

**Minutes of the September 25, 2025
Special Meeting of the Yancey County Board of Commissioners
Held at 5:30 pm in the Commissioners Meeting Room
Yancey County Courthouse, Burnsville North Carolina**

Present at the meeting held September 25, 2025, were Vice Chairman Mark Ledford, Commissioner Stacey McEntyre Greene, Commissioner Sandi Norton, County Manager Lynn Austin, County Attorney Donny Laws, and Clerk to the Board Morgan West. Chairman Jeff Whitson, and Commissioner David Grindstaff were absent from the meeting.

Call to Order

Chairman Whitson called the meeting to order and welcomed those in attendance.

Approval of the Agenda

Vice Chairman Ledford asked for a motion to approve the agenda. Commissioner Norton made the motion to approve the agenda. Commissioner Greene seconded the motion. By unanimous vote, the agenda was approved. (Attachment A)

Surplus Property

Discussion ensued regarding the 40.437 acres that were declared surplus property on August 25, 2025. (Attachment B) County Manager Austin entered into a contract on September 3, 2025, with Blueprint for the Blue Ridge – Yancey County, LLC for Chief Cares in the amount of \$450,000.00, and property and offer were duly advertised for upset bid; the ten days passed with no upset bids. Now consideration of final sale of surplus property is to be considered.

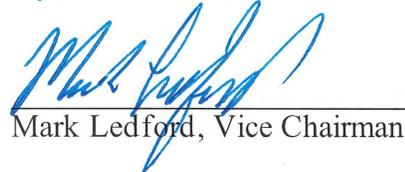
Vice Chairman Ledford asked for a motion to accept the Resolution of the Yancey County Board of Commissioners Concerning the Sale of Surplus Property for the bid amount of \$450,000.00 on the 40.437 acres from Chief Cares. (Attachment C) Commissioner Norton made a motion, with Commissioner Greene seconding. Unanimously the motion carried.

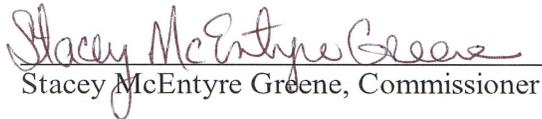
Adjournment

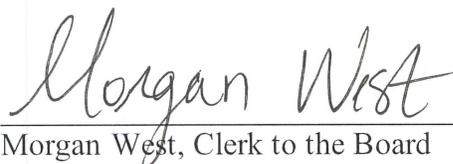
Having no further business, Commissioner Greene made the motion to adjourn with Commissioner Norton seconding the motion. The Board of Commissioners voted unanimously to adjourn.

Approved and authenticated this the 8th day of December, 2025.


Jeff Whitson, Chairman


Mark Ledford, Vice Chairman


Stacey McEntyre Greene, Commissioner


Morgan West, Clerk to the Board

David Grindstaff, Commissioner


Sandi Norton, Commissioner





**AGENDA
YANCEY COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING
SEPTEMBER 25, 2025
5:30 PM**

- I. Call to Order – Vice Chairman Mark Ledford**
- II. Approval of the Agenda**
- III. Surplus Property**
- IV. Adjourn**

I, JAMES R. HUGHES, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION. THESE DESCRIPTIONS RECORDED IN U.S. 1890 PG. 7403 THAT THE RATIO OF PRECISION OF THE CONTROL SURVEY DOES NOT EXCEED 1 PART IN 100,000. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30(1)(1)(i).

WITNESS MY HAND AND SEAL THIS 18th DAY OF July, 2025.

JAMES R. HUGHES, P.L.S.
N.C. NO. L-3515

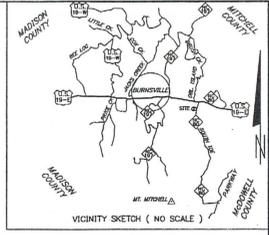


THIS DOCUMENT ORIGINALLY ISSUED BY JAMES R. HUGHES, LICENSE NO. 3335 IN NOV. 19, 2025. THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. (UNLESSHOWN FOR VERSION)

STATE OF NORTH CAROLINA
COUNTY OF YANCEY

I, REVIEW OFFICER OF YANCEY COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: _____ DATE: _____



NOTE:
1-YANCEY COUNTY MAPPING SHOWS A 40' R/W FOR N.C.S.R. 1153 and 80' R/W FOR U.S. 199-85.
2-A SMALL PORTION OF THIS PROPERTY, ALONG AYLEY'S CREEK, IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, REG. F.R.L.S. Map No. 3710074800L Effective Date 6/2/2006.
3-ONLY VISIBLE UTILITIES ARE SHOWN.

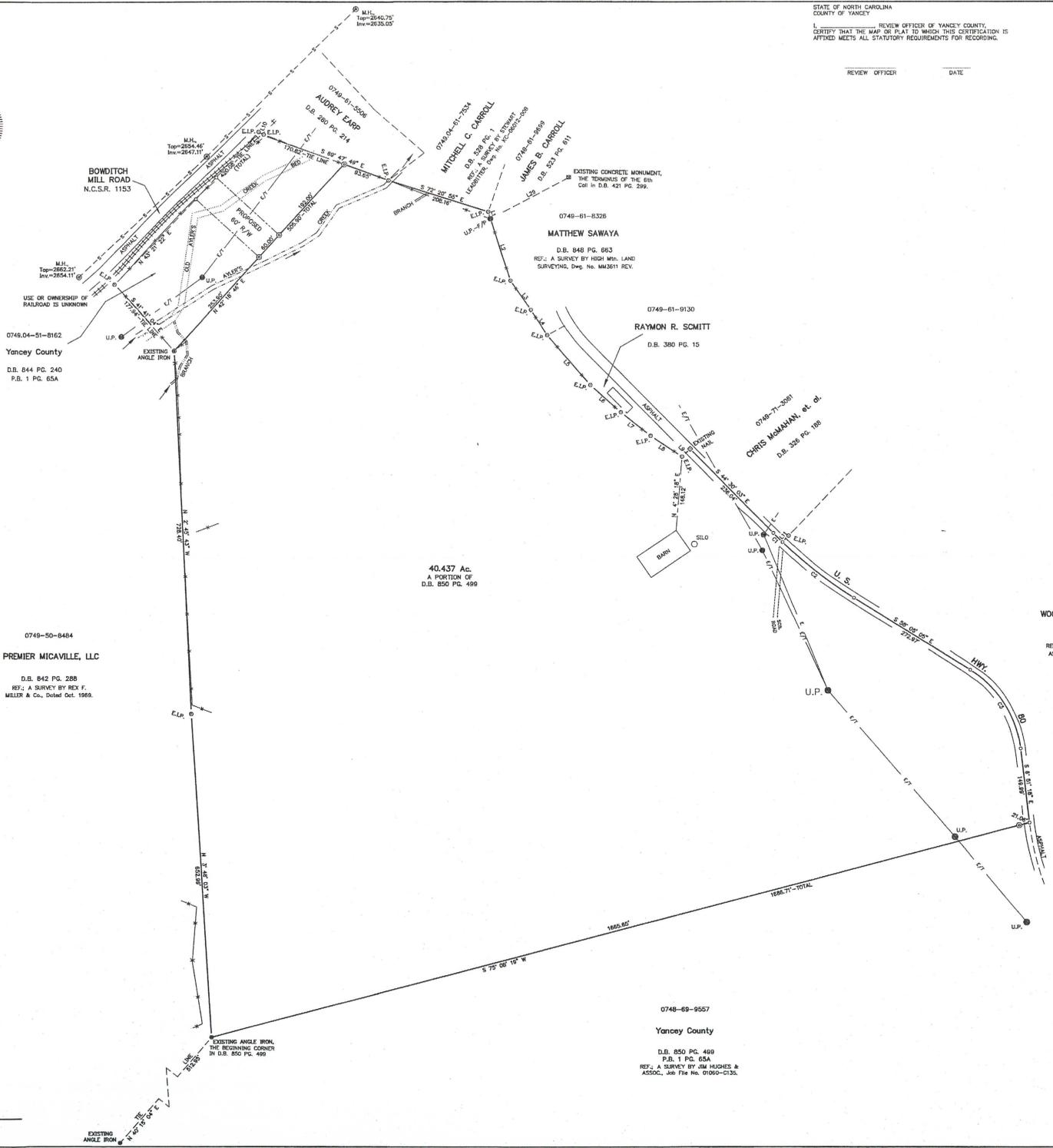
- LEGEND:
- ...GENERATOR
 - ▣...SEPTIC TANK
 - ▢...CABLE TV PEDESTAL
 - ...WATER VALVE
 - ⊙...WATER METER
 - ⊞...ELECTRIC CABINET
 - ⊞...TELEPHONE PEDESTAL
 - △...E.I.P. (#5 REBAR)
 - ▲...E.I.P. (#4 REBAR)
 - ...POINT NOT SET
 - ⊖...IRON PIPE OR PIN SET
 - ⊕...SPIKE OR NAIL SET
 - E.I.P. = EXISTING IRON PIPE OR PIN
 - ...FENCE LINE
 - C = CURVE (SEE CURVE TABLE)
 - L = LINE (SEE LINE TABLE)
 - ⊙ U.P. = UTILITY POLE
 - M.H. = MANHOLE
 - ⊞...EXISTING 2" CONCRETE MONUMENT
 - C.M.P. = CORRUGATED METAL PIPE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.P.P. = CORRUGATED PLASTIC PIPE
 - ...RIGHT OF WAY
 - - -...ADJOINING PROPERTY LINE (APPROXIMATE)
 - T...OVERHEAD UTILITY LINE
 - ⊖...TOP OF RIDGE

0749-50-8484
PREMIER MICAVILLE, LLC
D.B. 842 PG. 288
REF: A SURVEY BY REX F. WELSER & Co., Dated Oct. 1988.

40.437 Ac.
A PORTION OF
D.B. 850 PG. 499

0748-69-9557
Yancey County
D.B. 850 PG. 499
P.B. 1 PG. 65A
REF: A SURVEY BY JIM HUGHES & ASSOC., Job File No. 0748-69-9557.

0749-80-1512
WOODROW W. YOUNG, et. al.
D.B. 206 PG. 589
REF: A SURVEY BY JIM HUGHES & ASSOC., Job File No. 0749-80-1512.



Curve	Radius	Chord Bearing and Distance	Arc Length	Tangent	Delta
C1	850.15'	S 45° 20' 02" E 28.89'	28.89'	12.95'	1° 30' 30"
C2	890.15'	S 52° 01' 44" E 181.12'	181.12'	11° 43' 24"	11° 43' 24"
C3	216.72'	S 52° 28' 12" E 187.36'	187.36'	103.77'	81° 15' 47"

Line	Bearing	Distance
L1	S 17° 15' 30" E	14.71'
L2	S 18° 07' 07" E	140.86'
L3	S 34° 56' 26" E	71.88'
L4	S 40° 56' 50" E	63.14'
L5	S 40° 27' 50" E	132.13'
L6	S 40° 27' 50" E	82.00'
L7	S 51° 27' 37" E	75.83'
L8	S 40° 17' 12" E	74.00'
L9	N 40° 00' 00" E	22.11'
L10	S 42° 48' 12" E	11.43'-TR. LINE
L11	N 43° 36' 02" E	17.84'-TR. LINE

JIM HUGHES & ASSOCIATES, P.A.
N.C. No. C-1380
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1462 WITTENBERG, NORTH CAROLINA 28774
PHONE: (828) 842-3464

A BOUNDARY/DIVISION SURVEY FOR:

CHIEF CARES

CRABTREE TOWNSHIP
YANCEY COUNTY, N.C.

REVISIONS		FIELD PARTY	INITIAL DATE	JOB FILE No.
No.	DATE	BY	7-21-22	25068-C538
		DRAWN BY	DATE	MINIMUM PRECISION
		JH	7-19-25	N/A
		SCALE 1 IN = 100 FT	AREA BY D.M.D.	
		NO ADJUSTMENT	ADJ. ANG. ANGLE	N/A
		DWG FILE: 25068B	DATA STORAGE: SEAWAY	
		RECORD REFERENCES: D.B. 850 PG. 499		
		PARCEL ID.-A PORTION OF 0748-69-9557		
		CURRENT OWNERS: Yancey County		

100 50 0 100 200 300
GRAPHIC SCALE

Attachment B

RESOLUTION

Of the Yancey County Board of County Commissioners Concerning
The Sale of Surplus Property

WHEREAS, the Yancey County Board of County Commissioners (hereinafter "Board") is the owner of a tract of land located in the Crabtree Township, Yancey County, North Carolina, more particularly described in a Deed recorded at Yancey County Deed Book 850, Page 499, having a Parcel Identification Number of 074800699557000 and a portion of said land containing 40.437 acres has been surveyed (hereinafter "Property"); and

WHEREAS, by prior ACTION heretofore adopted, the Board declared the Property no longer necessary and undesirable for public purposes; and

WHEREAS, the above referenced ACTION authorized the disposition of the Property by either negotiated offer, advertisement and upset bid or by advertisement for sealed bids; and

WHEREAS, subsequent thereto the Board received an offer from Blueprint for the Blue Ridge – Yancey County, LLC to purchase the Property in consideration of \$450,000.00 and the Board proposes to accept said offer subject to the terms and provisions of NC Gen. Stat. 160A-269; and

WHEREAS, the offer has been advertised for upset bids as required by law, said advertisement having been published in a newspaper having general circulation in Yancey County, North Carolina as required by the applicable statutes; and

WHEREAS, more than ten days have expired since said publication, and no upset bids have been made as required by said statute.

NOW THEREFORE, be it hereby RESOLVED by the Board as follows (check the appropriate blank):

_____ 1) That the above referenced offer and proposed contract made by Blueprint for the Blue Ridge – Yancey County, LLC be rejected.

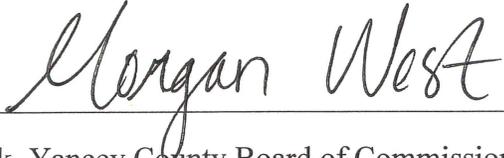
2) That the above referenced offer and proposed contract made by Blueprint for the Blue Ridge – Yancey County, LLC be confirmed and accepted and that the Chairman of the Board of County Commissioners execute and deliver a deed to the purchaser pursuant to the terms and provisions of the above-referenced offer by Blueprint for the Blue Ridge – Yancey County, LLC upon receipt of the purchase price set forth in the offer and contract and that the Clerk to this Board certify a copy of this Resolution to be attached to the deed conveying the Property pursuant to the terms and provisions of the proposed offer and contract.

This the 25th day of September, 2025.



Chair, Yancey County Board of Commissioners

ATTEST:

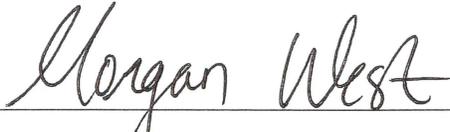


Clerk, Yancey County Board of Commissioners

CERTIFICATION

The undersigned Clerk to the Yancey County Board of Commissioners does by execution hereof certify the foregoing to be a true and accurate copy of action taken by said Board as stated therein. WITNESS my hand and seal.

This the 25th day of September, 2025.



Clerk, Yancey County Board of Commissioners

