

The Madison County Board of Commissioners met in regular session on Tuesday, October 11, 2022, at 7:00 p.m. at the North Carolina Cooperative Extension-Madison County Center located at 258 Carolina Lane, Marshall, North Carolina.

In attendance were Chairman Mark Snelson, Vice-Chairman Craig Goforth, Commissioner and Interim County Manager Norris Gentry, Commissioner Matt Wechtel, Commissioner Michael Garrison, County Attorney Donny Laws, Clerk Mandy Bradley.

The meeting was called to order at 7:00 p.m. by Chairman Snelson and the Pledge of Allegiance and moment of silence were observed.

Agenda Item 1: Agenda Approval

Upon motion by Vice-Chairman Goforth and second by Commissioner Garrison, the Board voted unanimously to approve as presented. (Attachment 1.1)

Agenda Item 2: Approval of August September 1, 2022 (Special) Minutes; September 19, 2022 (Regular) Minutes; September 28, 2022 (Special) Minutes

Upon motion by Commissioner Wechtel and second by Vice-Chairman Goforth, the Board voted unanimously to approve the minutes as submitted.

Agenda Item 3: Public Comment

Jan Caldwell spoke regarding the Beacon of Hope non-profit organization in the County.
Lori Lawrence spoke regarding the Beacon of Hope non-profit organization in the County.
Kerry Gaydos spoke regarding the Beacon of Hope non-profit organization in the County.
Bob Clifford spoke regarding the Beacon of Hope non-profit organization in the County.
Jessi Koontz spoke regarding the Beacon of Hope non-profit organization in the County.
Jim Tibbetts spoke regarding economic development in the County including biomass facilities.
Maxine Dalton declined to speak.
Godfrey Cavers spoke regarding the Beacon of Hope non-profit organization in the County.
Kevin Dodson spoke regarding the Beacon of Hope non-profit organization in the County.
(Attachment 3.1)

Agenda Item 4: Angela Garner, Vaya Health

A member of the audience stated that they did not sign up for public comment, but requested to speak at this time. Counsel was provided by County Attorney Laws and Chairman Snelson discussed the public comment process.

Ms. Garner presented an update and power point presentation on behalf of Vaya Health and answered questions from members of the Board. Information discussed included tailored health plans, challenges facing rural health areas, telehealth, mental health services including a partnership with the Department of Social Services to provide services for child mental health, opioid settlement funds and options for the spending plan allocation, and harm reduction funding.

Agenda Item 5: Public Hearing-Proposed Residential-Agriculture Rezoning

a. Proposed Residential-Agriculture Rezoning, Brad Guth-Development Services Director

Mr. Guth discussed proposed rezoning for parcel identification number 8799-19-4448 containing 38.31 acres located at 13490 US Hwy 25/70, Marshall, NC 28753 as well as answered questions from members of the Board.

Mr. Guth noted the request included that the property be rezoned from Commercial to Residential Agriculture and presented to the Board, the recommendation for rezoning from the Planning Board as well as the Ordinance Amending the Official Land Use Map of Madison County, a copy of which is hereby attached to the Madison County Ordinance Book.

The public hearing was opened upon motion by Commissioner Gentry and second by Vice-Chairman Goforth.

b. Public Comment

Counsel was provided by County Attorney Laws regarding public comment and Chairman Snelson opened the floor for public comment with none being previously received. An unidentified member of the audience spoke regarding the property once being combined with a neighboring property.

Upon motion by Vice-Chairman Goforth and second by Commissioner Garrison, the Board voted unanimously to close the public hearing.

c. Discussion

Attorney John Noor with Roberts & Stevens, P.A. representing the County, discussed with members of the Board that the amendment is consistent with the County's Comprehensive Plan and Consistency Statement as presented by the Planning Board. Discussion was had by the Board.

d. Consideration of Approval

Upon motion by Commissioner Garrison and second by Commissioner Wechtel with discussion by members of the Board and Mr. Guth, the Board voted unanimously to approve the ordinance amendment for this particular property. Further discussion was had by Mr. Guth and members of the Board. (Attachment 5.1)

Agenda Item 6: Public Hearing-Proposed Commercial Rezoning

a. Proposed Commercial Rezoning, Brad Guth-Development Services Director

Mr. Guth discussed proposed rezoning for parcel identification number 8799-19-4448 containing 10.25 acres located at 13490 US Hwy 25/70, Marshall, NC 28753 as well as answered questions from members of the Board.

Mr. Guth noted the request included that the property be rezoned from Residential Agriculture to Commercial and presented to the Board, the recommendation and Consistency Statement for the rezoning from the Planning Board. Discussion was had by the Board, Mr. Guth, and Zoning Administrator Terrey Dolan regarding allowable uses of the property in the future if the rezoning request were approved. Information discussed included the nearest commercial zoned property, standard practices of zoning, land use categories in the County, considerations applicable to the rezoning request including potential future development in consideration of neighboring properties, and other zoning and special use designations including neighborhood commercial zoning that could be applicable for the property based on usage of the property with Mr. Dolan noting that the property has previously been utilized for commercial uses.

Attorney Noor discussed previous uses of the property and noted that non-conforming commercial use rights had been terminated when the previous commercial entity ceased operation at the location and he answered questions from members of the Board regarding the information. Mr. Dolan further discussed possible future development of the area consistent with zoning and additional discussion was had by the Board with counsel being provided by County Attorney Donny Laws regarding the applicant's request and process of the hearing.

b. Public Comment

Upon motion by Commissioner Gentry and second by Commissioner Garrison, Board voted unanimously to open the public comment and the hearing with Chairman Snelson opening the floor for public comment.

Danny Wyatt spoke regarding commercial zoning, spot zoning, the County's Land Use and Comprehensive Plan, zoning of neighborhood businesses, location of the property, and the scenic byway.

Janice Coverdale spoke regarding the scenic byway and beauty of the area.

Tony Ponder spoke regarding the current business located on the property.

Elaine Robbins spoke regarding the Planning Board hearing, zoning, and concerns with future uses.

(Attachment 6.2)

Upon motion by Chairman Snelson and second by Commissioner Gentry, the Board voted unanimously to close public comment.

c. Discussion

Discussion was had by the Board regarding economic growth in the County, concerns regarding zoning of neighboring parcels, other options for possible consideration including neighborhood commercial or special use permitting, the benefit of the

business to the County, and the process for consideration of an alternate designation. Counsel was provided by Attorney Noor who discussed other options available for consideration of the Board and property owner and discussed the process that the Board would use to send the item back to the Planning Board with a further recommendation. Discussion regarding the current request of the applicant and other options for zoning were discussed by Mr. Guth and spot zoning was addressed by Attorney Noor who provided information outlined in the N.C.G.S. regarding findings necessary to be consistent with spot zoning. Further discussion regarding zoning and procedure for rezoning was had by the Board, Mr. Guth, and Mr. Dolan with additional counsel being provided by Attorneys Noor and Laws.

Upon motion by Vice-Chairman Goforth and second by Chairman Snelson, the Board voted 4-1 to table with Chairman Snelson, Vice-Chairman Goforth, Commissioner Gentry, and Commissioner Garrison voting in favor and Commissioner Wechtel voting opposed. (Attachment 6.4)

Agenda Item 7: Public Hearing-Johnny 5.0/Highland Metalworks, LLC Proposed Economic Development Incentive Agreement

a. Proposed Incentive Agreement Presentation, Brad Guth-Development Services Director

Mr. Guth presented and discussed the Building Reuse Grant Resolution and application consideration request for Johnny 5.0/Highland Metalworks, LLC to the Board.

Upon motion by Commissioner Gentry, the Board opened the public hearing for the Johnny 5.0 proposed economic development.

b. Public Comment

Chairman Snelson opened the floor for public comment with none being received.

Upon motion by Chairman Snelson and second by Commissioner Wechtel, the Board voted unanimous to close the public comment.

c. Discussion

Discussion regarding the project was had by the Board and Mr. Guth. Information discussed included the business relocation, building housing the business, jobs and additional business created, and funding for the project.

d. Consideration of Approval

Upon motion by Commissioner Gentry and second by Commissioner Wechtel, the Board voted unanimously to approve as recommended by our staff. (Attachment 7.4)

Agenda Item 8: Attorney John Noor, Roberts & Stevens, P.A.

Discussion was had by the Board regarding the item which included the review of a proposed moratorium on biomass development being moved to a future work session of the Board on October 25, 2022.

A member of the public requested to speak out of turn with Chairman Snelson explaining that no comment may be received by the Board at this time.

Agenda Item 9: Ross Young, Grants Manager

a. Golden LEAF Funding Project Ordinance-Spring Creek Community Center

Mr. Young presented and discussed the request for consideration of the proposed Golden LEAF Funding Project Ordinance for the Spring Creek Community Center with the Board.

Attorney Laws exited the meeting at 8:40 p.m.

Discussion was had by the Board and Mr. Ross. Upon motion by Vice-Chairman Goforth and second by Chairman Snelson, the Board voted unanimously to approve as in the packet. (Attachment 9.1)

b. Golden LEAF Funding Reimbursement Resolution-Spring Creek Community Center

Mr. Young presented and discussed the request for consideration of the proposed Golden LEAF Funding Reimbursement Resolution for the Spring Creek Community Center with the Board as well as answered questions from members of the Board.

Upon motion by Vice-Chairman Goforth and second by Commissioner Gentry, the Board voted unanimously to approve as in our packet. (Attachment 9.2)

Mr. Young also discussed additional American Rescue Plan Act funding available to the County as a recipient of the payment in lieu of taxes program and answered questions from members of the Board.

Attorney Laws returned to the meeting at 8:42 p.m.

Agenda Item 10: Kary Ledford, Finance Officer

a. Budget Amendment #4

Ms. Ledford presented and discussed Budget Amendment #4 with the Board as well as answered questions from members of the Board.

Upon motion by Vice-Chairman Goforth and second by Commissioner Gentry, the Board voted unanimously to approve budget amendment #4. (Attachment 10.1)

b. Financial Report

Ms. Ledford presented and discussed the financial report for the month of September with the Board and answered questions from members of the Board. (Attachment 10.2)

Agenda Item 11: Diana Norton, Tax Administrator

a. Tax Refunds and Releases

Ms. Norton presented the tax refunds and releases for the month of September to the Board and answered questions from members of the Board.

Upon motion by Vice-Chairman Goforth and second by Commissioner Garrison, the Board voted unanimously to approve. (Attachment 11.1)

b. Kania Law Firm Tax Foreclosure Update

Ms. Norton noted that there is no report from Kania to present and discussed information regarding the next tax foreclosure sale with the Board.

Agenda Item 12: Norris Gentry, Commissioner/Interim County Manager

a. County Manager's Update

Commissioner Gentry discussed projects including water and sewer, Golden LEAF, opioid settlement, a grant from the Office of State Budget Management. Additionally, the inspection of the new playground, the Veteran's Park, and Charters of Freedom setting at the courthouse were noted.

b. Consideration of Automated External Defibrillator Purchase

Chairman Snelson discussed information in consideration of the purchase for automated external defibrillators for use in the County. Information discussed included the cost of each device, type of machines, and cost of maintenance and supplies. Commissioner Gentry recommended that the initial purchase not exceed \$20,000 for those with the most critical needs without access.

Discussion was had by the Board regarding information including possible funding and budgetary allocations for the devices and potential participation with the Duke Endowment RACE CARS program in the future, locations in consideration of device placement, consideration of the facilitation of device usage by nonmedical personnel, planning for device maintenance, and path moving forward.

Counsel regarding the process for purchase of the devices was provided by County Attorney Laws and Commissioner Gentry noted that additional plans would be presented at the Board's meeting on October 25th.

c. Reconsideration of Regular Meeting Schedule

Commissioner Gentry presented the proposed Resolution Altering the Regular Meeting Schedule of the Board of Commissioners in consideration of the November 2022, regular monthly meeting noting that the resolution would authorize that the meeting be held on November 16th at 7:00 p.m. at the regular location.

Upon motion by Commissioner Gentry and second by Vice-Chairman Goforth, the Board voted unanimously to officially move the meeting in November to November 16th at 7:00 p.m. (Attachment 12.3).

d. Records Retention and Disposition Schedule

Commissioner Gentry presented and discussed the updated general records retention and disposition schedule agreement with the North Carolina Department of Natural and Cultural Resources for management of records as set forth by the department in accordance with N.C.G.S. 121-5(c) and N.C.G.S. 132-8.

Counsel was provided by County Attorney Laws regarding the statutory requirement of records retention and the disposition of records. Discussion was had by the Board regarding the agreement and archival of records. Upon motion by Commissioner Gentry and second by Commissioner Wechtel, the Board voted unanimously to approve. (Attachment 12.4)

e. County Owned Surplus Property

Commissioner Gentry presented a final bid in the amount of \$3,800.00 in consideration of parcel number 9706-65-7893 located on N. Main Street in Marshall. Discussion was had by the Board.

Upon motion by Commissioner Wechtel and second by Chairman Snelson, the Board voted unanimously to approve.

f. Personnel, g. Legal Advice Regarding Potential Litigation

At 9:11 p.m., upon motion by Commissioner Gentry and second by Vice-Chairman Goforth, the Board voted unanimously to enter into closed session for personnel, legal advice regarding potential litigation, and economic development pursuant to N.C.G.S. 143-318.11 (a){6} and N.C.G.S. 143-318.11 (a){3}. Counsel was provided by County Attorney Laws who noted that items to be discussed included Animal Control and Tai Fried.

Upon motion by Commissioner Gentry and second by Vice-Chairman Goforth, the Board voted unanimously to return to open session at 10:42 p.m.

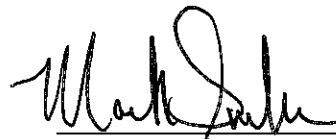
Human Resources Director Brooke Ledford presented on behalf of the Library, the hire of April Boone as substitute circulation assistant. Upon motion by Commissioner Garrison and second by Chairman Snelson, the Board voted unanimously to approve.

Human Resources Director Brooke Ledford presented the request for pay increase for Mary Jane Wallin with Chairman Snelson clarifying that it would be in the amount of \$6,000.00 and Ms. Ledford seeking clarification on the date to apply the changes with Chairman Snelson noting that it would begin the next pay period. Upon motion by Vice-Chairman Goforth and second by Commissioner Gentry, the Board voted 3-2 in favor with Chairman Snelson, Vice-Chairman Goforth, and Commissioner Gentry voting in favor and Commissioners Wechtel and Garrison voting opposed.

Agenda Item 14: Adjournment

Upon motion by Commissioner Gentry and second by Vice-Chairman Goforth, the Board voted unanimously to adjourn at 10:45 p.m.

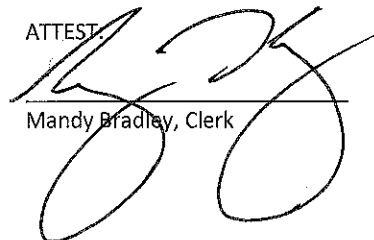
This the 11th day of October 2022.



MADISON COUNTY

Mark Snelson, Chairman
Board of Commissioners

ATTEST:


Mandy Bradley, Clerk

7:00 P.M.

Meeting Called To Order
Pledge of Allegiance
Moment of Silence

1. Agenda Approval
2. Approval of September 1, 2022 (Special) Meeting Minutes; September 19, 2022 (Regular) Meeting Minutes; September 28, 2022 (Special) Meeting Minutes
3. Public Comment
4. Angela Garner, Vaya Health
Vaya Health Update
5. Public Hearing-Proposed Residential-Agriculture Rezoning
 - a. Proposed Residential-Agriculture Rezoning, Brad Guth-Development Services Director
 - b. Public Comment
 - c. Discussion
 - d. Consideration of Approval
6. Public Hearing-Proposed Commercial Rezoning
 - a. Proposed Commercial Rezoning, Brad Guth-Development Services Director
 - b. Public Comment
 - c. Discussion
 - d. Consideration of Approval
7. Public Hearing-Johnny 5-0/Highland Metalworks, LLC Proposed Economic Development Incentive Agreement
 - a. Proposed Incentive Agreement Presentation, Brad Guth-Development Services Director
 - b. Public Comment
 - c. Discussion
 - d. Consideration of Approval
8. Attorney John Noor, Roberts & Stevens, P.A.
Review of Moratorium on Biomass Development
9. Ross Young, Grants Manager
 - a. Golden LEAF Funding Project Ordinance-Spring Creek Community Center
 - b. Golden LEAF Funding Reimbursement Resolution-Spring Creek Community Center
10. Kary Ledford, Finance Officer
 - a. Budget Amendment #4
 - b. Financial Report
11. Diana Norton, Tax Administrator
 - a. Tax Refunds and Releases
 - b. Kania Law Firm Tax Foreclosure Update
12. Norris Gentry, Commissioner/Interim County Manager
 - a. County Manager's Update
 - b. Consideration of Automated External Defibrillator Purchase
 - c. Reconsideration of Regular Meeting Schedule
 - d. Records Retention and Disposition Schedule
 - e. County Owned Surplus Property
 - f. Personnel
 - g. Legal Advice Regarding Potential Litigation
13. Adjournment

Madison County Commissioners Meeting

Public Comment

October 11, 2022

7:00pm

North Carolina Cooperative Extension-Madison County Center



3 Minute Time Limit

----- Public Comment Sign-In Sheet -----

Name	Signature
1. Jan Caldwell	<i>Jan Caldwell</i>
2. Lori Lawrence	<i>Lori Lawrence</i>
3. Tammy Kerry Baydos	<i>Terry Kerry Baydos</i>
4. Bob Clifford	<i>Bob Clifford</i>
5. JESSA KOONTZ	<i>Jessa Koontz</i>
6. Jim Tibbetts	<i>Jim Tibbetts</i>
7.	
8. Maxine Dalton	<i>Maxine Dalton</i>
9. Godfrey Carvers	<i>Godfrey Carvers</i>
10. Kevin Dodson	<i>Kevin Dodson</i>
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF MADISON COUNTY

WHEREAS, pursuant to N.C. Gen. Stat. §160D-702 the County may adopt a land use ordinance to regulate development within its territorial jurisdiction;

WHEREAS, the Madison County Commissioners enacted the Madison County Land Use Ordinance which established designated land uses for the properties located in Madison County outside of the boundaries of incorporated municipalities and their jurisdictions;

WHEREAS, pursuant to N.C. Gen. Stat. §160D-602, the County may amend its land use ordinance after giving proper public notice and holding a public hearing;

WHEREAS, the Planning Board has received an application for an amendment to the Official Land Use Map of Madison County, North Carolina to rezone the below listed parcel, and shown herein as :

PIN: 8799187996

Address: 13490 US 25/70 Hwy, Marshall, NC 28753

Owner: Ken Dinino

Applicant: Ken Dinino

WHEREAS, the applicant is requesting that the land use designation for the subject property be change from "R-B" Retail-Business (i.e. historical land use category) Land Use District to "R/A" Residential/Agricultural Land District as shown and depicted in the exhibits, which are attached hereto and incorporated herein by reference; and, WHEREAS, in accordance with the procedures set forth in the Madison County Land Use Ordinance, the Planning Board met to consider the proposed amendme on September 20, 2022, at which meeting a motion to approve the proposed map amendment passed by a vote of 5 to 0; and,

WHEREAS, this Board has reviewed these written recommendations of the Madison County Planning Board; and

WHEREAS, in accordance with North Carolina General Statutes, the Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE MADISON COUNTY BOARD OF COMMISSIONERS THAT:

Section 1. This Board has considered whether this proposed amendment is consistent with the Madison County Comprehensive Plan and the associated Land Use Map contained within the Madison County Comprehensive Plan 2022 Update, and hereby finds the following:

1.1 Said zoning change is consistent with the Madison County Comprehensive Plan because the proposed rezoning is:

1.1.1 The site does not front directly onto any NC public roads or private roads; nor is the property a

the site prohibitive for most all potential commercial, industrial and institutional land uses in the count

1.1.2 Adjoining land uses are zoned Commercial (i.e. "R-B" Retail-Business) to parcel's the south side (along US 25/70 Hwy, and ("R/A" Residential/Agricultural) to the parcel's western, north and easterly sides.

1.1.3 The historical use of the property is vacant-retained in its forested natural state.

1.2 The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it does meet a number of goals as identified in the Madison County Comprehensive Plan.

1.3 Therefore, the requested zoning would be reasonable and in the public interest.

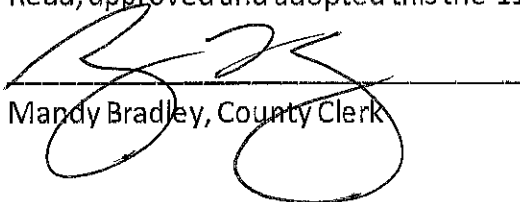
Section 2. This Board does hereby approve the request to rezone PIN #8799187996, located at 13490 US 25/70 Hwy, Marshall, NC 28753 from "R-B" Retail-Business to "R/A" Residential/Agricultural Land Use District, as shown and depicted in the exhibits, which are attached hereto and incorporated herein by reference;

Section 3. If any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance;

Section 4. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed to the extent of such conflict; and

Section 5. This ordinance is effective upon adoption.

Read, approved and adopted this the 11th day of October, 2022.


Mandy Bradley, County Clerk


Mark Snelson, Chair

Madison County Board of Commissioners

Proposal: Re-Zoning Request: Convert the existing *Retail-Business* (“R-B”) (i.e. historical used) Madison County “Commercial” Land Use District Zoning to *Residential/Agricultural* (“R/A”) Land Use District Zoning

(PIN # 8799187996)

Address: 13490 US 25/70 Hwy, Marshall, NC 28753 (Note: Shares the same address as the *Lonesome Mt. Market and Rentals* until a new distinct address is established, upon Building Permit submission)

Pursuant to Section 13.4 (Madison County Land Use Ordinance)

Required Planning Board Action:

I. Required Statement analyzing the reasonableness of the proposed Re-Zoning:

The Re-Zoning Request to convert the 38.31 acre parcel from *Retail-Business* (“R-B”) Land Use District to *Residential/Agricultural* (“R/A”) Land Use District is:

- A. Is deemed reasonable and found to be in the public interest, as the site location does not properly facilitate any form of commercial or retail enterprises due to its lack of adequate transportation network adjacency or possess the ability to reasonably connect to other roadways for commercial/retail usage, its natural physical constraints, and the site’s overall steepness.
- B. It remains unknown to county staff why this +/-38 acre mountainside parcel was originally zoned for “Retail-Business” (“R-B”) land uses, as a visual inspection of the property readily concludes that the site’s ability to become a commercial or retail center is “prohibitive”.
- C. The land use being proposed by the applicant is intended to have one (1) private single-family home be placed upon the parcel. However, the site’s current *Retail Business Zoning* does not allow for single family residential units as a “permitted use”.
- D. The Madison County Land Use Ordinance does not provide for any “administrative zoning determination” (i.e. mechanism) to be made in this type of matter. Therefore, a full re-zoning request is necessitated to convert the property to the *Residential/Agricultural Land Use District* (“R/A”), pursuant to the Madison County Land Use Ordinance (**Section 3.6.3**), which would be appropriate for this particular site and properly allow for the single-family residence to be built upon the parcel.
- E. The re-zoning proposal supports “**Growth Management & Future Land Use**”- **Chapter 11** (in general); and more specifically, the proposed re-zoning request is consistent with **Chapter 11’s Section 11.2** of the Madison County

- F. This particular property site does not front directly onto US 25/70 Hwy (a primary transportation corridor within the county), nor does the site possess any existing roadway frontage, remaining without any readily-available road access. The parcel lies to the northern side of the *Lonesome Mt. Market*, where this parcel may best be characterized as being a steep, heavily-forested mountain slope with at surface rock formations. Thus, this property is not likely to function or perform properly in order to serve any non-residential, commercial or other retail demands of the county.
- G. The Re-Zoning Request is consistent with the recommendations of the Madison County Comprehensive Plan, as listed above.

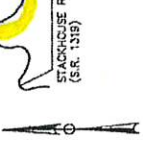
All "R/A" Land Use District criteria shall be adhered to.



U.S. HWY 25-70

STACKHOUSE RD
(S.R. 1319)

MARSHALL (7 MI. +/-)



NO SCALE

VICINITY MAP

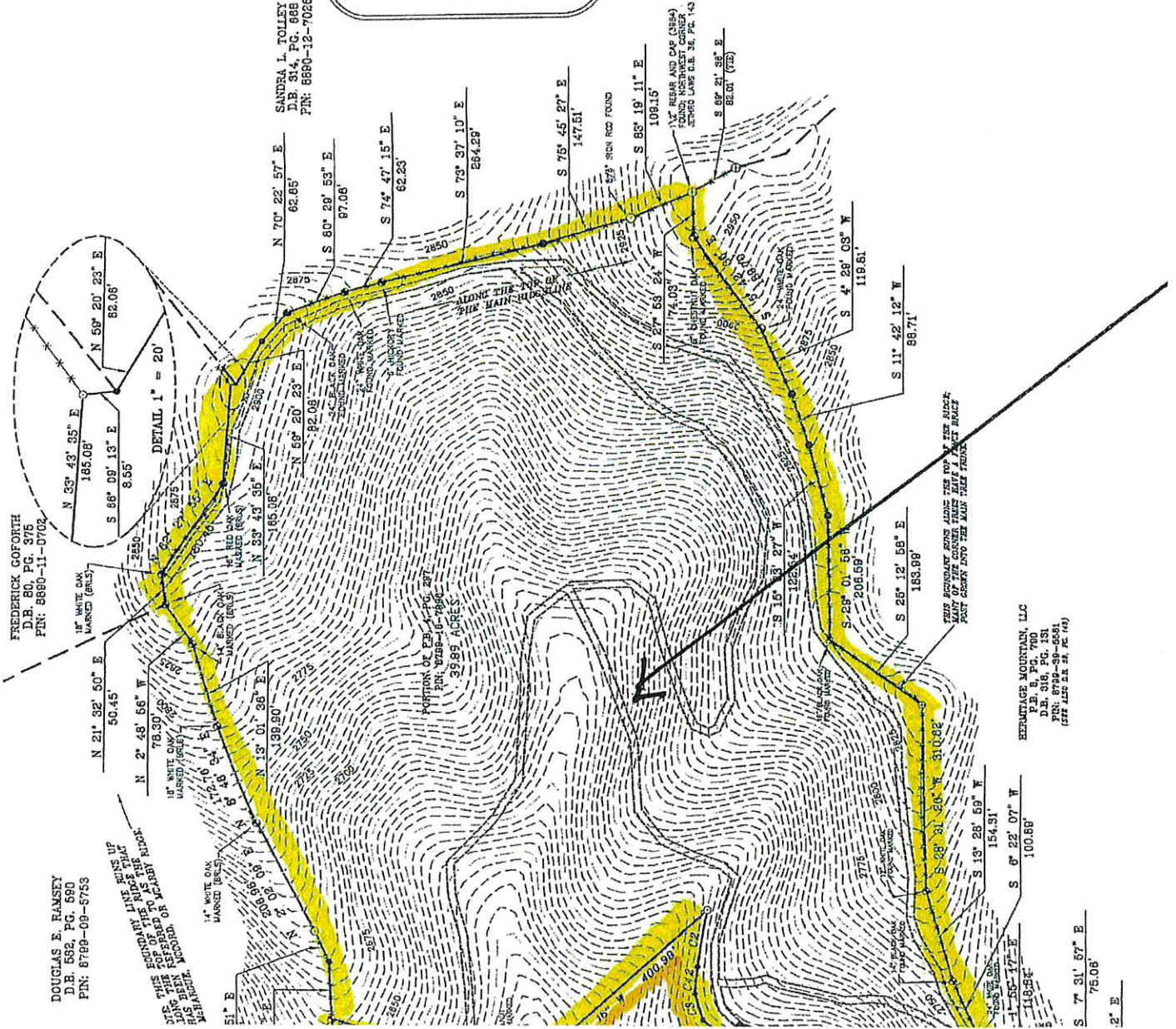
NOTES

- △ TOTAL AREA = 98.88 ACRES BY COORDINATE METHOD.
- △ CORNERS AS NOTED ON MAP.
- △ TOTAL ERROR OF CLOSURE ON THIS SURVEY DOES NOT EXCEED 1:10,000.
- △ ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
- △ UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. ONLY THE FEATURES LOCATED ARE SHOWN.
- △ PROPERTY SHOWN IS SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
- △ 6' CONTOURS SHOWN ARE TAKEN FROM THE COUNTY GIS AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

LEGEND

- 5/8 IN. REBAR W/CAP SET (UNLESS OTHERWISE NOTED)
- POINT NOT SET
- CONCRETS R/W MONUMENT
- 1/2" REBAR FOUND
- TREE AS DESCRIBED
- BARB-WIRE FENCE
- CENTERLINE OF CREEK
- POWER LINE
- TELEPHONE LINE
- TELEPHONE RISER
- CABLE TELEVISION RISER
- WATER METER
- DEED BOOK
- D.B. #
- P.B. #
- P.C. #
- PAGE
- SURVEYED BOUNDARIES
- LINES NOT SURVEYED
- UNLESS LABELED
- APPROXIMATE LOCATION OF SOIL ROAD BEDS BY HAND HELD GPS ON AUG. 23, 2017
- LOCATION IS +/- 10'

SANDRA L. TOLLEY
D.B. 314, PG. 868
PIN: 6880-12-7028



FREDERICK GOPFORTH
D.B. 80, PG. 375
PIN: 8880-11-0702

1 1/2" WHITE OAK MARKED (RELS)

1 1/2" WHITE OAK MARKED (RELS)

1 1/2" WHITE OAK MARKED (RELS)

THIS BOUNDARY LINE RUNS UP TO THE TOP OF THIS RIDGE AT THE POINT WHERE THE ROAD WAS BUILT. THE BOUNDARY LINE HAS BEEN RECORDED ON PARCEL RECORD.

1 1/2" WHITE OAK MARKED (RELS)

1 1/2" WHITE OAK MARKED (RELS)

1 1/2" WHITE OAK MARKED (RELS)

PORTION OF E.B. #1 - PG. 277
PIN: 8788-18-888

35.89 ACRES

1 1/2" REBAR AND CAP (1964)
FOUND: HUS-SHAW CORNER
2880 LAKE D.B. 36, PG. 43

5 7/8" R/W FOUND

8 1/2" R/W FOUND

HERMITAGE MOUNTAIN, LLC
D.B. 31, PG. 700
PIN: 8788-15-888
(SEE ALSO D.B. 24, PG. 142)

THIS BOUNDARY RUNS ALONG THE TOP OF THE RIDGE. MAIN OF THE CORNER TURNS OFF AT RIGHT ANGLE PART BEING INTO THE MAIN TRAIL THENCE

1 1/2" WHITE OAK MARKED (RELS)

1 1/2" WHITE OAK MARKED (RELS)

1 1/2" WHITE OAK MARKED (RELS)

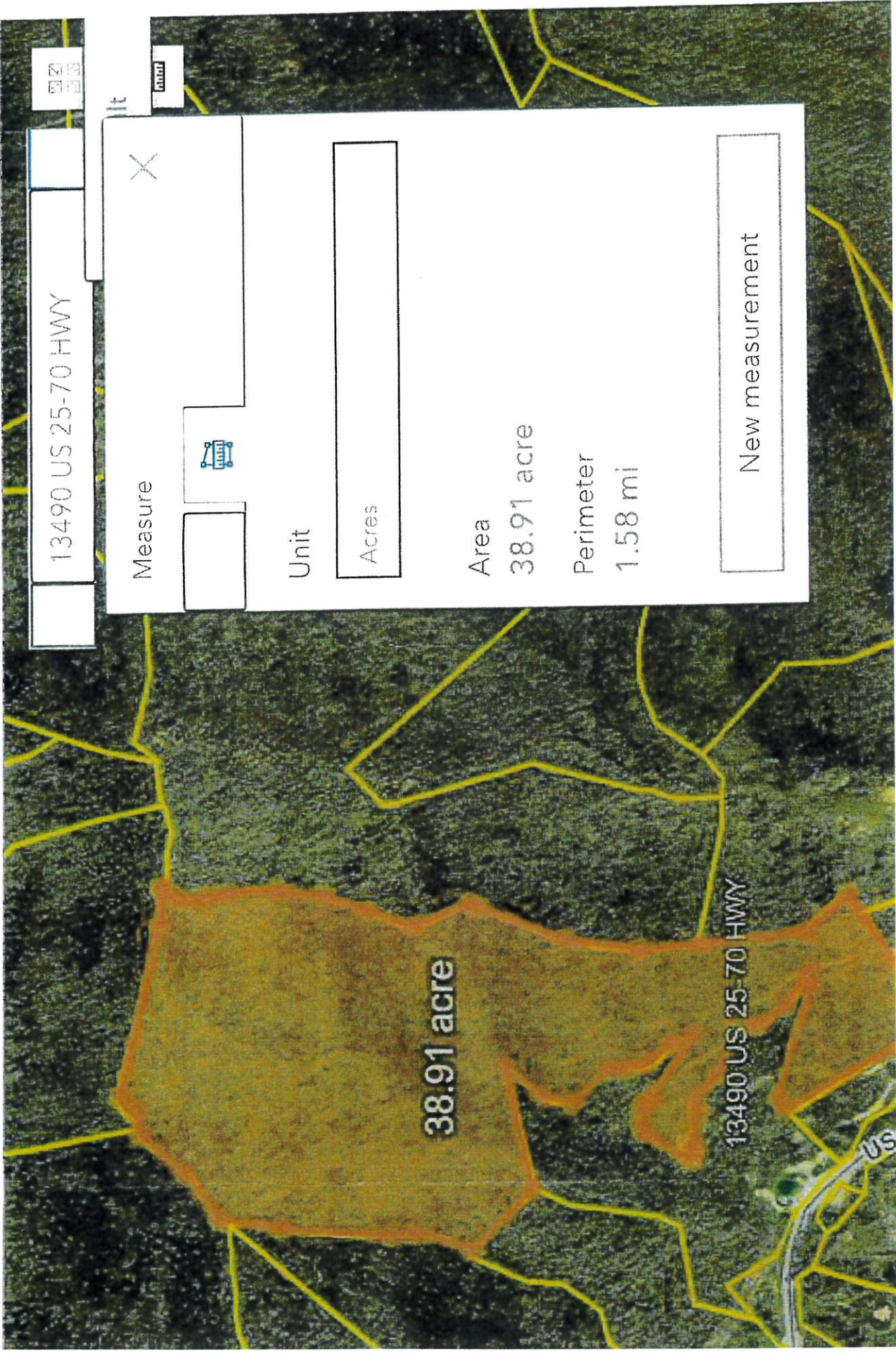
1 1/2" WHITE OAK MARKED (RELS)

County...

Open Data


Register of Deeds

Property Cards



13490 US 25-70 HWY

Measure



Unit

Acres

Area
38.91 acre

Perimeter
1.58 mi

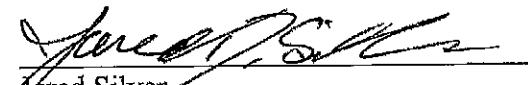
Consistency Statement

I. Required Statement analyzing the reasonableness of the proposed Re-Zoning:

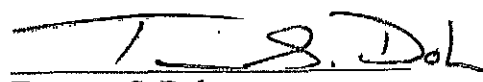
The Re-Zoning Request to convert a 38.31 acre parcel from *Retail-Business* ("R-B"): (historical commercial land use district) to *Residential/Agricultural* ("R/A") is:

- A. This request is deemed reasonable and in the public interest, as the site not directly fronting along any existing NC public road, nor along any private road.
- B. The site is highly prohibitive for consideration of most potential county land uses, (including most forms of commercial, industrial or institutional land uses) due to the site's physical constraints (i.e. site steepness, significant areas of visible surface granite across the site). The historical land use of the forested parcel has always been vacant, most likely due to its physical site constraints.
- C. The current proposal is for one (1) single-family home requested by an applicant, and this proposed residential land use is prohibited for commercially-zoned parcels in Madison County.
- D. The Madison County Land Use Ordinance does provide for the "*Residential/Agricultural*" ("R/A") Land Use District Category, which is most appropriate for this site. Therefore, this available land use district will allow for the placement of a single family residence on parcels, lots or tracts greater than one (1) acre in size, as a "*Permitted Use*" under Section 3.6.3 ("R/A"-Residential/Agricultural District).
- E. The Madison County Land Use Ordinance does not provide for any form of an "*Administrative Zoning Decision Process*" at this time, thus a full re-zoning of the property is required.
- F. The Re-Zoning Request to convert the parcel from its historic *Retail-Business* ("R-B") Land Use District to *Residential/Agricultural* ("R/A") is consistent with the Madison County Comprehensive Plan, as it promotes commercial type uses to be located, concentrated and sited along major or significant roadway corridors. As noted, this site possesses many physical constraints that make nearly all alternative land use proposals, (to the exclusion of low density residential), prohibitive.
- G. The proposal also supports Section 6.3.2 of the Madison County Comprehensive Plan, which states in part, "*Modify zoning regulations and map to allow for a variety of businesses along main transportation corridors in appropriate places.*"
- H. The Madison County Comprehensive Plan's Chapter 11 (in general) and within Chapter 11.2 also encourage that natural resources considerations be taken under consideration, wherein it stated principles in part indicate: "*...development criteria should factor and be considered based upon the surrounding area and the natural resources...*"
- I. All "R/A" *Residential/Agricultural* Land Use District criteria shall be adhered to.
- J. The Re-Zoning Request is consistent with the recommendations of the Madison County Comprehensive Plan, as listed above.

Approved and Adopted September 20, 2022


Jared Silver,
Planning Board Chairman

Attest:


Terrence S. Dolan,
Planning Director



Madison County Commissioners Meeting
Public Hearing-Proposed Commercial Rezoning
Public Comment

October 11, 2022

7:00pm

North Carolina Cooperative Extension-Madison County Center

3 Minute Time Limit

----- Public Comment Sign-In Sheet -----

Name

Signature

1.

Danny Wyatt

Danny Wyatt

2.

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**Proposal: “Lonesome Mountain Market and Rentals” Convenience Store Re-Zoning
Request: Residential/Agricultural (“R/A”) Land Use District to Commercial
District (“CD”) Land Use District (PIN’s #8799194448),**

Address: 13490 US 25/70 Hwy, Marshall, NC 28753

Pursuant to Section 13.4 (Madison County Land Use Ordinance)

Required Planning Board Action:

I. Required Statement analyzing the reasonableness of the proposed Re-Zoning:

The Re-Zoning Request is to officially convert the 10.25 acre parcel from Residential/Agricultural (“R/A”) to Commercial District (“CD”) is:

- A. This request is deemed reasonable and in the public interest, as the site location most appropriately facilitates the continuation of commercial land uses such as “Commercial Node” or “General Highway” uses, convenience centers or stores, drive-through food service and restaurants, and other commercial sales and service uses. As well, this specific 10.25 acre site and its singular building have had a long history in Madison County serving commercially-oriented land uses such as a general store or grocery and providing for fueling needs. However, for unknown reasons, the site was never appropriately zoned to match its historic commercial land uses.
- B. The site served as the *Martin* (then Landers?) *Grocery Store* for many decades, reportedly dating back to the early 1940’s, serving many county residents along the US 25/70 Hwy corridor. The commercial usage of the site for a grocery store and gas station operation pre-dated zoning being initiated within Madison County in 1974. Once the grocery store closed, *USA Rafting* eventually assumed property and building ownership for their French Broad River-based tourism business, closing several seasons ago. Until early in 2022, the existing building had remained vacated, in a dormant state since the time of the *USA Rafting* business closure. A commercial business such as a convenience store is strategically set at this site location to serve hundreds of residences, thus reducing the need for longer vehicular trips to other large-scale grocery or other convenience stores to purchase a variety of personal items, dry goods, a variety of produce and dairy items, or ice and soda.

Examples of travel distances from the site to the three closest (nearby) convenience stores or grocery establishments:

- **Ingles Supermarket (Marshall): 8.0 miles**
- **Brush Creek Gas and Convenience Store: 4.2 miles**
- **Town of Hot Springs: 8.0 miles**

- C. The Madison County Land Use Ordinance does not include a “*General Hwy. District Land Use Category*”, which would otherwise be appropriate for this site. Therefore, the preferred (i.e. available) land use district that does allow convenience stores and fueling facilities as a “**Permitted Use**” is Madison County Land Use Ordinance’s “*Commercial Land Use District*” (Section 3.6.8 “**CD**” – **Commercial District**).
- D. The Re-Zoning Request to convert this 10.25 acre parcel from **Residential/Agricultural (“R/A”) to Commercial District (“CD”)** is *Consistent* with the Madison County Comprehensive Plan, as it promotes commercial type uses to be (i.e. properly) located. The property’s re-utilization (as a “*Convenience Store/Market*”) is one of the most appropriate (i.e. preferred) land use options available due to the site’s existing frontage along US 25/70 Hwy. The adjacent highway’s traffic noise is also another land use factor to be considered.
- E. Furthermore, this store site *positively* reduces many longer vehicular traffic trips that are now able to be reduced or otherwise avoided.

The proposal supports Section 6.3.2 of the Madison County Comprehensive Plan, which states in part, “*Modify zoning regulations and map to allow for a variety of businesses along main transportation corridors in appropriate places.*”

Given the site’s long history, with the convenience store property fronting directly onto US 25/70 Hwy, (a primary transportation corridor within the county), its parcel location is most appropriate for the renewed use of this commercially-oriented site.

Lastly, the renewed use of the site’s existing (historic) commercial building provides may be viewed as a positive community action for two primary reasons:

- The re-opening of a local store at this site removes the factor of a vacant and deteriorating structure positioned along the major roadway corridor, and
- The convenience center serves an essential need for nearby residents (and passer-by traffic) as a more convenient location for obtaining goods.

All “CD” Land Use District criteria shall be adhered to.

- F. The Re-Zoning Request is consistent with the recommendations of the Madison County Comprehensive Plan, as listed above.

**OVERVIEW
CHAPTER 13**

(ZONING)

TEXT & MAP AMENDMENTS

13.1 Amendments: This Zoning Ordinance, including Zoning Map, may be amended by the Board of Commissioners in accordance with the provisions of this article.

13.2 Initiation of Amendments: Proposed changes or amendments may be initiated by the Planning Board, or by one or more owners of property within the area proposed to be changed or affected.

13.3 Application: Before any action of a proposed change to the Zoning Map, an application shall be submitted to the office of the Zoning Administrator.

- The application shall contain the name(s) and address(es) of the owner(s) of the property in question, the location of the proposed zoning regulation or district as shown on the application forms supplied by the county. All applications requesting a change in the zoning map shall include a description of the property in question.
- After the Zoning Administrator has received a completed application, she or he shall refer the application to the Madison County Planning Board.
- A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application for a rezoning, and no amendments to the zoning ordinance or the zoning map shall be considered by the Board of Commissioners until the Board of Commissioners receives a recommendation from the Planning Board. The Board of Commissioners is not bound by the recommendations of the Planning Board.
- When adopting or rejecting any Zoning Amendment, the Board of Commissioners shall adopt a statement describing whether its action is consistent with an adopted land use or comprehensive plan and explaining why the Board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review.

Summary: All required Re-Zoning Application documentation was submitted, evaluated and found sufficient by Madison County Planning and Zoning Dept.



Madison County, NC GIS

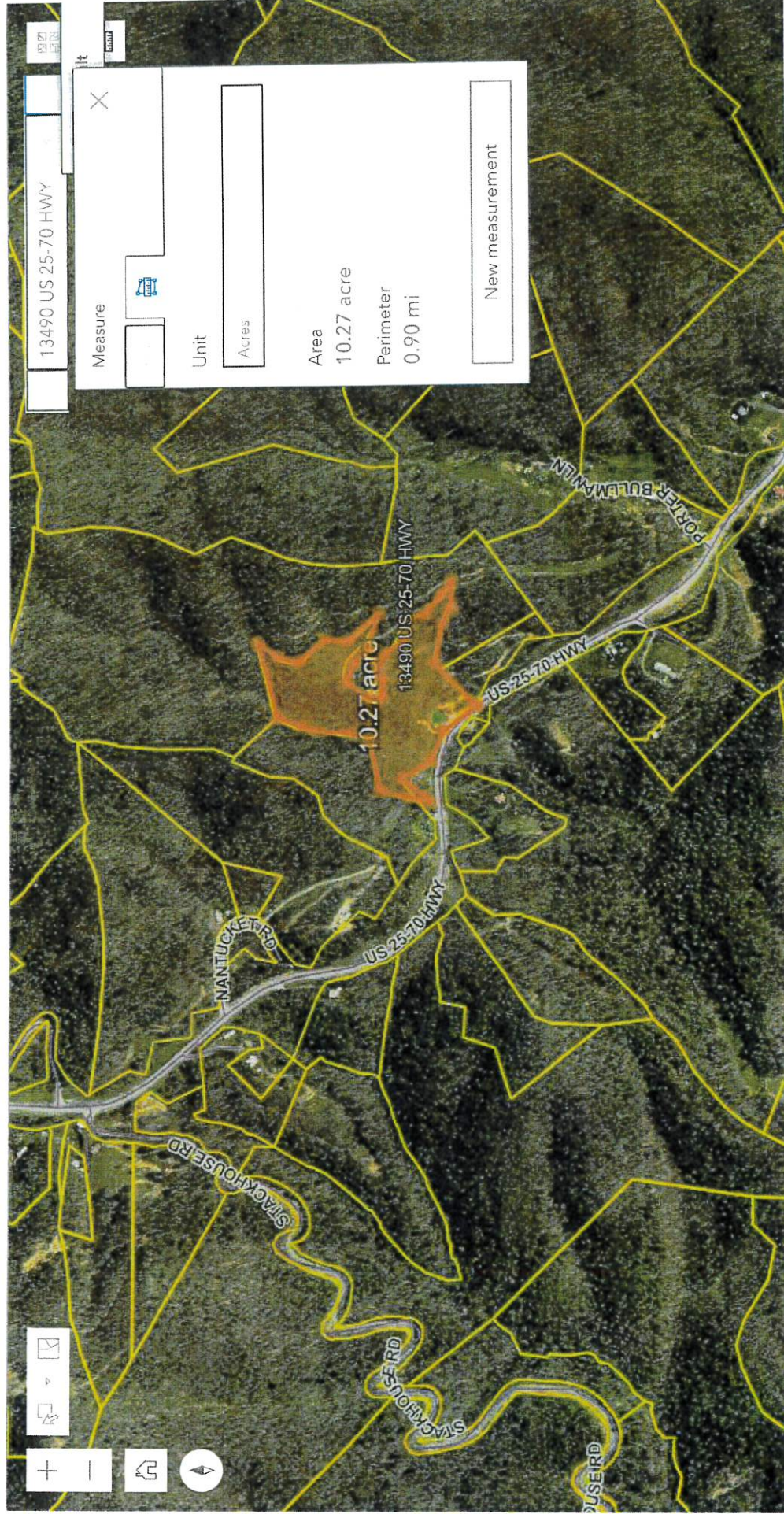
David Nelson, GIS Administrator
817.646.3427

Madison County...

Open Data

Register of Deeds

Property Cards



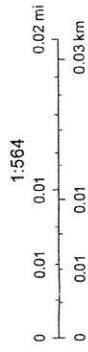
Selected features:0

ArcGIS Web Map



6/28/2022, 3:50:48 PM

- 2020 Madison County Tax Parcels
- 20ft Contours
- Green: Band_2
- Blue: Band_3
- Red: Band_1
- Latest Orthoimagery
- Addresses
- Roads



NC CGIA, Maasr, Microsoft

Web AppBuilder for ArcGIS
 NC CGIA, Maasr, Microsoft |

US 25/70 Hwy. Row
 to
 former Gas Pump Island
 = ± 23



**NC DEPARTMENT
of COMMERCE**
RURAL ECONOMIC
DEVELOPMENT

Attachment ~~3~~ 4

09/08/2022

2022-09-08 10:00:00 AM

SECRETARY

Kenny Flowers
ASSISTANT SECRETARY

September 8, 2022

Mark Snelson
Chair, Board of Commissioners
Madison County
PO Box 190
Albemarle, NC 28002-0190

Re: **Building Reuse Grant Award Notification**
Contract Reference: 2023-011-3201-2587
Project Title: Highland Metal Works,
LLC/Project Johnny 5.0

Award Date: 8/18/2022
Award Amount: \$125,000.00
Jobs Committed: 17

Dear Chairman Snelson:

On behalf of the Rural Infrastructure Authority, and the Rural Economic Development Division, I am pleased to announce that the local government has been awarded funding under the Building Reuse Program. To finalize the award, the following items that were missing from the application materials should be submitted:

1. Signed application
2. Local Government resolution
3. Job commitment letter
4. Cost estimates (with contractor's license)
5. Property deed

Please e-mail the documents to the program manager listed below within 30 days of receipt of this letter. Upon the receipt and approval of these documents, the Rural Division will email the contract documents.

Once one complete set of signed contract documents is returned to the Rural Division, the local government may begin to request payments. Progress reports for the grant are due on **January 15 and July 15** for each year that the grant is open. When the company has hired and maintained the number of jobs committed for six consecutive months, the local government should submit the required documents for job verification and grant closure. Forms and instructions for payment requests, progress reports, job verification, and project closeout can be found on the Rural Division website at: www.nccommerce.com/rgp.

Congratulations on this award and we extend our best wishes to you for success in bringing new job creation to rural North Carolina. We look forward to working with you on this important project. If you have any questions, please contact your program manager Hazel Edmond at hazel.edmond@commerce.nc.gov.

Sincerely,

Kenny Flowers
Assistant Secretary for Economic Development

**RESOLUTION OF THE MADISON COUNTY BOARD OF COMMISSIONERS SUPPORTING
THE SUBMISSION OF A RURAL BUILDING REUSE GRANT APPLICATION TO ASSIST
A NEW INDUSTRY TO IMPROVE A VACANT EXISTING FACILITY IN MARS HILL**

WHEREAS, The Building Reuse Program, under the Rural Grants/Programs Section of the North Carolina Department of Commerce, provides grants to local governments; and

WHEREAS, Funding is available for the renovation or expansion of existing vacant buildings that will lead to the creation of new, full-time jobs; and

WHEREAS, Project Johnny 5.0 | Highland Metalworks LLC desires to locate in Madison County and occupy an existing vacant facility in Mars Hill; and

WHEREAS, NC Department of Commerce approved funding, contingent upon the receipt of a full application, for the project; and

WHEREAS, The program requires a unit of local government (the County) to be the Applicant;

WHEREAS, Madison County finds that it is in its best interest to support Project Johnny 5.0 | Highland Metalworks LLC expansion by applying for these grant funds.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF MADISON COUNTY RESOLVES:

Section 1. That Madison County supports the submission of an application to the NC Department of Commerce for a Rural Building Reuse grant to assist Project Johnny 5.0 | Highland Metalworks LLC to improve a vacant facility in Mars Hill.

Section 2. That the amount of the grant application will be \$125,000. Section 3. That this Resolution shall be effective upon adoption.

This the 11th day of October 2022.

MADISON COUNTY (County Seal)



Mark Snelson, Chairman

ATTEST:



Mandy Bradley, Clerk

**RESOLUTION AUTHORIZING THE EXPENDITURE OF COUNTY GENERAL FUNDS
FOR AN ECONOMIC DEVELOPMENT PROJECT TO SUPPORT THE BUILDING RENOVATION AND
REHABILITATION OF PROJECT JOHNNY 5.0/HIGHLAND METALWORKS, LLC FOR A
MANUFACTURING AND DISTRIBUTION FACILITY IN MADISON COUNTY AND AUTHORIZING
EXECUTION OF AN ECONOMIC DEVELOPMENT PROJECT GRANT**

THAT WHEREAS, North Carolina General Statute 158-7.1 authorizes counties to undertake an Economic Development Project Grant by extending assistance to a company in order to make grants of loans for the rehabilitation of commercial structures operating within the County; and

WHEREAS, Project Johnny 5.0/Highland Metalworks, LLC is a company engaged in the state of art manufacturing and distribution of premium high performance CNC Routers and plasma cutting tables and the location of its operations is in Madison County; and

WHEREAS, Madison County is considering entering into an Economic Development Project Grant with Project Johnny 5.0/Highland Metalworks, LLC to provide a local monetary match of \$25,000.00 (twenty-five thousand dollars) for the project as required for the company's application to the North Carolina Department of Commerce's Rural Economic Development Division Building Reuse Grant Program seeking \$125,000.00 in total grant funding through the state incentive program; and

WHEREAS, the Madison County Board of Commissioners has duly advertised and conducted a public hearing to consider whether to participate in and expend county general funds for an Economic Development Project Grant between Madison County and Project Johnny 5.0/Highland Metalworks, LLC based on the company's stimulation and stabilization of the local economy, promoting business, and creating new jobs in the County by construction, expansion and/or renovation of the former Honeywell Building in Mars Hill, Madison County; and

WHEREAS, the company plans to create six (6) full-time and ten (10) part-time employment positions in connection with the grant application; and

NOW, THEREFORE, BE IT RESOLVED, that the Madison County Board of Commissioners after duly advertised public hearing held, finds that the proposed Economic Development Project Grant as outlined with Project Johnny 5.0/Highland Metalworks, LLC will stimulate the local economy, promote business, create permanent jobs in Madison County, increase the property tax base and revenues therefrom, and increase business prospects of the County;

BE IT FURTHER RESOLVED that the Madison County Board of Commissioners hereby approves and authorizes Madison County's participation in an Economic Development Project Grant with Johnny 5.0/Highland Metalworks, LLC through the local monetary match of \$25,000.00 (twenty-five thousand dollars) which is required for the company's application for the North Carolina Department of Commerce's Rural Economic Development Division Building Reuse Grant Program and authorizes that the Chairman or the County Manager and the Clerk to the Board are hereby authorized to execute on behalf of Madison County the necessary documents for Madison County to participate in an Economic Development Project Grant with Project Johnny 5.0/Highland Metalworks, LLC as described herein subject to a pre-audit certificate thereon by the chief financial officer, if applicable, and approval as to form and legality by the County Attorney.

Adopted this the 11th day of October 2022.


Chairman, Board of Commissioners

ATTEST


Clerk, Board of Commissioners

Grant Project Ordinance for the County of Madison, NC for the Spring Creek Golden LEAF Foundation Grant entitled Spring Creek Office for Rural Economic Development (SCORED).

Project File No: FY2022-029

BE IT ORDAINED by the County of Madison, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: This ordinance is to establish a budget to be funded by Golden LEAF Foundation. The County of Madison will receive \$450,000 from the Golden LEAF Foundation for the purpose of Construction/Renovation of the Spring Creek Community Center, formally the Spring Creek School. These funds may be used to the extent authorized by state law.

Section 2: The following amounts are appropriated for the project and authorized for expenditure:

Golden LEAF Foundation Funds, Project File No: FY2022-029. \$450,000

(Only one line item is designated for expenditures from these funds entitled Construction/Renovation)

Section 3: The following revenues are anticipated to be available to complete the project:

Golden LEAF Funds: \$450,000 (construction/renovation)

Section 4: The Madison County Finance office working under the direction of the Madison County Board of Commissioners is hereby directed to maintain sufficient, detailed accounting records to satisfy the both the requirements of the grantor in concurrence with the grant agreement and annual county audits.

Section 5: The Madison County Finance office working under the direction of the Board of Commissioners is hereby directed to report the financial status of the project on an annual basis or as requested by the Board of Commissioners.

Section 6: Copies of this grant project ordinance shall be furnished to the Board of Commissioners and voted on in a public meeting.

Section 7: This grant project ordinance expires on December 06, 2024, or when all the Golden LEAF Foundation funds have been obligated, expended and all final reports have been completed, whichever occurs sooner.

Adopted on this 11 day of October 2022

Madison County Board of Commissioners

Chairman Mark Sule

Resolution Declaring Official Intent to Reimburse Madison County Government for Spring Creek Golden LEAF Foundation Grant entitled Spring Creek Office for Rural Economic Development (SCORED). Project File No: FY2022-029

Whereas, Madison County Government, North Carolina plans to undertake a construction/renovation project funded by the Golden LEAF Foundation to renovate the Spring Creek Community Center, formerly the Spring Creek School. Funds for this project in the amount of \$450,000 are available for distribution to Madison County upon request from the Golden LEAF Foundation.

Whereas, Madison County Government will act as fiscal agent utilizing these funds to pay for construction and renovation costs associated with this project.

Whereas, 20% of these funds can be dispersed prior to expenditures and will be requested by the County in October of 2022.

Whereas, because the remaining balance of this project is established as a reimbursement grant, Madison County Government will utilize existing County general funds to pay for certain expenses of this project.

Whereas, after each expense, Madison County Government will request reimbursement from the Golden LEAF Foundation. A two-three week turn around is expected.

Whereas, at the completion of the project a final disbursement totaling 20% of the grant amount will be released from the Golden LEAF Foundation once the final report is complete.

Now, Therefore, Be It Resolved by the County of Madison, NC that:

Section 1: Expenditures of Funds. The County of Madison shall make expenditures as needed from its general fund to pay for construction/renovation project costs associated with this project.

Golden LEAF Foundation Funds, Project File No: FY2022-029	\$450,000
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Section 2: Reimbursement of Expenses. The County of Madison shall request reimbursement of expenses periodically and timely from the Golden LEAF Foundation.

Section 3: This resolution expires on December 06, 2024, or when all the Golden LEAF Foundation funds have been expended and final reimbursements have been completed, whichever occurs sooner.

Adopted on this 11 day of October 2022

Madison County Board of Commissioners

Chairman Mark Swanson

**Madison County
Board of Commissioners**

Attachment 10.1

**Budget Amendment #4
October 11, 2022**

Description	Line Item	Debit	Credit
Revaluation Fund			
Reval Property: Transfer from GF	25.3981.9800		\$ 579,055.00
Reserve for Reval	25.4100.4000	\$ 579,055.00	
Transfer out to Reval	10.9900.0025	\$ 579,055.00	
Fund Balance	10.2990.0000		\$ 579,055.00
Pull from Fund Balance for Revaluation			
Opioid Settlement Fund			
Opioid Settlement Funds	37.3836.7000		\$ 66,559.49
Professional Services	37.6500.1990	\$ 66,559.49	
Record receipt of settlement funds			
Courthouse SCIF Grant			
Interest	34.3831.4910	\$ 1,953.13	
Construction	34.5211.2713		\$ 1,953.13
To record interest earned			
Register of Deeds			
Register of Deeds Automation Fund	10.4185.1990	\$ 1,000.00	
Transfer from Automation Fund	10.9900.0045		\$ 1,000.00
For the purchase of new scanner			
Library			
NonRecurring Aid to Libraries	10.3611.5720		\$ 63.00
NonRecurring Aid to Libraries	10.6110.5720	\$ 63.00	
correct total of grant			
Sheriff's Office			
Covid Mitigation Grant	10.3431.8300		\$ 76,352.27
CMG-Supplies & Materials	10.4313.2610	\$ 17,313.55	
CMG- Equipment	10.4313.5100	\$ 31,715.73	
CMG-Staff Development	10.4313.1990	\$ 2,200.00	
CMG-Repair & Maintenance	10.4313.3520	\$ 25,122.99	
Out reach	10.3431.2900		\$ 85.00
Outreach	10.4310.4800	\$ 85.00	
Recording Donations made to the Sheriff's Office/ Grant award			

Sales Tax

1/4 cent sales tax	10.3232.3115		\$54,942.52
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Education/Schools

1/4 cent sales tax	10.5911.7200	\$54,942.52	
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Contingency

	10.7000.0000		
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We are at 25.00% of the FY23 budget.

Bank balances at September 30, 2022 are as follows:

	Unrestricted	Restricted
General Fund	\$ 2,488,931.10	
Debt Service Fund	\$ 48,539.69	
Capital Outlay Fund	\$ 326,197.68	
Capital Management	\$ 14,457,178.41	
Occupancy Tax Fund		\$ 264,998.81
Revaluation Fund		\$ 244,467.35
Tourism Development		\$ 1,428,628.90
Automation Fund		\$ 160,938.91
Drug Seizure Fund		\$ 6,820.55
Inmate Trust Fund		\$ 16,407.87
Soil & Water Conservation		\$ 61,122.25
Opioid Settlement		\$ 125,392.15
Courthouse SCIF Grant GPO		\$ 3,790,607.15
Arpa Cash Management Fund		
Total of All Accounts:	\$ 17,320,846.88	\$ 6,099,383.95
New Jail Loan	\$ (607,008.00)	(Due In February)
School Debt Service	\$ (429,667.00)	(Due In February)
40-42 Set Aside for Schools	\$ (1,661,743.83)	
Unspent Grant/Restricted Proceeds	\$ (767,625.28)	
Adoption Promotion Fund	\$ (115,040.04)	
Encumbered Amounts	\$ (5,359,889.39)	
Restricted Funds In own bank Accounts	\$ (5,569,386.33)	
Arpa Funds	\$ (2,162,827.00)	
Total assigned and restricted Bank Balances	\$ (16,673,186.87)	

	General	Landfill	911
Unassigned and Unrestricted totals by Fund:	\$ 722,316.57	\$ (827,974.35)	\$ 534,854.06

SUMMARIES:

Percentage of budget at September 2022 is:

All Funds:		YTD	% OF BUDGET
Revenues	\$ 3,007,234.10	\$ 5,606,378.53	18.72
Expenditures	\$ 2,847,858.08	\$ 6,138,308.66	24.23

General Fund	MTD	YTD	Encumbered	% OF BUDGET	Year to Date 09/21
Revenues to Date:	\$ 3,391,675.33	\$ 5,006,327.04		15.09	\$ 5,369,579.89
Expenditures to Date:	\$ 2,591,458.70	\$ 5,506,983.39	\$ 4,605,581.44	18.56	\$ 4,666,179.77
Gain/Loss to Date:	\$ 800,216.63	\$ (500,656.35)			\$ 703,400.12

Contingency

Landfill	MTD	YTD	Encumbered	% OF BUDGET	Year to Date 09/21
Revenues to Date:	\$ 384,441.23	\$ 578,857.60		22.93	\$ 2,485,284.82
Expenditures to Date:	\$ 243,757.62	\$ 550,229.96	\$ 754,307.95	21.80	\$ 1,439,992.21
Gain/Loss to Date:	\$ 140,683.61	\$ 28,627.64			

Contingency

911 Emergency Telephone Services	MTD	YTD	% OF BUDGET	Year to Date 09/21
Revenues		\$ 21,193.89	17.16	\$ 35,648.47
Expenditures	\$ 12,641.76	\$ 81,095.31	32.34	\$ 25,450.00
Gain/Loss	\$ (12,641.76)	\$ (59,901.42)		\$ 10,198.47

Contingency \$-

GENERAL FUND:

DEPARTMENT	MTD	YTD	% OF BUDGET	Year to Date 09/21
Vehicle Tax	\$ 112,551.58	\$ 335,006.15	29.81	\$ 209,346.86
Overages/Underages				
Ad Valorem Tax Interest	\$ 10,608.18	\$ 43,038.69	28.69	\$ 36,548.48
Late Listing Fee	\$ 2,077.34	\$ 3,507.15	23.38	\$ 2,024.50
Legal Fees				
2011 Ad Valorem Tax	\$ 30.55	\$ 503.34		\$ 15.97
2012 Ad Valorem Tax	\$ 496.78	\$ 1,376.04	22.93	\$ 746.07
2013 Ad Valorem Tax	\$ 496.78	\$ 1,553.46	19.42	\$ 2,429.71
2014 Ad Valorem Tax	\$ 515.81	\$ 2,748.42	34.36	\$ 1,811.57
2015 Ad Valorem Tax	\$ 1,073.14	\$ 2,905.87	32.29	\$ 2,556.44
2016 Ad Valorem Tax	\$ 960.68	\$ 4,718.04	47.18	\$ 5,496.41
2017 Ad Valorem Tax	\$ 2,370.81	\$ 7,391.89	33.6	\$ 9,085.41
2018 Ad Valorem Tax	\$ 2,161.36	\$ 9,725.86	32.42	\$ 18,041.40
2019 Ad Valorem Tax	\$ 3,097.54	\$ 10,761.86	16.56	\$ 29,672.96
2020 Ad Valorem	\$ 4,098.06	\$ 18,008.33	18.01	\$ 69,156.42
2021 Ad Valorem	\$ 13,174.98	\$ 54,168.45	28.51	\$ 759,343.28
2022 Ad Valorem	\$ 1,950,821.91	\$ 2,061,130.82	16.56	
Collection Fees: Marshall				
Collection Fees: Mars Hill				
Collection Fees: Hot Springs				
Sale of Tax Maps		\$ 190.00		\$ 391.50
Tax Office Copies				
Returned Check	\$ 152.78	\$ 152.78		\$ 25.00
Refunds/Overpayment of Taxes	\$ 2,220.80	\$ 4,465.57		
Contra: Returned Check				
Sale of Foreclosed Property	\$ -	\$ 2,777.00		
Contra: Foreclosed Property Expenses				
Sales Tax/Video Programming				
Sales Tax	\$ 627,629.12	\$ 627,629.12	12.47	
Gas Tax Refund/State	\$ 2,295.76	\$ 2,295.76	9.18	
Payment in Lieu of Taxes	\$ 6,141.85	\$ 6,141.85	122.84	
Forest Service Timber Sales				
Clerk of Court	\$ 8,073.81	\$ 13,777.57	19.14	\$ 13,976.27
Board of Elections				
Register of Deeds	\$ 34,026.25	\$ 122,077.20	30.07	\$ 164,930.90
Sheriff's Department	\$ 122,331.43	\$ 390,897.17	21.77	\$ 172,766.72
Emergency Management				
Inspections	\$ 4,593.96	\$ 48,672.34	25.91	\$ 60,022.29

Animal Control	\$	497.33	\$	3,921.33	21.2	\$	3,290.00
Transportation	\$	15,070.98	\$	34,678.38	8.17	\$	24,808.92
Cooperative Extension Service							
Soil & Water Conservation							
Grant Revenues/JCPC/DJDP	\$	9,705.00	\$	31,050.00	28.63	\$	24,150.00
DEPARTMENT	MTD		YTD		% OF BUDGET	Year to Date 09/21	
Health Department	\$	153,790.67	\$	417,514.40	17.22	\$	907,815.62
Medicaid Hold Harmless Tax			\$	20,440.87		\$	86,912.75
Social Services	\$	157,681.42	\$	408,362.38	16.08	\$	407,672.74
AFDC							
Foster Care	\$	17,365.76	\$	50,801.47	7.33	\$	122,440.15
Medicaid						\$	370.00
Adoption							
Child Support Enforcement	\$	5,482.45	\$	12,622.96	12.27	\$	6,922.34
In Home Aides	\$	4,646.96	\$	4,646.96	6.2	\$	2,843.22
Beech Glen Center	\$	614.00	\$	2,257.00	45.14	\$	915.00
Nutrition	\$	14,562.00	\$	17,744.30	9.53	\$	18,945.06
State Lottery Funds/Education							
Library	\$	66,709.61	\$	94,733.63	57.74	\$	21,353.00
Parks & Recreation			\$	1,850.00	15.43	\$	3,811.00
Interest Earned	\$	28,220.39	\$	78,505.10	7850.51	\$	311.07
Rent of County Property	\$	5,327.50	\$	12,982.50	19.75	\$	11,482.50
Finance/Other							
Miscellaneous Income							
Fund Transfer In							
Totals	\$	3,391,675.33	\$	5,006,327.04	16.09	\$	5,369,579.89

GENERAL FUND EXPENDITURES

DEPARTMENT	MTD	YTD	Encumbered	% OF BUDGET	Year to Date 09/21				
Governing Body	\$	6,886.31	\$	36,080.86	21.11	\$	27,095.78		
Finance Office	\$	63,649.17	\$	167,497.11	20.73	\$	122,774.15		
Tax Collector	\$	28,234.29	\$	55,229.48	17.14	\$	41,227.67		
Tax Supervisor	\$	19,105.20	\$	40,312.18	15.49	\$	48,521.87		
Land Records	\$	8,876.92	\$	20,578.32	21	\$	19,528.78		
Professional Services									
Court Facilities	\$	1,154.90	\$	4,279.90	13.01	\$	3,622.19		
Board of Elections	\$	16,107.60	\$	36,396.42	10.42	\$	51,453.11		
Register of Deeds	\$	36,730.42	\$	80,821.53	\$	6,808.50	23.1	\$	81,475.46
Register of Deeds- Automation									
Custodial	\$	9,094.31	\$	20,511.18	21.91	\$	15,435.84		
Maintenance	\$	35,876.02	\$	145,480.83	\$	64,040.00	13.2	\$	73,235.31
Sheriff's Department	\$	553,260.75	\$	1,134,330.37	\$	1,860.00	24.5	\$	865,055.21
Emergency Management	\$	22,002.05	\$	39,220.20	\$	1,127.00	31.46	\$	26,852.25
911 Dispatchers	\$	100,994.23	\$	197,287.90	\$	10,785.53	25.45	\$	146,604.25
Fire Contract/Forest Service	\$	5,257.44	\$	5,257.44	4.98	\$	6,057.16		
Inspections	\$	42,791.00	\$	82,312.00	17.68	\$	62,016.49		
Economic Development	\$	11,504.42	\$	26,387.48	10.04	\$	6,368.68		

Medical Examiner	\$	1,200.00	\$	3,550.00		28.4	\$	2,350.00	
Ambulance Service Contract	\$	142,916.67	\$	428,750.01	\$	1,286,250.00	24.89	\$	428,750.01
Animal Control	\$	33,568.91	\$	73,712.68			18.71	\$	70,159.55
Transportation - Admin	\$	13,155.13	\$	34,490.09			26.91	\$	27,159.13

DEPARTMENT	MTD	YTD	Encumbered	% OF BUDGET	Year to Date 09/21				
Transportation - Operating	\$	53,592.15	\$	113,517.98	\$	1,466.00	22.64	\$	77,655.04
Transportation - Capital Outlay									
Transportation - EDTAP	\$	92.70	\$	165.15			8.26	\$	132.30
Planning & Development	\$	75,392.20	\$	79,132.29			28.02	\$	70,522.11
Information Technology	\$	32,296.17	\$	86,111.88	\$	1,100.00	29.41	\$	61,954.50
Cooperative Extension	\$	26,382.11	\$	58,681.66			17.47	\$	45,773.90
Soil & Water	\$	16,248.98	\$	38,244.15			22.2	\$	30,552.39
Health Department	\$	343,976.23	\$	769,447.67	\$	381,780.51	20.78	\$	707,582.93
Drug Free Community	\$	8,612.92	\$	19,464.30			15.55	\$	16,936.45
Management Admin.	\$	7,567.00	\$	128,724.30			22.55	\$	134,184.36
Social Services	\$	275,577.03	\$	605,854.99	\$	1,700.00	18.52	\$	558,140.81
AFDC			\$	998.33			12.48	\$	412.27
Special Assistance	\$	5,411.50	\$	18,244.00			16.59	\$	23,940.85
State Foster Care	\$	12,857.45	\$	23,780.45			3.4	\$	48,530.96
Foster Care Program			\$	6,851.95			1.67	\$	21,273.58
Medical Assistance Program									
Adoption Assistance	\$	15,108.96	\$	46,115.14			16.56	\$	27,003.10
Crisis Intervention	\$	1,504.44	\$	2,871.29			1.23	\$	2,583.82
Child Support	\$	8,834.49	\$	20,408.99	\$	16,400.00	15.09	\$	19,848.18
In Home Aides	\$	14,558.70	\$	33,582.67			18.49	\$	24,899.99
Nutrition	\$	57,427.53	\$	134,492.36			19.14	\$	106,615.33
Education	\$	369,786.24	\$	421,013.46	\$	2,795,308.00	9.79	\$	348,875.31
A-B Technical College	\$	9,542.00	\$	28,626.00	\$	85,878.00	25	\$	28,626.00
Bank Charges	\$	1,823.92	\$	3,521.13			19.56	\$	2,848.44
Library	\$	67,243.35	\$	167,874.76	\$	11,077.90	24.42	\$	115,619.92
Parks & Recreation	\$	18,610.89	\$	50,126.51			28.3	\$	33,715.34
Debt Services									
Debt Services Interest									
Fund Transfer In/ Landfill & Library									
Fund Transfer Out/Revaluation									
TOTALS	\$	2,591,458.70	\$	5,505,983.39	\$	4,605,581.44	18.56	\$	4,666,179.77

LANDFILL FUND

REVENUES	MTD	YTD	% OF BUDGET	Year to Date 09/21
Transfer From Fund Balance				
Landfill Miscellaneous Fees				
Returned Check Fees				
Surplus Property Proceeds				
State Tire Disposal Fee		\$ 9,550.45	49	
Local Tire Disposal Fee	\$ 353.90	\$ 1,104.40	110.44	\$ 149.00
White Goods Tax				\$ 8,036.80
Sale of White Goods	\$ 1,825.40	\$ 5,576.60	30.98	\$ 13,125.80
Household Hazardous Waste				
Temporary Disposal Cards	\$ 3,345.00	\$ 14,320.00	44.75	\$ 14,895.00
Duplicate Disposal Cards	\$ 300.00	\$ 604.19	2.16	\$ 840.00
Landfill Disposal Cost Fees	\$ 13,043.41	\$ 30,837.56	24.67	\$ 40,872.98
Landfill Sale of Recyclables	\$ 9,900.77	\$ 22,552.62	53.7	\$ 24,488.15
Nuisance Tires				
Disposal Cards	\$ 353,382.90	\$ 487,351.26	22.11	\$ 281,741.05
Construction Demolition	\$ 2,289.85	\$ 16,510.97	43.45	\$ 10,037.74
Solid Waste Disposal Distribution				\$ 4,403.20
Grant/State				\$ 568.78
Electronics Management				
Electronics (County)				
Interest				
Totals	\$ 384,441.23	\$ 578,857.60	22.93	\$ 400,540.20

EXPENSES:	MTD	YTD	Encumbered	% OF BUDGET	Year to Date 09/21
Landfill	\$ 201,379.25	\$ 477,077.42	\$ 735,116.94	21.46	\$ 388,115.80
Recycling	\$ 40,106.22	\$ 65,112.12	\$ 2,231.98	24.23	\$ 45,097.83
Scrap Tires	\$ 2,272.15	\$ 8,040.42	\$ 16,959.03	30.34	\$ 8,168.21
White Goods					
Closure/Post Closure					
Totals	\$ 243,757.62	\$ 550,229.96	\$ 754,307.95	21.8	\$ 441,381.84

Report Parameters:

Release Date Start: 9/1/2022 Release Date End: 9/30/2022
 Tax District: ALL

Default Sort-By: Bill #, Taxpayer Name, Release Date, Billing Date, Operator ID, Release Amount

Grouping: No Grouping

Bill #	Taxpayer Name	Bill Date	Release Reason	Operator ID (Name)	Release Date	Orig Bill Amount (\$)	Release Amount (\$)	Bill Amount after
000000010-2022-2022-0000-00-REG	ALLEN, SHIRLEY L.	8/21/2022	Adjustment	APRIL	9/7/2022	1,153.80	261.00	892.80
0000001196-2022-2022-0000-00-REG	COX, WILLIAM H.	8/21/2022	Landfill error	DIANA	9/22/2022	1,602.98	180.00	1,422.98
0000001410-2022-2022-0000-00-REG	BEAM, MARY EMMA	8/21/2022	Sold/Traded	APRIL	9/21/2022	92.82	92.82	0.00
0000001412-2022-2022-0000-00-REG	BEAM, MARY EMMA	8/21/2022	Sold/Traded	APRIL	9/21/2022	16.80	16.80	0.00
0000001418-2022-2022-0000-00-REG	PRICE, ILLA MAE	8/21/2022	Landfill error	APRIL	9/27/2022	1,544.62	180.00	1,364.62
0000001817-2022-2022-0000-00-REG	GRIFFIN, W. G.	8/21/2022	Landfill error	DIANA	9/12/2022	368.00	180.00	188.00
0000004112-2022-2022-0000-00-REG	MCFARLAND, MARY JANE	8/21/2022	Landfill error	APRIL	9/19/2022	132.50	25.06	107.44
0000004119-2022-2022-0000-00-REG	MCFARLAND, SANDRA	8/21/2022	Adjustment	APRIL	9/19/2022	86.14	10.31	75.83
0000004121-2022-2022-0000-00-REG	MCFARLAND, SANDRA	8/21/2022	Adjustment	APRIL	9/19/2022	370.71	370.71	0.00
0000004998-2022-2022-0000-00-REG	MASSEY, PAMELA ANN RAMSEY A/K/A	8/21/2022	Wrong Bill	DIANA	9/22/2022	1,059.69	180.00	879.69
0000005060-2022-2022-0000-00-REG	ROBERTS, EARL	8/21/2022	Landfill error	DIANA	9/13/2022	1,496.05	180.00	1,316.05
0000005304-2022-2022-0000-00-REG	ETHERTON, HONLEY	8/21/2022	Landfill error	DIANA	9/26/2022	672.60	180.00	492.60
0000005365-2022-2022-0000-00-REG	GOSNELL, JACQUELINE ANN	8/21/2022	Landfill error	DIANA	9/12/2022	595.61	180.00	415.61
0000005858-2022-2022-0000-00-REG	SHELTON, SOLOMON	8/21/2022	Landfill error	DIANA	9/26/2022	751.92	180.00	571.92
0000005905-2022-2022-0000-00-REG	CRANE, TRUMAN	8/21/2022	Landfill error	DIANA	9/26/2022	1,234.40	180.00	1,054.40
0000005993-2022-2022-0000-00-REG	BRIGGS, STEPHEN KEITH	8/21/2022	Landfill error	DIANA	9/26/2022	528.56	180.00	348.56
0000006941-2022-2021-0000-00-REG	ALDRIDGE, VICTORIA	6/30/2022	Assessed In Err	DIANA	9/28/2022	34.94	34.94	0.00
0000007112-2022-2022-0000-00-REG	DUCKETT, HANNAH AND LAURA	8/21/2022	Landfill error	DIANA	9/12/2022	758.93	180.00	578.93
0000007248-2022-2022-0000-00-REG	RIDDLE, ROY GENE	8/21/2022	Landfill error	DIANA	9/12/2022	867.45	180.00	687.45
0000007311-2022-2022-0000-00-REG	VAUGHAN, JULIAN F.	8/21/2022	Landfill error	DIANA	9/12/2022	1,442.08	180.00	1,262.08
0000008579-2022-2022-0000-00-REG	CHANDLER, CHRIS ANDREA	8/21/2022	Sold/Traded	APRIL	9/19/2022	33.00	33.00	0.00
0000008606-2022-2022-0000-00-REG	WORLEY, LOWERY A.	8/21/2022	Landfill error	DIANA	9/12/2022	574.63	360.00	214.63
0000009037-2022-2022-0000-00-REG	WHITTEN, LESA ANN CHANDLER	8/21/2022	Landfill error	DIANA	9/12/2022	235.00	180.00	55.00
0000010622-2022-2022-0000-00-REG	CHANDLER, DONNA F	8/21/2022	Landfill error	DIANA	9/12/2022	503.77	180.00	323.77
0000011393-2022-2022-0000-00-REG	MESKIL, ALBERT J	8/21/2022	Landfill error	DIANA	9/12/2022	490.35	180.00	310.35
0000013330-2022-2022-0000-00-REG	MULLINS, MARSHALL L.	8/21/2022	Landfill error	DIANA	9/26/2022	2,834.88	180.00	2,654.88

0000014547-2022-2022-0000-00-REG	LOREDO, JUAN A.	8/21/2022	Ownership change	COLTON KENT	9/6/2022	27.50	27.50	0.00
0000014556-2022-2022-0000-00-REG	DOUBLE OAK PRESS	8/21/2022	Business closed	COLTON KENT	9/1/2022	5.38	5.38	0.00
0000014580-2018-2018-0000-00-REG	SENDINO, NELSON G.	8/15/2018	Exempt Property	DIANA	9/27/2022	537.63	537.63	0.00
0000015661-2022-2022-0000-00-REG	EAST FORK LIVING WATERS FARM,	8/21/2022	Business closed	COLTON KENT	9/6/2022	128.50	128.50	0.00
0000015903-2022-2022-0000-00-REG	GLORIOUS FOREST FARM, INC.	8/21/2022	Business closed	COLTON KENT	9/1/2022	56.36	56.36	0.00
0000016599-2022-2022-0000-00-REG	BRIGGS, C WILLIAM	8/21/2022	Landfill error	DIANA	9/22/2022	2,136.13	360.00	1,776.13
0000016656-2022-2022-0000-00-REG	OUR GUEST SPACE	8/21/2022	Business closed	DIANA	9/20/2022	35.23	35.23	0.00
0000016701-2018-2018-0000-00-REG	THOMAS, HOUSTON LEE II	8/15/2018	Sold/Traded	APRIL	9/29/2022	151.25	151.25	0.00
0000016701-2019-2019-0000-00-REG	THOMAS, HOUSTON LEE II	8/28/2019	Sold/Traded	APRIL	9/29/2022	159.50	159.50	0.00
0000016701-2020-2020-0000-00-REG	THOMAS, HOUSTON LEE II	9/21/2020	Sold/Traded	APRIL	9/29/2022	135.56	135.56	0.00
0000016701-2021-2021-0000-00-REG	THOMAS, HOUSTON LEE II	9/15/2021	Sold/Traded	APRIL	9/29/2022	87.45	87.45	0.00
0000016701-2022-2022-0000-00-REG	THOMAS, HOUSTON LEE II	8/21/2022	Sold/Traded	APRIL	9/29/2022	87.45	87.45	0.00
0000017147-2022-2022-0000-00-REG	STEPNIAK, FRANK JR.	8/21/2022	Sold/Traded	APRIL	9/19/2022	110.36	110.36	0.00
0000017149-2022-2022-0000-00-REG	WNC WOOD STOCK, LLC	8/21/2022	Situs error	COLTON KENT	9/1/2022	119.17	6.75	112.42
0000017433-2022-2022-0000-00-REG	BRAZIL, CHRISTOPHER SCOTT	8/21/2022	Adjustment	DIANA	9/6/2022	11.94	1.65	10.29
0000017514-2022-2022-0000-00-REG	OWENS, HARROLD LUCAS	8/21/2022	Assessed In Err	COLTON KENT	9/2/2022	24.77	20.13	4.64
0000017654-2022-2022-0000-00-REG	CEDAR MILL PROPERTIES, LLC	8/21/2022	Assessed In Err	COLTON KENT	9/7/2022	66.99	31.90	35.09
0000019386-2022-2022-0000-00-REG	LAUGHING HEART HOSTEL AND	8/21/2022	Landfill error	DIANA	9/12/2022	6,283.37	720.00	5,563.37
0000019578-2022-2022-0000-00-REG	KUYKENDALL, JEREMY WAYNE	8/21/2022	Landfill error	DIANA	9/22/2022	589.47	180.00	409.47
0000020937-2022-2022-0000-00-REG	ALLISON, GARY ROBERT	8/21/2022	Bldg correction	DIANA	9/19/2022	326.41	216.48	109.93
0000020986-2020-2020-0000-00-REG	STEWART, THOMAS E	9/21/2020	Bldg correction	DIANA	8/31/2022	1,853.60	1,745.78	107.82
0000020986-2021-2021-0000-00-REG	STEWART, THOMAS E	9/15/2021	Bldg correction	DIANA	8/31/2022	1,853.60	1,745.78	107.82
0000020986-2022-2022-0000-00-REG	STEWART, THOMAS E	8/21/2022	Bldg correction	DIANA	8/31/2022	1,853.60	1,745.78	107.82
0000021058-2022-2022-0000-00-REG	TIGER TRAILS INVESTMENT GROUP,	8/21/2022	Landfill error	DIANA	9/26/2022	715.75	180.00	535.75
0000021059-2022-2022-0000-00-REG	TIGER TRAILS INVESTMENT GROUP,	8/21/2022	Landfill error	DIANA	9/26/2022	661.64	180.00	481.64
0000021836-2022-2022-0000-00-REG	WHITLOCK, ELIZABETH JOAN	8/21/2022	Landfill error	DIANA	9/26/2022	460.69	180.00	280.69
0000567592-2022-2022-0000-00-REG	HANINAH HEALING, INC. DBA OF	8/21/2022	Adjustment	APRIL	9/19/2022	9.98	1.67	8.31
0000567609-2022-2022-0000-00-REG	BAA'D SHEEP BURRITOS	8/21/2022	Business closed	DIANA	9/22/2022	232.93	232.93	0.00
0000567624-2022-2022-0000-00-REG	SMOKING GUN ENGRAVING	8/21/2022	Business closed	APRIL	9/19/2022	17.23	17.23	0.00
0000567942-2022-2022-0000-00-REG	CANTRELL, RALPH	8/21/2022	Landfill error	DIANA	9/26/2022	625.46	180.00	445.46
0000568444-2019-2019-0000-00-REG	FISHER, GEORGE W.	8/28/2019	Duplication	APRIL	9/27/2022	282.79	282.79	0.00
0000568444-2020-2020-0000-00-REG	FISHER, GEORGE W.	9/21/2020	Duplication	APRIL	9/27/2022	287.11	287.11	0.00
0000568444-2021-2021-0000-00-REG	FISHER, GEORGE W.	9/15/2021	Duplication	APRIL	9/27/2022	287.11	287.11	0.00
0000568444-2022-2022-0000-00-REG	FISHER, GEORGE W.	8/21/2022	Duplication	APRIL	9/27/2022	287.11	287.11	0.00
0000568710-2022-2022-0000-00-REG	MCDONALD, JESSE C.	8/21/2022	Assessed In Err	APRIL	9/16/2022	6.27	6.27	0.00
0000568728-2022-2022-0000-00-REG	BALDING, PEGGY	8/21/2022	Assessed In Err	COLTON KENT	9/2/2022	59.40	29.70	29.70
0000568954-2022-2022-0000-00-REG	WILD, LEWIS E.	8/21/2022	Sold/Traded	APRIL	9/29/2022	55.00	27.50	27.50
0000569184-2022-2022-0000-00-REG	FLORES, ARELI	8/21/2022	Assessed In Err	COLTON KENT	9/7/2022	27.50	27.50	0.00

0000569255-2021-2021-0000-00-REG	GREENE, CONNIE DIANE	9/15/2021	Assessed In Err	COLTON KENT	9/14/2022	13.75	13.75	0.00
0000569255-2022-2022-0000-00-REG	GREENE, CONNIE DIANE	8/21/2022	Assessed In Err	COLTON KENT	9/14/2022	13.75	13.75	0.00
0000569270-2021-2021-0000-00-REG	CHANDLER, BRENDA LYNN AND	9/15/2021	Sold/Traded	COLTON KENT	9/1/2022	29.15	29.15	0.00
0000569525-2022-2022-0000-00-REG	WILSON, LAWRENCE EDWARD	8/21/2022	Landfill error	DIANA	9/26/2022	3,500.70	900.00	2,600.70
0000569589-2022-2022-0000-00-REG	BARRETT, RONALD D & SUSAN B THE	8/21/2022	Landfill error	DIANA	9/22/2022	1,141.59	180.00	961.59
0000569748-2022-2022-0000-01-REG	HANINAH HEALING, INC. DBA ARTISUN	8/21/2022	Assessed In Err	COLTON KENT	9/16/2022	133.64	76.55	57.09
0000569825-2022-2022-0000-00-REG	BRAZIL, CHRISTOPHER SCOTT	8/21/2022	Adjustment	DIANA	9/6/2022	2,361.41	300.88	2,060.53
0000571510-2022-2022-0000-00-REG	SHELTON, DAVID	8/21/2022	Assessed In Err	COLTON KENT	9/1/2022	85.50	57.00	28.50
0000571540-2021-2021-0000-00-REG	SHOOK, HOLLY PLEMMONS	9/15/2021	Assessed In Err	COLTON KENT	9/16/2022	66.00	66.00	0.00
0000571822-2021-2021-0000-00-REG	JOEL & CORNELIA RAPPOPORT	9/15/2021	Business closed	COLTON KENT	9/7/2022	73.15	73.15	0.00
0000571822-2022-2022-0000-00-REG	JOEL & CORNELIA RAPPOPORT	8/21/2022	Business closed	COLTON KENT	9/7/2022	73.15	73.15	0.00
0000571834-2022-2022-0000-00-REG	SKYWAY COTTAGE	8/21/2022	Business closed	COLTON KENT	9/9/2022	53.09	53.09	0.00
0000571847-2022-2022-0000-00-REG	ALEXANDER, SUSAN IVY	8/21/2022	Sold/Traded	COLTON KENT	9/6/2022	17.60	17.60	0.00
0000571901-2021-2021-0000-00-REG	MAX PATCH RETREAT	9/15/2021	Business closed	COLTON KENT	9/8/2022	25.65	25.65	0.00
0000571901-2022-2022-0000-00-REG	MAX PATCH RETREAT	8/21/2022	Business closed	COLTON KENT	9/8/2022	25.65	25.65	0.00
0000572043-2022-2022-0000-00-REG	FOSTER, JAMES E.	8/21/2022	Assessed In Err	COLTON KENT	8/31/2022	13.50	10.80	2.70
0000572336-2021-2021-0000-00-REG	HONEYCUTT, TED	9/15/2021	Not in County	APRIL	9/19/2022	29.50	29.50	0.00
0000572336-2022-2022-0000-00-REG	HONEYCUTT, TED	8/21/2022	Not in County	APRIL	9/19/2022	32.45	32.45	0.00
0000572370-2022-2022-0000-00-REG	PLEMMONS, KATHY	8/21/2022	Landfill error	DIANA	9/22/2022	399.55	180.00	219.55
0000572688-2022-2022-0000-00-REG	PAYNE, BERTHA ANN	8/21/2022	Landfill error	DIANA	9/22/2022	627.85	360.00	267.85
0000572942-2022-2022-0000-00-REG	BEAM, MARY EMMA	8/21/2022	Sold/Traded	APRIL	9/21/2022	1,284.96	1,284.96	0.00
0000572956-2022-2022-0000-00-REG	BLUE WINTER FARM	8/21/2022	Situs error	DIANA	9/6/2022	31.90	4.40	27.50
0000573771-2022-2022-0000-00-REG	HOLLIFIELD, JAMES O.	8/21/2022	Adjustment	APRIL	9/1/2022	7.08	4.13	2.95
0000573938-2022-2022-0000-00-REG	WESSLING, DOUGLAS AARON	8/21/2022	Bldg correction	DIANA	9/2/2022	744.86	450.71	294.15
0000574465-2022-2022-0000-00-REG	RIVER CLUB INVESTORS, LLC	8/21/2022	Wrong Bill	APRIL	9/21/2022	913.31	913.31	0.00
0000574583-2022-2022-0000-00-REG	FRENCH BROAD INVESTORS, LLC A	8/21/2022	Wrong Bill	APRIL	9/21/2022	1,769.21	1,769.21	0.00

Total

21,712.82

File Year	Bill Number	Parcel #	Source Type	Appl. No.	Admission Reason	Date of Ad. Additional Owners	Revised Recipient Name	Refund Address Line 1	Refund Address Line 2	Refund City	Refund State	Refund Zip Code	Jurisdiction	Case No.	Appl. ID	Refund Amount	Includes Negative Refund	MADISON Positive Refund (\$)	MASS E PPS	Fire District	File District	File Refund (\$)
2022	000000005-2022-2022-0000-00	14337	REI	3504	Landfill error	9/22/2022 10:32:29 AM Other/Secondary	BLACKWELL FRANK TOM	35 SOLSKROD LN		MARSHALL	NC	28754	MADISON			180.00	0.00	0.00	180.00			0.00
2022	000000014-2022-0022-0000-00	3320	REI	3509	Elmlyr Lintation	9/20/2022 2:44:26 PM	HUNTER, NINA BOVARY THE MADISON COUNTY SUBURB THIS WAS A SUBURB BUT TOO LONG TO QUALIFY FOR			HARTWELL	GA	30443	MADISON			151.00	0.00	0.00	151.00			0.00
2022	000001132-2022-2022-0000-00	25550	REI	3506	Landfill error	9/22/2022 10:38:40 AM	MASSEY CARLESTER	8177 FLECTOR BRANCH ROAD		MARSHALL	NC	28753	MADISON			180.00	0.00	0.00	180.00			0.00
2020	000000384-2020-2020-0000-00	4861	REI	3579	Landfill error	9/20/2022 12:21:03 PM Secondary	HAY WILHELM BALLARD	988 UPWARD RD		FLAT ROCK	NC	28731	MADISON			180.00	0.00	0.00	180.00			0.00
Subtotal																891.00	0.00	0.00	891.00			0.00

Authorization

10/2/2022

Date:

**RESOLUTION ALTERING THE REGULAR MEETING SCHEDULE OF THE
MADISON COUNTY BOARD OF COMMISSIONERS**

THAT WHEREAS the Madison County Board of Commissioners, (hereinafter "Board") has heretofore adopted a Resolution which said Resolution is on file with the Clerk to the Board which establishes the regular monthly meetings of the Board to occur at 7:00 p.m. on the second (2nd) Tuesday of each consecutive month, with said meetings to be held in at the North Carolina Cooperative Extension Office-Madison County Center located at 258 Carolina Lane, Marshall, NC; and

WHEREAS it has become necessary to change the date and time of the regular monthly meeting for November 2022, due to the temporary unavailability of the Board.

WHEREAS it is incumbent upon the Board to follow the appropriate statutory procedure to alter its regular meetings which said procedure includes, without limitation, the following:

- 1- The adoption of a revised schedule of regular monthly meetings at least 7 days before the first (1st) meeting occurs under the revised schedule (NCGS §143-318.12(a)(4)).
- 2- The filing of the revised regular meeting schedule with the Clerk to the Board (NCGS §143-318.12(a)(2)).
- 3- The posting of the revised meeting schedule on the Board's website (NCGS §143-318.12(d)).
- 4- The posting of notice of the temporary change at or near the Board's regular meeting place (NC Cooperative Extension-Madison County Center) (NCGS §153A-40(a)).
- 5- Notification to all persons or entities that have requested information of the Board's meetings of the change.

NOW THEREFORE, be it **RESOLVED** by the Madison County Board of Commissioners as follows:

- 1- That the regular monthly meeting of the Board in November 2022 will be as follows:

The meeting will be on the 16th day of November 2022, commencing at 7:00 o'clock p.m. at the North Carolina Cooperative Extension Office-Madison County Center located at 258 Carolina Lane, Marshall, NC.

- 2- Except as modified herein, the regular meeting schedule of the Board of Commissioners will remain the same as heretofore scheduled.

It is further resolved that the Clerk to the Board shall take the following actions:

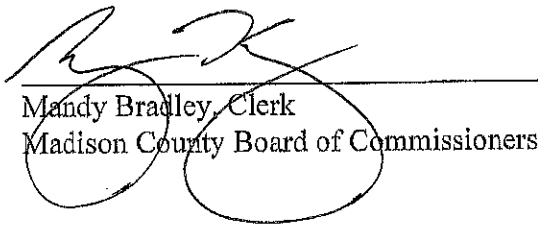
- a- Immediately receive and file, within the Clerk's records, this Resolution.
- b- Immediately post this Resolution on the Board's website.
- c- Immediately post a copy of this Resolution at or near the Board's regular meeting place at NC Cooperative Extension-Madison County Center.
- d- Immediately notify all persons or entities that have requested information regarding the Board's meetings.

Resolved this the 11th day of October 2022.



Mark Snelson, Chairman
Madison County Board of Commissioners

ATTEST:



Mandy Bradley, Clerk
Madison County Board of Commissioners

2022 Madison County Board of Commissioners Meeting Schedule

Month	Date	Day	Time	Location
January	11th	Tuesday	7:00 PM	NC Cooperative Extension-Madison Center
February	8th	Tuesday	7:00 PM	NC Cooperative Extension-Madison Center
March	8th	Tuesday	7:00 PM	Madison County Courthouse
April	12th	Tuesday	7:00 PM	NC Cooperative Extension-Madison Center
May	10th	Tuesday	7:00 PM	NC Cooperative Extension-Madison Center
June	28th	Tuesday	6:00 PM	NC Cooperative Extension-Madison Center
July	12th	Tuesday	7:00 PM	NC Cooperative Extension-Madison Center
August	9th	Tuesday	7:00 PM	NC Cooperative Extension-Madison Center
September	19th	Monday	6:00 PM	NC Cooperative Extension-Madison Center
October	11th	Tuesday	7:00 PM	NC Cooperative Extension-Madison Center
November	16th	Wednesday	7:00 PM	NC Cooperative Extension-Madison Center
December	13th	Tuesday	7:00 PM	NC Cooperative Extension-Madison Center

2021 General Records Schedule: Local Government Agencies

The records retention and disposition schedules and retention periods governing the records series listed herein are hereby approved. This approval extends to and includes the following standards in the **2021 General Records Schedule: Local Government Agencies**:

1. Administration and Management Records
2. Budget, Fiscal, and Payroll Records
3. Geographic Information System Records
4. Human Resources Records
5. Information Technology Records
6. Legal Records
7. Public Relations Records
8. Risk Management Records
9. Workforce Development Records

In accordance with the provisions of Chapters 121 and 132 of the *General Statutes of North Carolina*, it is agreed that the records do not and will not have further use or value for official business, research, or reference purposes after the respective retention periods specified herein and are authorized to be destroyed or otherwise disposed of by the agency or official having custody of them without further reference to or approval of either party to this agreement.

Destructions

G.S. § 121-5 authorizes the Department of Natural and Cultural Resources to regulate the destruction of public records. Furthermore, the local government agency agrees to comply with 07 NCAC 04M .0510 when deciding on a method of destruction. The North Carolina Administrative Code states:

“(a) Paper records which have met their required retention requirements and are not subject to legal or other audit holds should be destroyed in one of the following ways:

1. burned, unless prohibited by local ordinance;
2. shredded, or torn up so as to destroy the record content of the documents or material concerned;
3. placed in acid vats so as to reduce the paper to pulp and to terminate the existence of the documents or materials concerned; or
4. sold as waste paper, provided that the purchaser agrees in writing that the documents or materials concerned will not be resold without pulverizing or shredding the documents so that the information contained within cannot be practicably read or reconstructed.

(b) When used in an approved records retention and disposition schedule, the provision that electronic records are to be destroyed means that the data and metadata are to be overwritten, deleted, and unlinked so the data and metadata may not be practicably reconstructed.

(c) When used in an approved records retention and disposition schedule, the provision that confidential records of any format are to be destroyed means the data, metadata, and physical media are to be destroyed in such a manner that the information cannot be read or reconstructed under any means.”

All local government agencies should maintain logs of their destructions either in the minutes of their governing board or in their Records Management file. Confidential records will be destroyed in such a manner that the records cannot be practicably read or reconstructed.

Public records, including electronic records, not listed in this schedule are not authorized to be destroyed.

Audits and Litigation Actions

Records subject to audit or those legally required for ongoing official proceedings must be retained until released from such audits or official proceedings, notwithstanding the instructions of this schedule.

Electronic Records

All local government agencies and the Department of Natural and Cultural Resources concur that the long-term and/or permanent preservation of electronic records requires additional commitment and active management by the agency. Agencies agree to comply with all policies, standards, and best practices published by the Department of Natural and Cultural Resources regarding the creation and management of electronic records.

Local government agencies should consider retention requirements and disposition authorities when designing and implementing electronic records management systems. Any type of electronically-created or electronically-stored information falls under the North Carolina General Assembly's definition of public records cited above. For example, e-mail, text messages, blog posts, voicemails, websites, word processing documents, spreadsheets, databases, and PDFs all fall within this definition of public records. In addition, G.S. § 132-6.1(a) specifies:

“Databases purchased, leased, created, or otherwise acquired by every public agency containing public records shall be designed and maintained in a manner that does not impair or impede the public agency's ability to permit the public inspection and examination of public records and provides a means of obtaining copies of such records. Nothing in this subsection shall be construed to require the retention by the public agency of obsolete hardware or software.”

Local government agencies may scan any paper record and retain it electronically for ease of retrieval. If an agency wishes to destroy the original paper records before their assigned retention periods have been met, the agency must establish an electronic records policy, including putting into place procedures for quality assurance and documentation of authorization for records destructions approved by the Government Records Section. This electronic records policy and releases for destruction of records must be approved by the Government Records Section. Agencies should be aware that for the purpose of any audit, litigation, or public records request, they are considered the records custodian obligated to produce requested records, even if said records are being maintained electronically by an outside vendor. Therefore, contracts regarding electronically stored information should be carefully negotiated to specify how records can be exported in case a vendor goes out of business or the agency decides to award the contract to a different vendor.

Reference Copies

All local government agencies and the Department of Natural and Cultural Resources agree that certain records series possess only brief administrative, fiscal, legal, research, and reference value. These records series have been designated by retention periods that allow these records to be destroyed when “*reference value ends*.” All local government agencies hereby agree that they will establish and enforce internal policies setting minimum retention periods for the records that Natural and Cultural Resources has scheduled with the disposition instruction “*destroy when reference value ends*.” If a local government agency does not establish internal policies and retention periods, the local government agency is not complying with the provisions of this retention schedule and is not authorized by the Department of Natural and Cultural Resources to destroy the records with the disposition instruction “*destroy when reference value ends*.”

Record Copy

A record copy is defined as “The single copy of a document, often the original, that is designated as the official copy for reference and preservation.”¹ The record copy is the one whose retention and disposition is mandated by this schedule; all additional copies are considered reference or access copies and can be destroyed when their usefulness expires. In some cases, postings to social media may be unofficial copies of information that is captured elsewhere as a record copy (e.g., a press release about an upcoming agency event that is copied to various social media platforms). Appropriately retaining record copies and disposing of reference copies requires agencies to

¹ Society of American Archivists, *Dictionary of Archives Terminology*.

designate clearly what position or office is required to maintain an official record for the duration of its designated retention period.

Transitory Records

Transitory records are defined as “record[s] that [have] little or no documentary or evidential value and that need not be set aside for future use.”²

North Carolina has a broad definition of public records. However, the Department of Natural and Cultural Resources recognizes that some records may have little or no long-term documentary or evidential value to the creating agency. These records are often called transitory records. They may be disposed of according to the guidance below. However, all public employees should be familiar with their appropriate retention schedule and any other applicable guidelines for their office. If there is a required retention period for these records, that requirement must be followed. When in doubt about whether a record is transitory or whether it has special significance or importance, retain the record in question and seek guidance from a DNCR records analyst.

Routing slips and transmittal sheets adding no information to that contained in the transmitted material have minimal value after the material has been successfully transmitted. These records may be destroyed or otherwise disposed of after receipt of the material has been confirmed. Similarly, “while you were out” slips, memory aids, and other records requesting follow-up actions (including voicemails and calendar invites) have minimal value once the official action these records are supporting has been completed and documented. These records may be destroyed or otherwise disposed of once the action has been resolved.

Drafts and working papers, including notes and calculations, are materials gathered or created to assist in the creation of another record. All drafts and working papers are public records subject to all provisions of Chapter 132 of the General Statutes, but many of them have minimal value after the final version of the record has been approved, and may be destroyed after final approval, if they are no longer necessary to support the analysis or conclusions of the official record. Drafts and working documents that may be destroyed after final approval include:

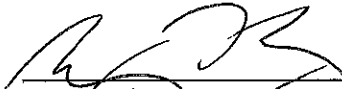
- Drafts and working papers for internal and external policies
- Drafts and working papers for internal administrative reports, such as daily and monthly activity reports;
- Drafts and working papers for internal, non-policy-level documents, such as informal workflows and manuals; and
- Drafts and working papers for presentations, workshops, and other explanations of agency policy that is already formally documented.

Forms used solely to create, update, or modify records in an electronic medium may be destroyed in office after completion of data entry and after all verification and quality control procedures, so long as these records are not required for audit or legal purposes. However, if the forms contain any analog components that are necessary to validate the information contained on them (e.g., a signature or notary’s seal), they must be retained according to the disposition instructions for the records series encompassing the forms’ function.

² Ibid.


It is further agreed that these records may not be destroyed prior to the time periods stated; however, for sufficient reason they may be retained for longer periods. This schedule supersedes previous versions of this schedule and any localized amendments; it is to remain in effect from the date of approval until it is reviewed and updated.


APPROVAL RECOMMENDED


Municipal/County Clerk or Manager
Title: Clerk/Board of Commissioners


Sarah E. Koonts, Director
Division of Archives and Records

APPROVED


Head of Governing Body
Title: Chairman Board of Commissioners


D. Reid Wilson, Secretary
Department of Natural and Cultural Resources

Municipality/County: Madison

Effective: October 1, 2021