

November 2, 1998

**THE BOARD OF COUNTY COMMISSIONERS
DURHAM, NORTH CAROLINA**

Monday, November 2, 1998

9:00 A.M. Worksession

MINUTES

Place: Commissioners' Room, second floor, Durham County Government Administrative Complex, 200 E. Main Street, Durham, NC

Present: Chairman MaryAnn E. Black and Commissioners William V. Bell, Joe W. Bowser, Becky M. Heron, and Ellen W. Reckhow

Absent: None

Presider: Chairman Black

Call to Order

Chairman Black called the Worksession to order.

Agenda Adjustments

Chairman Black said Mr. Sam Reed requested time on the agenda to make a citizen comment.

Citizen Comment—Mr. Ralph McKinney

Mr. McKinney requested time on the agenda to make comments to the Commissioners. He spoke about racism, violence, and hate that he feels is prevalent in our community.

Citizen Comment—Mr. Sam Reed

Mr. Reed congratulated the County Commissioners, County Manager, and Deputy County Manager for constituting an excellent team to move Durham County forward. The media has done a superb job during the past two years informing the citizens of Commissioner and public comments. The political campaign was superior and the County Commissioners made a major contribution to the effort. Durham has worked admirably in recent years. "Let's go forward and continue to do good for the community."

Mr. Reed urged the Commissioners to appeal to the citizens to vote and prove that democracy works in Durham.

The Commissioners thanked Mr. Reed for his remarks and urged the citizens to vote on Tuesday.

Conditional Use Zoning

County Attorney Chuck Kitchen said he would comment about conditional use zoning at the end of the meeting.

Announcement

Vice-Chairman Reckhow announced the following Triangle Transit Authority meetings regarding the Phase I Regional Rail Project and the alternative sites for Durham stations:

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November 10	1:00 to 3:00 p.m.	City Hall Council Chambers
November 11	7:00 p.m.	City Hall, 2 nd Floor Meeting Room
November 12	12:00 noon	City Hall, 2 nd Floor Meeting Room
November 17	7:00 to 9:00 p.m.	City Hall Council Chambers

Farmland Preservation

The Farmland Preservation Board provided an update on farmland preservation efforts in Durham County. Topics included the following:

1. Transfer of development rights;
2. Proposed ordinance regarding the purchase, lease, and donation of conservation easements; and
3. Summary of Farmland Retention Conference, Ohio State University, September 10-11, 1998.

Craven Hudson, Cooperative Extension Office, presented a summary of the Farmland Retention Conference. Mr. Hudson and Wayne Cash, Chairman, Volunteer Farmland Preservation Board, attended the conference.

Mr. Hudson discussed the transfer of development rights program.

The Commissioners asked questions and made comments about the program.

County Attorney Chuck Kitchen, Deputy County Attorney Lowell Siler, Mr. Hudson, and Mr. Cash responded to the questions and comments.

Chairman Black asked Mr. Siler to preview the agenda material.

Mr. Siler gave the Commissioners an overview of the proposed Durham County Farmland Protection Program guidelines.

Commissioner Bell recommended that staff move forward on the farmland preservation ordinance and that the Commissioners have a full discussion on the subject.

Vice-Chairman Reckhow recommended various word changes and suggested that staff determine strategies for funding resources.

County Manager David F. Thompson commented that staff should consider other tools needed to implement the program.

Chairman Black recommended that Mr. Thompson prepare a farmland preservation ordinance to bring to the Commissioners for discussion and to hold a public hearing on the matter.

State Water and Sewer Bond Referendum

A vote was scheduled for the November 3, 1998 election for \$800 million in public money to be made available for local governments to help in meeting their water/sewer infrastructure needs.

County Manager David F. Thompson said Commissioner Bell requested an update on the state water and sewer bond referendum and also wanted to know the potential impact on Durham.

County Manager Thompson said he was unsure of the impact on Durham.

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Mr. Thompson reviewed the supplemental information package relative to the bond referendum.

The Commissioners asked questions and made comments about the package. County Manager Thompson responded.

Alcoholic Beverage Control Board Appointment Interview

The Commissioners decided to interview Mr. James Randall as a candidate for the Alcoholic Beverage Control Board at 5:15 p.m. on November 17, 1998 in the Commissioners' Conference Room.

Conditional Use Zoning

County Attorney Chuck Kitchen said, in his opinion, conditional use zoning would be permissible for Durham County. It will not take special legislation. Conditional use zoning would require a quasi-judicial public hearing prior to any property rezoning.

Adjournment

Chairman Black adjourned the meeting at approximately 10:45 p.m.

Respectfully submitted,

Garry E. Umstead, CMC
Clerk to the Board

GEU:VCS