation Bonds.

March 18, 2024

EXTRACTS FROM MINUTES OF THE BOARD OF COMMISSIONERS

A regular meeting of the Board of Commissioners of the County of Person, North Carolina, was duly held on March 18, 2024 at 9:00 a.m. in the Commissioners' Boardroom, Room 215, Person County Office Building, 304 S. Morgan Street, Roxboro, North Carolina. Chairman Gordon Powell presiding.

The following Commissioners were present:

Chairman Gordon Powell,
Vice Chairman Derrick Sims,
Commissioner Charlie Palmer,
Commissioner Kyle Puryear, and
Commissioner Jason Thomas

The following Commissioners were absent: *N/A*

Commissioner *Sims* moved that the following resolution, copies of which having been made available to the Board of Commissioners, be adopted:

RESOLUTION OF THE COUNTY OF PERSON, NORTH CAROLINA DECLARING THE INTENT OF THE COUNTY OF PERSON, NORTH CAROLINA TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS EXPECTED TO BE EXECUTED AND DELIVERED IN CALENDAR YEAR 2024.

WHEREAS, the Board of Commissioners (the "Board") of the County of Person, North Carolina (the "County") has determined that it is the best interest of the County to finance (1) the acquisition of a building and property for use by the County's Department of Human Services, (2) the acquisition of a building and property for use by Piedmont Community College, (3) the renovation, expansion, and equipment upgrades at the recycling center in the County, and (4) the installation of a new roof at South Elementary School (collectively, the "Projects"); and

WHEREAS, the County presently intends, at one time or from time to time, to finance all or a portion of the costs of the Projects with proceeds of tax-exempt obligations and reasonably expects to cause to be executed and delivered tax-exempt obligations (the "Obligations") to finance, or to reimburse itself for, all or a portion of the costs of the Projects; and

WHEREAS, the County desires to proceed with some or all of the Projects and will incur and pay certain expenditures in connection with the Projects prior to the date of execution and delivery of the Obligations (the "Original Expenditures"), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the County intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered at a date occurring after the dates of such Original Expenditures;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Person, North Carolina as follows:

March 18, 2024

Section 1. **Official Declaration of Intent.** The County presently intends, and reasonably expects, to reimburse itself for the Original Expenditures incurred and paid by the County on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The County reasonably expects to execute and deliver the Obligations in calendar year 2024, and the maximum principal amount of Obligations reasonably expected to be executed and delivered by the County to pay for all or a portion of the costs of the Project is expected to be \$21,000,000.

Section 2. **Compliance with Regulations.** The County adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the County's intent to reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 3. **Itemization of Capital Expenditures.** The Chief Finance Officer of the County, with advice from bond counsel, is hereby authorized, directed and designated to act on behalf of the County in determining and itemizing all of the Original Expenditures incurred and paid by the County in connection with the Projects during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of execution and delivery of the Obligations.

Section 4. **Effective Date.** This Resolution is effective immediately on the date of its adoption.

Read, approved and adopted this 18th day of March, 2024.

By: 
Chairman of the Board of Commissioners


Clerk to the Board

APPROVED AS TO FORM:


County Attorney

STATE OF NORTH CAROLINA)
) SS:
COUNTY OF PERSON)

I, *Michele Solomon*, Clerk to the Board of Commissioners of the County of Person, North Carolina, **DO HEREBY CERTIFY** that the foregoing is a true and exact copy of a resolution titled **"RESOLUTION OF THE COUNTY OF PERSON, NORTH CAROLINA DECLARING THE INTENT OF THE COUNTY OF PERSON, NORTH CAROLINA TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS EXPECTED TO BE EXECUTED AND DELIVERED IN CALENDAR YEAR 2024"** adopted by the Board of Commissioners of the County of Person, North Carolina in regular session convened on the 18th day of March, 2024, as recorded in the minutes of the Board of Commissioners of the County of Person, North Carolina.

WITNESS, my hand and the seal of the County of Person, North Carolina, this the 18 day of March, 2024.

(SEAL)



Michele Solomon

Michele Solomon
Clerk to the Board of Commissioners
County of Person, North Carolina

March 18, 2024

OPTIONS FOR EVALUATION OF SOCIAL SERVICES

Presented by Assistant County Manager Brian Hart. He advised that the Board requested options for consulting services to conduct an evaluation of the Department of Social Services (DSS), and on March 4, 2024 the Board requested additional information regarding the timeframes and costs for the proposed services. He stated that he received revised proposals from both consultants, Allies4Outcomes and CCR Consulting. He provided the following information:

- Allies4Outcomes stated that they could increase the timeline from 6 months to 8 months, which would result in an early April 2024 start date, and end in late November 2024. He stated that the 8-month proposed cost is \$115,200, which is less than the \$166,740 proposed cost for 6 months.
- CCR Consulting stated that they could reduce the timeline from 12 months to 9 months, which would result in an early April 2024 start date, and end in mid-December 2024. He stated that the cost for 9 months would remain the same as the original 12 months, approximately \$86,400.

He stated that based on the proposals and information gathered, staff recommends contracting with CCR Consulting.

County Manager Katherine Cathey stated that she agrees with the recommendation to contract with CCR Consulting. She advised that State and Federal reimbursements are expected to cover approximately 45% of the costs associated with the evaluation. She stated that funding is available in the DSS Fund Balance to cover the portion for which the County is responsible.

A **motion** was made by Commissioner Palmer and **carried 5-0** to contract with CCR Consulting for a period of 12 months for evaluation of DSS.

OPTIONS FOR FLEET MANAGEMENT

Presented by General Services Director Ray Foushee. He stated that the Board requested more information in order to evaluate options for fleet management. He stated that he contacted six other fleet management companies, which were selected based on their ranking with Sourcewell's evaluation of proposals for fleet management services. He provided the following information:

- D&M Leasing, ranked #1 by Sourcewell, stated that their business model is not a good fit for the County. They provided leasing only.
- Enterprise Fleet Management, Inc, ranked #2 by Sourcewell, stated that they can address and manage critical elements that are currently lacking in our fleet program by providing the following: improved vehicle safety, optimized time to replace vehicles, long-term planning, detailed maintenance plans with extensive feedback and follow-up, completely upfitted vehicles upon delivery-road ready, to include Sheriff's cruisers, and significant purchasing power-vehicles will be readily available.
- Holman Fleet, ranked #3 by Sourcewell, acknowledged initial email but did not respond to multiple attempts for follow-up questions.
- Element Fleet Management, ranked #4 by Sourcewell, has no government clients in NC, and government effort is relatively new.
- Merchants Fleet, ranked #5 by Sourcewell, stated that their business model is not a good fit for the County.
- Sewell Fleet Management, ranked #6 by Sourcewell, has no government clients in NC.
- Mike Albert Fleet Solutions, ranked #7 by Sourcewell, stated that their business model is not a good fit for the County.

He stated that other than Enterprise, the vendors do not have government clients in NC, they predominately service larger entities, and offer leasing options, rather than purchasing vehicles. He stated that a representative from one of the vendors advised that Enterprise has a business model that fits smaller government markets. He advised that staff has not identified any other companies that compete with Enterprise in this market. He stated that staff recognizes many benefits of this proposed program with Enterprise. He stated that Enterprise has a relationship with several other government clients, such as, Granville County, Stanley County, Yadkin County, Surry County, Onslow County, Hertford County, Bertie County, Gates County, Lenoir County, Emerald Isle, Mount Olive, Hendersonville, Norwood, Roanoke Rapids, and Rocky Mount. He stated that Enterprise's fleet management program offers the County the opportunity to purchase and replace vehicles earlier, improving driver safety, gas mileage, employee morale, and reducing routine maintenance expenses due to having a newer fleet. He stated that over a 10-year period, the program is projected to save \$1.3M and support more predictable fleet budgeting. He stated that staff recommends partnering with Enterprise for fleet management services.

Commissioner Palmer asked if approved, when would this process be implemented. Foushee stated it would be this upcoming budget season, as there is no way to do anything quicker than that. Cathey stated that if the Board decides to partner with Enterprise, that the County would be working with Enterprise by providing a list of vehicles for replacement to be ready for the next fiscal year, prior to July 1, 2024. Foushee stated that they would be partnering with Enterprise and that there is no contract, so if the County decides that Enterprise is not a good fit, they could separate from Enterprise at any time.

Chairman Powell stated that he has spoken to several clients of Enterprise and that they were not impressed with Enterprise, and it is not saving them money as depicted. He stated that he is in agreement that we all want to keep our people safe. He stated the need to spend tax payer money conservatively. Commissioners Sims, Palmer, Puryear, and Thomas all expressed interest in Enterprise and agree with staff recommendation to partner with Enterprise Fleet Management.

A **motion** was made by Commissioner Puryear and **carried 4-1** to move forward with a partnership with Enterprise Fleet Management. Commissioners Sims, Palmer, Puryear, and Thomas voted in favor of the motion. Chairman Powell voted in opposition to the motion.

CHAIRMAN'S REPORT:

Chairman Powell reported that he attended an Eagle Scout Ceremony, and it was an honor and a privilege to attend. He reported that he attended the Veteran Services event at Piedmont Community College (PCC), and that the event was well attended. He reported that he attended the opening day ceremonies for Person County Little League (PCLL) on March 16, 2024, and there was a huge crowd in attendance, and it was a pleasure to be there.

MANAGER'S REPORT:

County Manager Katherine Cathey reminded everyone that the next Board of Commissioners meeting will be April 1, 2024, and would begin at 6:00 p.m. instead of 7:00 p.m. She stated that Elliot Clark shared in his presentation earlier tonight about Person County's FamFest. She stated that FamFest is a new program that the County is offering in conjunction with other community partners. She stated that FamFest will be an event that is oriented towards all members of our community, with lots of activities and resourceful information. She stated that FamFest will be held at Huck Sansbury on April 13, 2024 from 10:00 a.m.- 2:00 p.m.

COMMISSIONER REPORT/COMMENTS:

Vice Chairman Sims stated that it was brought up earlier about his concerns with the environmental health and safety, and the completion of a stormwater evaluation on an annual basis. He stated that he thinks the other larger companies, just like the company he works for, would already be required to conduct routine stormwater testing. He stated with it being a junkyard that he feels that the County should be doing environmental testing with the land and the water.

Commissioner Palmer reported that he attended the opening day ceremonies for PCLL and there was a huge crowd in attendance. He advised that the Charters of Freedom information, in reference to the brick and paver donations, is located on the table at the end of the hallway for those that may be interested in donating. He reported that the light on the pole across the street at the Charters of Freedom display, will be furnished by Tommy Lawrence.

Commissioner Puryear had no report.

Commissioner Thomas reported that there was an incident that occurred at the Person County Sheriff's Office involving two detention officers that were hospitalized after coming into contact with a substance.

CLOSED SESSION #1

A **motion** was made by Commissioner Sims and **carried 5-0** to enter into Closed Session #1 at 11:37 a.m. per General Statute 143-318.11(a)(6) for the purpose to discuss personnel with the following individuals permitted to attend: County Manager Katherine Cathey, Clerk to the Board Michele Solomon, County Attorney T.C. Morphis, Jr., and Register of Deeds Tonya Wilson.

Chairman Powell called the Closed Session #1 to order at 11:38 a.m.

A **motion** was made by Commissioner Sims and carried **5-0** to return to open session at 11:47 a.m.

A **motion** was made by Commissioner Puryear and carried **5-0** to increase Register of Deeds Tonya Wilson's salary by 6% to \$77,976 effective February 18, 2024.

March 18, 2024

ADJOURNMENT:

A **motion** was made by Commissioner Sims and **carried 5-0** to adjourn the meeting at 11:48 a.m.

Michele Solomon
Clerk to the Board

Gordon Powell
Chairman