

**GATES COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
MAY 24, 2011**

The Gates County Board of Commissioners held a Special Meeting on Tuesday, May 24, 2011 at 2:00 p.m. in the main court room, 202 Court Street, Gatesville. The purpose of the meeting was to have a joint work session with the Gates County Planning Board. Commissioners Twine, Jernigan, Hora, Owens and Jordan were present. Also present was Planning Board members Linda Hofler, Joe Greene, Dan Lang, Lynn Hobbs, Thomas Langston, Chuck Brothers and Planning Director, Morgan Jethro.

Chairman Twine called the meeting to order

Lee Padrick, NC Division of Planning and Zoning presented information on growth management, land use and planning.

Mr. Padrick was asked to return to discuss specific concerns Gates County has.

Chairman Twine adjourned the meeting.

MINUTES OF BOARD OF EQUALIZATION AND REVIEW

May 2, 2011

The Gates County Board of Commissioners reconvened as the Board of Equalization and Review at 4:00 P.M. in the Commissioner's Room, May 2, 2011.

Those present were Chairperson Graham Twine, Kenneth Jernigan, John Hora, Jack Owens, Henry Jordan and Tax Administrator Renée McGinnis.

Chairperson Twine called the meeting to order and Commissioner Jordan opened with prayer.

Mr. Melvin Bright appeared before the Board with concerns of the value on a 4.10-acre lot located at the end of Emory Lane. The lot is not located on a state maintained road but on a private path. After some the discussion the Board agreed the records needed to indicate the property having access by a private road and not a paved road, and to change the landscape code from average to fair. These changes decrease the value of the lot from 61,925 to 40,406.

Tax Administrator Renée McGinnis presented the following appeals to the Board:

Lori Hoffman – Parcel #03-00229. Ms. Hoffman had concerns with the value of the home due to its condition. After reviewing photos of the property and much discussion the Board agreed to remove the effective year of 1980 from the records and change the condition from average to fair. The value of the home decreased from 53,333 to 35,069. The current total value of the property is 61,670.

Stanley B. Perry – Parcel #10-01204. Mr. Perry's concerns were the value of the home site due to the fact it would not perk. A letter from the Health Department was submitted. The Board agreed to correct the road access from paved to private and to apply an 80% adjustment to the home site. The value of the property decreased from 37,202 to 16,412.

Earl & Jeanette Edwards – Parcels 10-01835, 10-01834, 10-01836. Parcel 10-01836 is a 0.73- acre lot with a fifteen-foot access. Due to the fact this lot cannot be developed, the Board agreed to change the value from a lot value of 29,039 to cleared land valued at 11,169. The Board recommends the Edwards’ combine parcels 10-01835 and 10-01834, per an affidavit, with their existing home lot.

Betty Pittman – Parcel 07-00808. Mrs. Pittman expressed concerns with the value of the house. After reviewing pictures and some discussion the Board agreed to change the grade from D-5 to E and to give 10% functional depreciation due to the home not having a full bath. The value of the home decreased from 33,523 to 21,581. The current total value of the property is 55,067.

Ellen McGhee – Parcel 0-00773. Mr. McGhee had concerns with the value on the home due to its condition. After reviewing pictures the Board agreed to change the value of the house from 29,853 to 2,500. The road code was also corrected from paved to private access. The total value of the property decreased from 87,873 to 52,448. The Board reviewed the following appeals heard from appellants on April 26th:

Gates Poultry Farm, Inc. – 05-00206. After hearing a report from Mrs. McGinnis’ field visit the Board agreed to change the condition of the poultry layer built in 1983 from fair to poor and to apply 50% functional depreciation to all three poultry layers due to utility. The year built was corrected on the 160’ X 64’ building. The total value of the property decreased from 362,143 to 262,408.

Donald Copeland – 10-02965. The Board agreed to remove the four fireplace openings from the record and to change the effective year from 1984 to 1960. With these changes applied the current value of 213,477 decreased to 185,112.

George Eure – 10-01487, 10-01724, 10-01725, 10-01726 and 10-01485. The Board agreed to reduce the value of parcel 10-01487 by 80%. The parcel is a private roadway and not a building lot. The value was decreased from 19,500 to 3,900. The other four parcels were corrected to indicate access by private road, not paved road. The values decreased as follows:

10-01724	87,984	83,096
10-01725	89,551	84,576
10-01726	90,364	85,343
10-01485	68,406	64,643

The Board recommended Mr. Eure apply for use value on the above four parcels as they are in agricultural production.

Elizabeth Castelow – 10-01792, 10-01793, 10-01794, 10-01795 and 10-01796. The Board agreed to change the landscape code from average to fair based on some area properties. The values decreased as follows:

10-01792	40,380	25,380
10-01793	42,096	27,096
10-01794	42,528	27,528
10-01795	43,032	28,032
10-01796	45,360	30,360

The Board also reviewed properties of the following appellants who failed to appear:

Ricky Lee – 02-00531, 02-00632, 02-00975, 02-01274. Per Mr. Lee’s written request for an appeal he stated his reason for appealing, “Unjustified property value increase with no supporting reasoning and/or documentation, improper zoning classification, Additionally, “loss of use” as aggravating evidence of unrealistic values.” Following some discussion and review of the properties the Board moved to change the landscape code on parcel 02-00531 from average to fair and to add a mobile home hookup. The value was decreased from 42,102 to 31,552. There was no change made to the other three parcels.

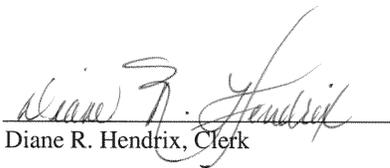
With no further business Commissioner Jordan moved to accept the above changes as submitted. The motion was seconded by Commissioner Jernigan and unanimously approved. Commissioner Jernigan moved to adjourn. It was seconded by Commissioner Hora and passed. The Board will reconvene as the Board of Equalization and Review May 16, 2010 at 6:30 P.M.



Renée H. McGinnis
Clerk



Graham L. Twine, Chairman



Diane R. Hendrix, Clerk

GATES COUNTY BOARD OF COMMISSIONERS

