

BOARD OF ADJUSTMENT MINUTES  
Regular Meeting  
Commons Meeting Room  
May 10, 2011

**Call to Order**

Chairman Andrew Eades called the Board meeting to order at 7:35 p.m. on Tuesday, May 10, 2011, in the Commons Meeting Room.

**Roll Call**

***Board Members Presiding***

Andrew Eades, Chairman  
Todd Swaringen, Vice-Chairman  
Cathy Bennett, Secretary  
Richard Cosgrove  
Dr. John Eckman  
Grover Stewart  
Kevin Brickman, Alternate

***Alternates Attending***

Rebecca Carter

***Board Members Absent***

Benton Payne

***Staff Attending***

Linda Evans, CZO, Planner II, Clerk to the Board  
Michael Sandy, Planning Director  
Tim Swaringen, Zoning Enforcement Officer

***Attorney Representing the Stanly County Planning and Zoning Staff***

Jenny Furr, Attorney at Law

***Attorney Representing the Stanly County Board of Adjustment***

Michael Taylor, Attorney at Law

**Approval of Minutes**

Chairman Eades asked if there were any corrections to the minutes of April 12, 2011. Hearing none, he asked for a motion.

**Motion:** Grover Stewart made a Motion to approve the minutes of April 12, 2011, as written.

**Second:** Dr. John Eckman seconded the motion.

**Action:** The Board voted unanimously to approve the minutes of April 12, 2011, as written.

Chairman Eades stated that the Stanly County Board of Adjustment is a quasi-judicial Board; therefore, the North Carolina State Supreme Court, under NCGS 153A-345, requires that the Board base its decisions only on testimony given under oath. Any person, who, while under oath during this proceeding, willfully swears falsely, is guilty of a Class 1 misdemeanor.

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Chairman Eades asked that everyone who intends to speak on the case, AR 11-01, come forward and be sworn in.

All persons who intended to speak were sworn in by Chairman Eades. Chairman Eades swore in Ronnie Burluson and Robert Lindeman later in the hearing when they came to the podium to speak.

Chairman Eades stated that, at this time, he would like to give each Board member a chance to express any conflict they may have with this case and the opportunity to withdraw from this case if necessary.

Richard Cosgrove, Todd Swaringen, and Cathy Bennett all stated that they are acquainted with the people on both sides of this issue but they feel they can vote without bias. Chairman Eades asked other members of the Board if they could vote without bias and each member indicated that he could.

Chairman Eades advised each Board member who has any information or special knowledge about this case that may not come out in the hearing to describe the information now for the record so the interested persons will know and can respond. No Board member responded.

Chairman Eades announced the order of business for this hearing as follows: first we will hear from the planning staff, then we will hear from the applicant and their witnesses, then we will hear from the opponents to the request. Parties may cross-examine witnesses after the witness testifies when questions are called for. If you want the Board to see written evidence such as reports and maps or exhibits, the witness who is familiar with the evidence should ask that it be introduced during or at the end of his/her testimony. We cannot accept reports from persons who are not here to testify. Attorney's who speak should not give factual testimony but may summarize their client's case. Before you begin your testimony, please clearly identify yourself for the record.

Chairman Eades asked the Clerk to present the first case.

Linda Evans stated that applicants Kathy Coble, Keith Hill, Thomas Hill, Jr., and Robert Sasser appeal to the Board of Adjustment the decision of the zoning administrator to issue a Certificate of Zoning Compliance to allow a group home on the above-referenced property. The Board of Adjustment is charged with the tasks of interpreting the Stanly County Zoning Ordinance Sections 601 RA Residential Agricultural District and 1302.16 Definitions, and making a decision to affirm, reverse, or modify the zoning administrator's decision to issue the Zoning Compliance.

Chairman Eades opened the public hearing on Case Number AR 11-01 and asked for testimony from the county staff.

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Attorney Furr called Michael Sandy as a witness. Attorney Furr asked Mr. Sandy where he is employed, how long he has been employed in this position, his current position and title, and what his credentials are. Mr. Sandy stated that he is employed by the Stanly County Planning and Zoning Department, he has been employed there for about twelve one-half years, his position is Planning and Zoning Director, he is a Certified Zoning Official through the North Carolina Association of Zoning Officials and a Certified Planner with the American Institute of Certified Planners. He stated he is also a sworn zoning officer for the County of Stanly.

Attorney Furr asked Mr. Sandy if he is familiar with the property located at 7312 Hill Ford Road, Tax Record Number 6681, PIN 651202588689. Mr. Sandy stated that he is familiar with this property. Attorney Furr asked him if he is aware who the current owner of the property is. Mr. Sandy stated he believes the current owner is listed on the tax record as Bridge to Recovery. Attorney Furr asked what the property is zoned. Mr. Sandy answered that the property is zoned RA-Residential Agricultural.

Attorney Furr stated that Section 601.1 of the Stanly County Zoning Ordinance lists the uses permitted in that zoning district and asked Mr. Sandy if he would read those uses. Mr. Sandy read the uses listed under Section 601.1. Attorney Furr asked Mr. Sandy what the property had been used for through April 4th, 2011. Mr. Sandy stated the records show single family residential. Attorney Furr asked Mr. Sandy if he issued a change of use permit for this property on April 4th, 2011, and who requested that change of use permit. Mr. Sandy stated the he had issued a change of use permit and that James Potts had applied for the permit. Attorney Furr asked Mr. Sandy what the use was changed to and Mr. Sandy stated the use was changed to a Group Home, which is listed as a permitted use in the RA District. Attorney Furr stated that Section 1302.16 sets out the definition of a Group Home and asked Mr. Sandy to read that definition. Mr. Sandy read the definition. Attorney Furr introduced into Evidence Exhibit #1, a certified copy of the Stanly County Zoning Ordinance.

Chairman Eades asked if anyone wished to examine the document or object to it being submitted as evidence. No one responded and the evidence was submitted to the Clerk to the Board.

Attorney Furr asked Mr. Sandy to explain the normal procedure for issuance of a change of use permit. Mr. Sandy stated that an applicant comes to the Central Permitting Counter and applies for a permit to change the use of a property. The permit clerk starts the process out front and electronically sends it back to be approved by one of the zoning officers; in this case he approved the zoning permit for a change of use of the property to a Group Home. Attorney Furr asked Mr. Sandy what particular information a zoning officer requires prior to the issuance of a zoning permit. Mr. Sandy answered that the zoning officer requires the property location, property owner's name, applicant's name, number of residences currently on the property, flood zone/watershed status, previous use of property, current use of property, and proposed use of property. Attorney Furr asked Mr. Sandy if a written plan is required before issuance of a zoning permit. Mr. Sandy stated that a written plan is not

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required if it is a permitted use in the applicable zoning district. Attorney Furr asked Mr. Sandy if a community meeting is required before issuance of a zoning permit. Mr. Sandy answered that a community meeting is not required if it is a permitted use. Attorney Furr asked Mr. Sandy what information he received from Mr. Potts on behalf of Bridge to Recovery prior to issuance of the change of use permit. Mr. Sandy stated that he had spoken with Mr. Potts by telephone on a few occasions and had received an email regarding the proposed use of the property. He had also spoken with Mr. Allred about the proposed use of the property. Attorney Furr presented a document to Mr. Sandy and asked if he recognized the document. Mr. Sandy stated that it is the email from Mr. Potts. Attorney Furr asked Mr. Sandy to read the email aloud. Mr. Sandy asked if she wanted the whole email read or just Mr. Potts' response. Attorney Furr stated his email to Mr. Potts' and Mr. Potts' response. Mr. Sandy read the email as directed by Attorney Furr. Attorney Furr introduced into Evidence Exhibit #4, the email from Mr. Potts.

Chairman Eades asked if anyone wished to examine the document or object to it being submitted as evidence. No one responded and the evidence was submitted to the Clerk to the Board.

Attorney Furr asked Mr. Sandy if he is aware of the article in the Stanly News and Press and asked Mr. Sandy to summarize the material in the article, stating the date. Mr. Sandy stated that the article is dated February 22, 2011, and states that Bridge to Recovery is a transitional house that will provide a haven in Stanly County for men who need a safe environment to recover from alcohol or drug addiction while in route from the hospital to a rehabilitation center. He stated that the property site is not mentioned in the article for obvious reasons.

Board member Richard Cosgrove stated that he would like to ask Mr. Sandy what he meant when he said the property site is not specified in the article for obvious reasons. Mr. Sandy stated that, you would assume that, as with any half-way house or battered women facility, the location is not publicized because of possible threat or interference from acquaintances or relatives of the people who live there; it's for the protection of the inhabitants of the home.

Board member Grover Stewart asked if Stanly County has other Group Homes in operation in RA zoned districts. Mr. Sandy replied yes we have a number of Group Homes currently in operation in Stanly County.

Attorney Furr introduced into Evidence Exhibit #5, the Stanly News and Press newspaper article dated February 22, 2011.

Chairman Eades asked if anyone wished to examine the document or object to it being submitted as evidence. No one responded and the evidence was submitted to the Clerk to the Board.

Attorney Furr presented a document to Michael Sandy and asked him if he recognized the document. Mr. Sandy stated that it is the zoning permit issued to Bridge to Recovery on

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April 4, 2011, for a change of use of property located on Hill Ford Road. Mr. Sandy stated that he would like to explain the handwritten edits made on the permit. He stated that the County has a relatively new software program for permits which does not contain a specific form for a change of use. He edited the form to state change of use to Group Home with a fee of \$40.00 so that the customer would not have to wait while a new form was configured into the software program. Attorney Furr introduced into Evidence Exhibit #6, the Zoning Permit issued to Bridge to Recovery.

Chairman Eades asked if anyone wished to examine the document or object to it being submitted as evidence. No one responded and the evidence was submitted to the Clerk to the Board.

Attorney Furr asked Mr. Sandy if he is familiar with NCGS 168.21 regarding Family Care Homes and asked him to read the Statute. Mr. Sandy stated that he is somewhat familiar with the Statute and read it aloud.

Attorney Furr asked Mr. Sandy if he is familiar with NCGS 168.22 and asked him to read the Statute. Mr. Sandy stated that he is somewhat familiar with the Statute and read it aloud.

Board member Richard Cosgrove asked Mr. Sandy if he would read the qualities that describe a person with a disability again. Mr. Sandy again read a portion of 168.21, specifically 168-21(2). Mr. Cosgrove stated that he did not hear alcohol and drug addiction mentioned in that Statute and asked Mr. Sandy how he had interpreted that alcoholics and drug addicts fall into the category of a person with a disability, and further, asked Mr. Sandy if he has degrees in psychiatry or psychology to enable him to make this determination. He also asked Mr. Sandy if the neighbors in the general vicinity of this property were notified when he made his determination regarding the change of zoning. Mr. Sandy answered that he had based his decision on the words "not limited to" and "emotionally disturbed" in the definition. Mr. Sandy stated that he was not required to notify the neighbors regarding the change of use prior to issuing the permit.

Attorney Furr introduced into Evidence Exhibit #2 and #3, NCGS 168.21 and NCGS 168.22.

Chairman Eades asked if anyone wished to examine the document or object to it being submitted as evidence. No one responded and the evidence was submitted to the Clerk to the Board.

Attorney Furr stated that she has no further questions at this point but reserves the right to call on Mr. Sandy at a later time.

Chairman Eades asked if anyone from the Board or the audience wants to questions for Mr. Sandy further. No one responded.

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Betty Hill came forward and stated that she has a Masters Degree in disabilities and she does not agree with Mr. Sandy's statements that the people who come to Bridge to Recovery are not addicted to alcohol or drugs. She asked Mr. Sandy to repeat what he had said regarding addiction and Mr. Sandy replied that he had said it was his understanding that they are not addicted at that point. Mrs. Hill thanked the Board and sat down.

Board member Grover Stewart stated that it is his understanding that the people who come to Bridge to Recovery have been through detox but, in his opinion, the addiction is still there.

Chairman Eades stated that the Board should hear all the evidence before beginning discussion on the matter and asked the Board members to refrain from discussion until all the evidence had been presented. He believes the matter of addiction is one for discussion at the end of all the evidence.

Kathy Coble came forward and stated that she is a resident right beside the Bridge to Recovery Property. She asked Mr. Sandy if any of the existing Group Homes in the county are set up to house drug and alcohol abusers. Mr. Sandy stated that he is aware of existing Group Homes in Stanly County but he is not sure what their residents are there for.

Chairman Eades stated that the Board will now hear from the applicants or the proponents of this case. If there are representatives or attorneys that would like to state the proponents' positions, then we'd like to hear those first.

Bob Sasser came forward and stated that he owns property on Hill Ford Road, directly across the road from the Bridge to Recovery property. He stated that his family has owned and farmed property in this area for well over 100 years. Mr. Sasser stated that he worked for the City of Albemarle for 32 years in the same capacity that Michael Sandy works for the County of Stanly; he was the Director of the Planning and Zoning Department and he took his job very seriously. He referred to David Owens, North Carolina School of Government, as an authority to which he, Michael, and other Planners in Carolina go to when a question arises that requires zoning expertise. He referred to an email, labeled as Exhibit 5 in his appeal application, from David Owens which states that "handicapped persons include those with physical, emotional, or mental disabilities, [1] but not those who have been deemed dangerous to themselves or others". He does not believe that people who are dangerous to themselves are covered under Group Home. Mr. Sasser stated that if Bridge to Recovery was a home for the Autistic or a part of the GHA group he and his fellow appellants would not be there. He stated they are afraid of what might happen to families and properties in the area. Mr. Sasser began to discuss issues regarding detox and recovery set out by certified drug addiction counselor at a Lion's Club meeting several months ago and indicated that the counselor's comments were very disturbing and horrific. Attorney Furr objected to comments made by a counselor who is not present at this hearing and requested that the comments be construed as hearsay. Chairman Eades advised Mr. Sasser to discontinue his statements from the counselor and advised the Board to consider these statements hearsay. Mr. Sasser stated that he could tell the Board what he thinks and he thinks that history shows

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that many times detox doesn't take the first time and addicts have to repeatedly go through detox before becoming a good citizen. What happens when someone in the Bridge to Recovery home falls off the wagon; they are going to have to steal to get the money to support their habit. Mr. Sasser went on to say that he doesn't believe Bridge to Recovery is a Group Home and he doesn't believe it is covered under the safety issue. He asked the Board of Adjustment to consider what the Board of Commissioners had in mind when they adopted the zoning ordinance. He pointed out that, in the same zoning district, nursing, rest, and convalescent homes are allowed, but not for treatment of alcoholics, drug addicts, or psychotics. He doesn't believe the Board of Commissioners had drugs and alcohol abuse in mind when they approved a Group Home in the RA District. He stated the appellants had met with people from Bridge to Recovery about a year ago and Bridge to Recovery was not able to answer their questions or provide them with any definite plans for the property. He stated Bridge to Recovery had said they would get back to them with plans but the appellants have yet to receive anything from Bridge to Recovery. Mr. Sasser stated that they have talked with other people in the county who seem to have compassion for this community; but, since it's not in their neighborhood, they offer no help. He wants to remind these people that, if this Group Home is allowed in the RA District, it will set a precedent for this type facility to go into any RA District in the county. He asked the Board to rescind the change of use permit and send this case to the Planning Board for study and then to the County Commissioners for a decision.

Board member Todd Swaringen asked Mr. Sasser, from what section of the zoning ordinance he was reading concerning the nursing and convalescent homes. Grover Stewart said it is Section 601. Mr. Sasser read the section concerning nursing and convalescent homes again.

Kevin Trull came forward and stated that he lives in the next home down from the Bridge to Recovery property. He is a sub-contractor for Union Power Cooperative so he knows all about getting along with people. He stated that he is a little bit nervous but he is going to say how he feels. No one said anything to him about starting up the Group Home and he believes if you want to be a part of the neighborhood you have to be friendly. He is concerned that a resident at the home will flip out and may molest a child, maybe his 5 year old son.

Chairman Eades reminded Mr. Trull that some of his statements were speculative and cannot be taken as fact. Mr. Trull stated that another thing that bothers him is that the response time for the Stanly County Sheriff's Office is 20 to 25 minutes and 10 or 15 minutes for the Oakboro Police Department; when you're dealing with disabled people the response time needs to be shorter. He believes this type use would be better suited closer to emergency services. He moved here from Union County to get away from a drug and alcohol rehabilitation center and he doesn't want it here.

Kathy Coble came forward and stated that her property adjoins the Bridge to Recovery property and she is very concerned about safety issues. She is a mother and grandmother and she fears for the safety of her children and grandchildren. She stated that Bridge to Recovery

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has not been forthcoming with information about what will take place on the property. She is not prejudiced, she has interracial grandchildren and this is not a racial issue. She has lived in the community for 40 years. The house in question was previously occupied by a drug dealer and the community had problems then. She fears that the drug dealers will be back once they find out the Group Home is operating here. She discussed the response time for emergency services from Anson, Union, and Stanly County, and stated that is a concern of hers.

Chairman Eades advised Mrs. Coble that some of her statements were speculative and asked her to please stay with the facts of the case.

Mrs. Coble ended by saying that within one quarter mile of the home there are children and stay at home mothers. She requests the Board to consider this and revoke the change of use permit and send it for further study.

Board member Cathy Bennett asked Mrs. Coble if the community had called for emergency services in recent weeks due to any activity related to Bridge to Recovery. Mrs. Coble stated no, the police were called when the drug dealer lived there.

Attorney Furr asked Mrs. Coble to clarify when the calls were made to the police, were they before the change of use permit was issued to Bridge to Recovery. Mrs. Coble answered that it was before the permit was issued.

Board member Grover Stewart asked if Bridge to Recovery is open. Mrs. Coble stated that she does not know.

Chairman Eades asked if anyone else wanted to speak and reminded the group to please limit the testimony to factual information.

Jeremy Tillman came forward and stated that he has lived on Hillsvie Road approximately one year and he is one quarter mile away from Bridge to Recovery. He is the new father of a two week old daughter and he is concerned for her and his wife's safety if Bridge to Recovery is allowed to operate in the community. He moved here from Florence, South Carolina where he lived approximately two blocks from a state run half-way house. He began to recall some experiences there and Chairman Eades reminded him that he needs to stick to the facts of this particular case. He stated that he moved here to raise his family and be part of a close knit neighborhood. He stated that he would like to state for the record, and it is a fact, that he has been in state and federal law enforcement for fifteen years and has seen many addicts who will do whatever it takes to get drugs and alcohol. Bridge to Recovery has no trained officers or assurances to deal with problems that arise from the inhabitants of the Bridge to Recovery house. He feels it will be a spawning ground for drug addicts and drug dealers.

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Chairman Eades advised all the speakers that, while he can sympathize with them, their statements arising out of personal opinions are not admissible evidence in this case and he asked them to refrain from stating personal opinions. He also reminded them that statements conveying the opinion of someone else will be considered as hearsay. Chairman Eades respectfully asked the audience to stick to the facts of the case in order to expedite this hearing.

Tom Hill came forward and stated that he owns property directly across from Bridge to Recovery and thanked the Board for listening. Bridge to Recovery had already bought the property before a meeting was held with the community. He is not against Bridge to Recovery, just the location. He has grandchildren who are two, three, and fifteen years old and he fears for them. He does not accept the risk that Bridge to Recovery poses for his family. He does not believe that two overseers can keep up with six people who are going through drug or alcohol withdrawal.

Attorney Furr asked Mr. Hill if he is aware that the residents have already gone through detox. Mr. Hill answered no.

Brenda Hill came forward and stated that she lives at 8156 Hill Ford Road and her property joins BTR property. She understands that BTR means well but their operation does not suit the neighborhood. This neighborhood has fought drug dealers in the past and they do not want to have to do it again. These people belong in a hospital or the jail. This is a close knit neighborhood and she wonders how the county could let this happen.

Chairman Eades reminded Mrs. Hill that personal opinions are irrelevant to this case and asked her to only state the facts of this particular case. Mrs. Hill continued on with her statements for several minutes and then sat down.

Keith Hill came forward and stated that he is a farmer and he lives at 8156 Hill Ford Road; he has been in this area for 64 years. He stated that the appellants had placed signs against Bridge to Recovery in the community and they were stolen after one day. The police department was called and the response time was 26 minutes; that's an eternity when you need law enforcement. His personal opinion is that drugs and alcohol is a choice, not an addiction. Bridge to Recovery does not fit in this neighborhood; not one Bridge to Recovery Board member lives in the area. To his knowledge, no Church in this community has supported Bridge to Recovery locating in this area. He understands this house will not pay property taxes and he feels he will pay more property tax because of it. Also, he has several rental houses in the area and he feels he will have a problem getting quality people for his rental houses with the Bridge to Recovery house in the community. He has a shop not far from Bridge to Recovery where he stores his farm equipment which is worth thousands of dollars. He feels this equipment will be more susceptible to theft with the Bridge to Recovery home in the area.

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Again Chairman Eades reminded the audience to refrain from stating personal opinions in relation to this case and to stick strictly to the facts.

Betty Hill came forward and stated that she has been appointed to summarize for the group. She has been told that Bridge to Recovery is a holding place for addicts going from the hospital to a rehabilitation facility. She asks the Board to think about approximately seventeen children in the community who will be exposed to people addicted to alcohol and drugs. This community is a family community, people who are closely knitted together. If Bridge to Recovery had tried to include them in the planning phase, they may have been more receptive but at this point the community is totally against Bridge to Recovery locating in this neighborhood.

Ronnie Burleson came forward. Chairman Eades asked Mr. Burleson if he had been sworn in and Mr. Burleson stated no. Chairman Eades swore him in and told him to proceed. He stated that he doesn't live anywhere near the property in question but he does farm some in the area and he is well acquainted with most of the residents of the community. He stated that alcohol and drug addiction is not a disability. He feels that the Board should revoke the change of use permit and address security and emergency response time issues before voting on this case.

Attorney Furr requested to make a closing statement. Chairman Eades asked her to proceed and Attorney Furr addressed the Board as follows:

Mr. Chairman and Commissioners,

In 1988 the federal Fair Housing Act was amended to prohibit local governments from discriminating on the basis of handicapped status. "Handicapped" in this law is defined to include a physical or mental impairment that substantially limits one or more of a person's major life activities. It does not include current illegal use of or addiction to a controlled substance, though recovering substance abuse patients are covered. The County contends that the residents of Bridge to Recovery are recovering drug addicts and/or alcoholics. We ask that the Board members not consider any hearsay or speculative evidence that they heard this evening as competent evidence. A 2005 North Carolina Court of Appeals case entitled MCC Outdoor LLC v. Town of Franklinton Board of Commissioners, stated "Speculative assertions and mere opinion evidence do not constitute competent evidence." A 2000 North Carolina Court of Appeals case, Sun Suites Holdings, stated "The expression of generalized fears does not constitute a competent basis for denial of a permit." If the County were to deny a permit based on generalized fears and stereotypes, not only would the County be violating its adopted zoning ordinance, but the County would also be facing potential liability under the Fair Housing Act for discriminating against disabled/handicapped persons because recovering drug addicts/alcoholics are members of a protected class covered by the Fair Housing Act.

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Board member Grover Stewart stated that he understands a person is protected under the fair housing act as long as that person is not currently using drugs or alcohol. How do we know they are not using? Who will monitor this?

Michael Sandy stated that the county will take complaints from anyone in the community and investigate the situation. If there is a violation found upon inspection, the county will start violation procedures and the change of use permit can be revoked if the violation is not remedied.

Attorney Furr stated that residents who have come out of detox are considered to have begun the recovery process. If a resident is not compliant, the change of use permit can be revoked.

Robert Lindeman stated he would like to ask a question. Chairman Eades noted that Mr. Lindeman had not been previously sworn and swore him in. He asked if the inhabitants of Bridge to Recovery have prior criminal records.

Mr. Sandy stated that he is not aware of this.

Attorney Furr stated that this may be a question for a representative from Bridge to Recovery. No one responded.

Chairman Eades stated that it is not relevant to this case whether or not they have criminal records. The Board's task is to determine whether or not the change of use to a group home was issued in compliance with zoning regulations.

Board member Grover Stewart stated that the zoning ordinance allows for a Group Home in the RA District and the definition of a Group home specifies only that it can have 6 or fewer inhabitants. He doesn't see how a Group Home for alcohol and drug abuse can be prohibited.

Board member Richard Cosgrove stated that there is no mention of alcohol and drug abuse under Group Home but the ordinance states that nursing, rest, convalescent homes prohibit drug and alcohol addicts.

Chairman Eades asked for a motion to go into closed session to confer with the Board's Attorney, Michael Taylor.

A motion was made by Todd Swaringen and seconded by Dr. John Eckman to go into closed session.

After the closed session, lasting about 15 minutes, Chairman Eades called for a motion to affirm, reject, or modify the zoning administrator's decision to grant a change of use permit for a Group Home at 7312 Hill Ford Road, Stanly County, North Carolina.

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**Motion:** Grover Stewart made a motion to affirm the zoning administrator's decision to issue a change of use permit for a Group Home at 7312 Hill Ford Road, Stanly County, North Carolina.

**Second:** Dr. John Eckman seconded the motion.

**Action:** The Board voted unanimously to approve the motion.

Chairman Eades announced that the Board's Attorney, Michael Taylor, will prepare the Order to uphold the zoning administrator's decision to issue the change of use permit to Bridge to Recovery, and the Order will be signed at the next regular scheduled Board of Adjustment meeting on June 14, 2011.

Chairman Eades called for a motion to adjourn. Todd Swaringen made a motion to adjourn. Kevin Brickman seconded the motion and Chairman Eades declared the meeting adjourned at 9:50 P.M.

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Date

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Andrew Eades Chairman

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Date

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Clerk to the Board