

2 RECORDING 0
REVENUE 0
NSF _____
ROTC PQ CS



Type: CRP
Recorded: 12/15/2025 at 11:06:29 AM
Fee Amt: \$0.00 Page 1 of 2
Revenue Tax: \$0.00
Gaston County, NC Register Of Deeds
Jonathan L. Fletcher, Registrar
BK 5606 PG 962-963

TITLE: LOCAL LANDMARK DESIGNATION REQUEST: LM-25-09-04-00006, LYNDA HANCOCK (APPLICANT); PROPERTY PARCEL: 192796, LOCATED AT 5302 BUD WILSON RD., GASTONIA, N.C. AN ORDINANCE DESIGNATING THE 1888 WILLIAM CLARENCE WILSON HOUSE, GASTONIA, SOUTH POINT TOWNSHIP, GASTON COUNTY, AS A HISTORIC LOCAL LANDMARK

WHEREAS, all the prerequisites to the adoption of this ordinance, as prescribed in Part 4, Chapter 160D of the General Statutes of North Carolina, have been met; and,

WHEREAS, the Board of Commissioners of Gaston County has taken into full consideration all statements and information presented at a joint public hearing held with the Historic Preservation Commission on the 9th day of December 2025; and,

WHEREAS, the property and structure located at 5302 Bud Wilson Rd. in Gastonia, also known as the 1888 William Clarence Wilson House, is a substantial clapboard farmhouse located in an area now being developed into residential tracts; and,

WHEREAS, the home reflects the domestic legacy of the Wilson family and the land ownership incorporates ties to the Civil War; and,

WHEREAS, the gambrel-roofed barn and corn crib are vital agricultural remnants that illustrate the area's farming heritage; and,

WHEREAS, designating these outbuildings as historic structures is essential to preserving a fuller picture of the County's rapidly disappearing rural past; and,

WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property, as well as North Carolina Department of Natural and Cultural Resources has reviewed the designation report and nomination of the William Clarence Wilson House.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners that after consideration of the local landmark designation request, public hearing comment, and Historic Preservation Commission recommendation:

- 1) That the buildings and property known as the William Clarence Wilson House, located at 5302 Bud Wilson Rd., Gastonia, South Point Township, North Carolina, is hereby

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CClohinger	AFraley	BHovis	TKeigher	SSheahan	Vote
2025-386	12/09/2025	AF	SS	A	A	A	A	A	AB	A	U

DISTRIBUTION:
Laserfiche Users

Local Landmark Designation Request: LM-25-09-04-00006, Lynda Hancock (Applicant); Property Parcel: 192796, Located at 5302 Bud Wilson Rd., Gastonia, N.C. An Ordinance Designating The 1888 William Clarence Wilson House, Gastonia, South Point Township, Gaston County, as a Historic Local Landmark
Page 2

designated as historic property pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina. For the purpose of description only, it is described as follows:

Property Legal Description (only 4.4982 acres of the full 91.02 acres is being designated, described as Tract 1):

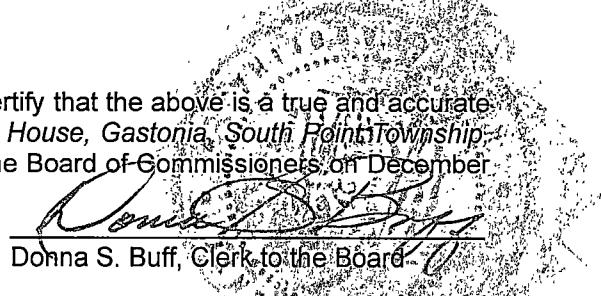
TRACT 1

Beginning at a $\frac{1}{2}$ " rebar set on the southern right-of-way of Bud Wilson Road (having a 60' public right-of-way), said $\frac{1}{2}$ " rebar set also being located N 46-44-05 W, a distance of 1147.13' from a stone control corner, thence from said point of beginning within the property of Lynda W. Hancock, (B.B 1735 PG. 451); Three calls as follows: (A) S 43-28-21 E, a distance of 545.83' to a $\frac{1}{2}$ " rebar set, (B) S 46-31-39 W, a distance of 400.00' to a $\frac{1}{2}$ " rebar set, and (C) N 43-28-21 W, 469.90' to a $\frac{1}{2}$ " rebar set on the southern right-of-way of Bud Wilson Rd., thence N 43-28-21 W, a distance of 30.10' to a calculated point in the centerline of Bud Wilson Rd., thence with the centerline of Bud Wilson Rd two calls as follows: (A) along the arc curve to the left having a radius of 4,397.82' and an arc distance of 299.58' and a long chord bearing and distance of N 49-11-26 E, 299.52' to a calculated point, and (B) N 47-14-21 E, a distance of 100.81' to a calculated point, thence leaving the centerline of Bud Wilson Rd. S 43-28-21 E, a distance of 30.00' to the point of beginning containing 4.4982 acres be it more or less.

- 2) That said buildings and property may not be demolished, materially altered on the exterior of the buildings, remodeled, or removed until three hundred sixty-five days written notice of the owner's proposed action has been given to the Gaston County Historic Preservation Commission.
- 3) That nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any architectural exterior features in or on the said buildings or property that does not involve a change in design, material, or other appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certifies to the Commission that said action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owners from making any use of this property that is not prohibited in other statutes, ordinances, or regulations. The designation shall not be applied to the interior of the structures or any other areas included in easements or rights of way.
- 4) That a suitable sign shall be posted indicating the said buildings and property designation as a local landmark and any other appropriate information. If the owner consents, the sign shall be placed upon the primary said building or property, or in a nearby public right-of-way.
- 5) That the owner of the William Clarence Wilson House shall be given notice of this ordinance as required by applicable law, and that copies of this ordinance be filed and indexed in the offices of the County Clerk, Gaston County Register of Deeds, Building and Development Services, and Tax departments as required by law.

Certification

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and accurate copy of *An Ordinance Designating the William Clarence Wilson House, Gastonia, South Point Township, Gaston County, as a Historic Local Landmark*, as adopted by the Board of Commissioners on December 9, 2025.


Donna S. Buff, Clerk to the Board

SEAL

HISTORIC LOCAL LANDMARK DESIGNATION

REPORT

William Clarence Wilson House (C. 1888)

5302 Bud Wilson Rd

Gastonia, South Point Township, Gaston County, NC 28056



I. General Information

1. Name of Property:
 - a. William Clarence Wilson House (historically known as "Begonia")
2. Physical Address of Location:
 - a. 5302 Bud Wilson Rd, Gastonia, NC 28056
3. Tax Parcel Identification Number:
 - a. PID: 192796
 - b. PIN: 3552-43-9287
4. Current Owner(s) Name(s):
 - a. Lynda Ellen Wilson Hancock
5. Current Owner(s) Mailing Address(es):
 - a. Covenant Village, 1351 Robinwood Rd, Gastonia, NC 28054
6. Appraised Value of the Property:
 - a. Market Land: \$926,180.00
 - b. Market Building: \$499,100.00
 - c. Market Total: \$ 1,425,280.00
7. Deed and Will History:
 - a. Deed from John H. Craig (executor for R.H. Craig) to James M. Craig – 12/25/1875 – \$650.00 – 100ac "meanders with creek" – Bk. 7, Pg. 564-565
 - b. Deed from John H. Craig to James M. Craig – 01/1885 – \$2325.00 – 155ac adjoining Wilson, Henderson, J.T. Glenn & others – Bk. 14, Pg. 202
 - c. Deed from J. M. Craig & wife Emily E. Craig to Robert N. Wilson & wife Mary E. Adams – 12/22/1890 – \$964.00 – 66.5ac adjoining Riddle, Henderson, Craig, R.N.'s corner, crossing a creek – Bk. 19, Pg. 255-256
 - d. Will from Robert Newton to William Clarence (& others) – 08/30/1915 – 210ac "on which he now lives and being north of my old home place" – Bk. 5, Pg. 130-132
 - e. Will from William Clarence & Margaret E. (Bessie) Titman to daughters Mary H., Fannie K., & Margaret E. and sons Lyndon, William N., & Robert P. (Fannie K. & William N. executors) – 03/09/1944 & 10/06/1945 – 249.5ac adjoining Riddle, Henderson, R.H. Wilson – Bk. 5, Pg. 310-312
 - f. Will from Margaret E. Wilson to Robert P. Wilson & Wife Martha G. Wilson – Will in Clerk of Superior Court (75-E-287)
 - g. Deed from widow Martha G. Wilson to niece Lynda W. Hancock – 06/03/1985 – Bk. 1735, Pg. 451

II. Abstract

1. Significance Statement:

- a.** The William Clarence Wilson House is a substantial clapboard farmhouse located in an area now being developed into residential tracts. The four-and-a-half-acre site includes three remaining contributing structures: the main house, a gambrel-roof barn, and a crib. While the home reflects the domestic legacy of the Wilson family and the land ownership incorporates ties to the Civil War era, the barn and crib are vital agricultural remnants that illustrate the area's farming heritage. Designating these outbuildings as historic structures is essential to preserving a fuller picture of the county's rapidly disappearing rural past.

2. Buildings and Land to be Designated:

- a.** 4.4982 acres of the 91.02 acres will be included as part of the designation. In addition, the designation will consist of the exterior only of the main house, the crib, and the gambrel-roof barn. For more information, please refer to the included site plan.

III. Historic Background

The story of the 1888 William Clarence Wilson House and property precedes the building of this substantial farmhouse. Family history claims that the land was acquired by 1822 by Robert Wilson, descended from John Wilson of Ireland (1). One of Robert's sons, Robert Newton Wilson, served in the Civil War and received the title of colonel. He took Jerry Wilson, a slave, to the battleground with him. Jerry received a pension for his service (2).

Colonel Robert Newton Wilson (1838-1931) was married to Mary E. Adams (1845-1926). Among their children was a son who became a medical doctor (3). Another son, William Clarence Wilson, was the builder of the house that is the subject of this nomination. Colonel Robert N. Wilson lived a long life in his home, located approximately one mile from the 1888 William Clarence Wilson House. He and his wife, Mary, spent the final years of their lives in their son's home. Colonel Wilson was honored with a 90th birthday party at his son's house in 1928. This special gathering was featured in the Charlotte Observer because of his valuable service during the Civil War (4).

William Clarence Wilson (1866-1944) was married to Margaret Elizabeth Titman (- 1945). They had six children, three sons and three daughters: William Newton, Mary Hester, Fanny Kate, Margaret Elizabeth, Lyndon Grier, and Robert Palmer.

According to a news article, the house was completed by 1888 on land owned by his father and later willed to him. William Clarence and Margaret E. Wilson, along with their six children, lived in the house as successful farmers. Mr. William Clarence was also the owner of stock in Textiles Incorporated. He was business-minded and respected enough to be able to secure loans from Citizens National Bank and Federal Land Bank, and life insurance from Jefferson Standard, Equitable Life, and Woodman of the World (5).

William Clarence states in his will that the farm included 249.5 acres, with more than enough to pay off the Federal Land Bank loan with his paid-up life insurance. He gave all mules, cows, and livestock together with farming instruments, corn, wheat, household provisions, and kitchen furniture to his daughters Mary H., Fanny K., and Margaret E. in fee simple: "share and share alike". It was his wish that the farm remain intact as a whole, "and run as it now is, but if the time should come that the farm is not paying, and all agree that it is best to divide or dispose of the same, I have the utmost confidence in your ability to do the same". In his will, he bequests that the remainder of the life insurance money, after paying off the loans, be used to operate the farm. The many shares of stock in Textiles, Inc. were to be divided between his wife and their children. This will was dated February 12, 1944, and his death date was March 9, 1944 (6).

The main Wilson tract of 249.5 acres lies on both sides of Bud Wilson Road, 1.25 miles south of the intersection of Union Road in the South Point Township. The road was formally

called "Wilson-Sparrow Road". The west side tract currently contains 144.18 acres of timber. The east side, which includes the historic house, barn, and crib, comprises 91.02 acres (7).

Margaret Elizabeth Titman also has a fascinating history. Her lineage dates back to John Titman, a Revolutionary War soldier. After Mr. William Clarence died in 1944, his wife, Margaret E. Titman Wilson, died the following year. In 1978, the youngest son, Robert Palmer Wilson, and his wife, Martha Glenn Wilson, lived in the house. After Robert Palmer died, Martha sold the house in 1985 to niece Lynda Wilson Hancock, daughter of Lyndon G. and Ela D. Wilson (8).

The house was rented for a while until Lynda and her husband took on the task of restoration. They moved into the fresh, revived home in 2004.

IV. Assessment

Restoration Work

The slate roof was failing when Lynda W. Hancock acquired the house, and it was replaced with Slate Blend GAF Timberline Asphalt Shingles. Air conditioning and central heating were also installed at this time (9). Bathroom fixtures were replaced and exhaust fans installed. Due to insect and water damage, the rear wing of the house, including the kitchen and side porch, needed to be replaced. After a professional evaluation, the rear wing was tastefully added to the main structure and is not visible from the road (10). A drawing of the interior floor plan is included with this nomination.

Architecture

This large, substantial clapboard farmhouse is included in the 1984 inventory of Gaston County's historic architecture (11). The two-story, three-bay house has an end gable roof, originally covered with slate. A porch roof shelters the facade and the north side of the first level. Round, fluted columns support the first-floor porch roof. A second-story porch over the front door with turned balusters and a triangular pediment shelters the second-floor center door. The house was designed to keep its occupants cool during the hot summers. Breezes would blow through six exterior doors and 18 windows with shutters.

The original front door, featuring decorative glass panels and an operating bell, opens to reveal a central hallway. Original panel doors, baseboards, window and door trim, and heart pine flooring remain intact. Plaster walls remain, but a Celotex ceiling replaces the water-damaged plaster ceiling upstairs (12).

Seven original fireplace mantels remain in the house. Most of the original hardware, including locks and hinges, remains intact. Original newel posts and turned balusters adorn the stairway in the main hall. Sample layers of the original wallpaper were sent to Richard E. Thibaut Inc. and the National Preservation Institute. One of the wallpapers included in their collection has been used to repaper the entrance hall (13).

Additional Buildings

This working farm historically contained numerous outbuildings, several of which were lost during Hurricane Hugo in 1989. The largest surviving structure is a bi-level, gambrel-roofed barn constructed in 1917 to replace an earlier barn destroyed by fire. The barn retains a high level of integrity and features animal stalls and storage areas on the ground level, with a spacious hay loft above—an efficient design typical of early 20th-century agricultural construction. As one of the few remaining examples of this barn type in Gaston County, it represents a significant element of the region's agrarian past. An associated corn crib, also surviving, illustrates a once-common but now rare rural building type. Together, these two

outbuildings contribute significantly to the historical and architectural understanding of early 20th-century farm operations in the county and are essential to the property's overall significance (15).

A conversation with the current property owner, Lynda Wilson Hancock, reveals some interesting farming facts. Ms. Hancock recalled her grandfather, William Clarence, going into town to find helpers to pick cotton. She also remembered the spraying of the cotton for boll weevils. After the cotton was taken by wagon to the Bowling Green cotton gin, cotton seeds were brought back to a building that stood next to the gambrel-roofed barn. The seeds were stored in bins, and vegetables canned in blue glass jars were nestled among the seeds to prevent them from freezing in the winter.

Ms. Hancock also recounted that the mules used to plow the terraced field were housed in the large barn with several milk cows and pigs. Needless to say, the corn crib held the corn that was used to feed the livestock, and hay was stored in the upper level of the large barn.

Grounds

The surrounding yard is well-maintained with several planting areas featuring local shrubbery and large oak trees. One area features a stone walking path leading to a bench, and another has a patio constructed of stone that was once the foundation of the fallen original kitchen. A mulberry tree shades this area. The driveway and parking area are covered with brown Tennessee pea gravel. By the drive is an original cut stone hitching post with a circular metal ring. A recently constructed carriage house now serves as a car garage. It adds to the beautiful setting, but will not be considered a contributing structure due to its recent construction.

V. Bibliography

- 1) Conversation with property owner Lynda W. Hancock, 07/10/2025
- 2) Civil War in Gaston County, R. Carpenter, 2016, page 182
- 3) Conversation with property owner Lynda W. Hancock, 07/10/2025
- 4) *The Charlotte Observer* article with photograph, 02/10/1928
- 5) Will of William Clarence Wilson, Office of Clerk of Superior Court at Gaston County Courthouse 75-E-287
- 6) Will Book 5, Page 310-312, Gaston County Courthouse
- 7) Gaston County GIS property info for parcels 192796 and 192797
- 8) Deed Book 1735, Page 451, Gaston County Courthouse
- 9) National Register Study List application prepared by Lynda W. Hancock, 05/13/2002
- 10) Evaluation of house repairs by Gayle Beaver Interiors
- 11) The Architectural Heritage of Gaston County, North Carolina, Kim Withers, 1982, page 248, "341. Douglas Wilson House, Southpoint Township"
- 12) National Register Study List application prepared by Lynda W. Hancock, 05/13/2002
- 13) IBID, pages not numbered
- 14) Study for proposed Garden Parkway by Kimberly D. Bereis, AICP PBS & J letter 08/22/2008
- 15) IBID

Preliminary Subdivision Plat -- Not Approved by Gaston County Planning & Zoning as of 10/29/2025



Designated
Property -
4.4982ac

House - Designated

Garage - Not Designated

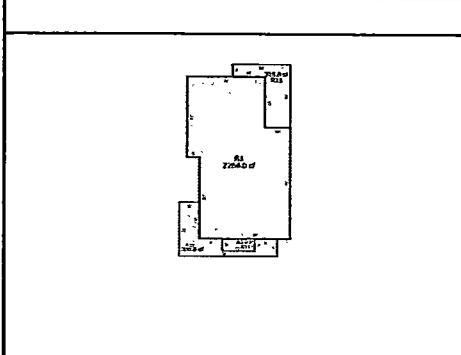
Crib - Designated

Well - Not Designated

Barn - Designated

Site Plan

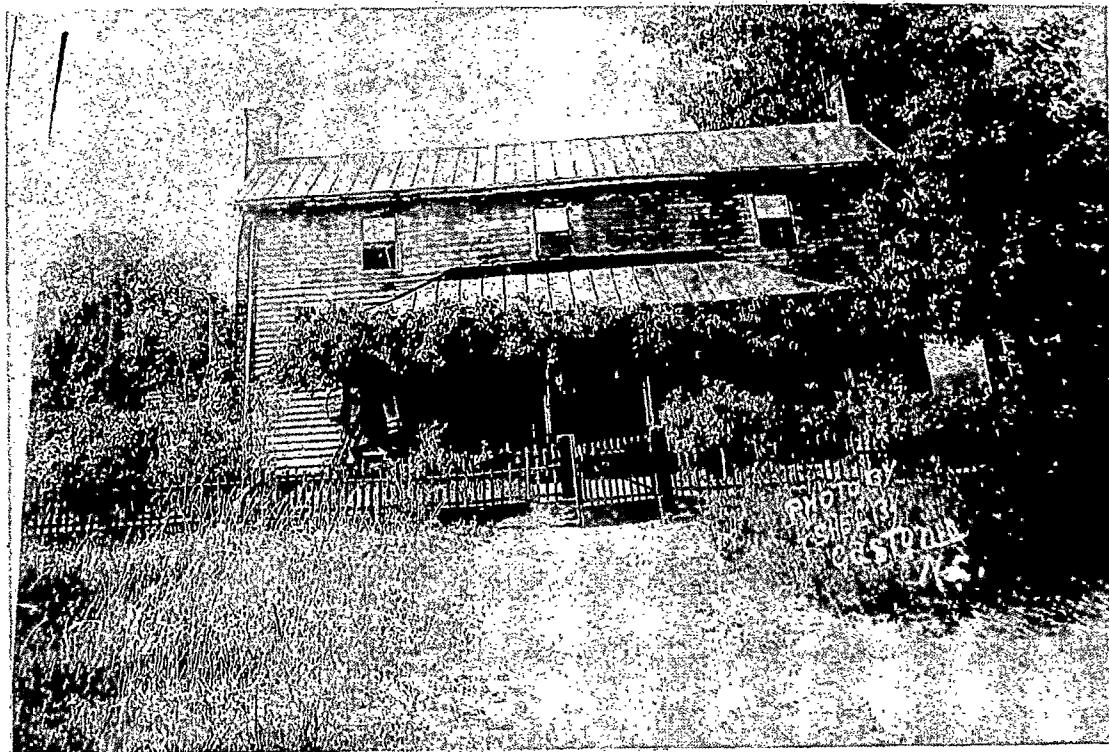
PRIMARY PROPERTY ADDRESS	TAX INFORMATION
5302 BUD WILSON RD, GASTONIA, NC 28056	PARCEL #: 192796 PIN #: 3552-43-9287 CURRENT OWNERS: HANCOCK LYNDA W MAILING ADDRESS: 1351 ROBINWOOD RD APT B104 , GASTONIA, NC 28054-6675 NBHD #: 4D011 NBHD NAME: WEST 4D TOWNSHIP: SOUTH POINT TOWNSHIP LEGAL DESC: . 15 099 001 00 000 DEED BOOK: 1735 PAGE: 0451 DEED RECORDING DATE: 6/1/1985 SALES AMOUNT: \$11,000 PLAT BOOK: PAGE: STRUCTURE TYPE: CONVENTIONAL YEAR BUILT: 1880 SQUARE FOOTAGE: 3396 VACANT: IMPROVED BASEMENT: NO BED: 5 BATH: 3 HALF-BATH: 0 MULTI-STRUCTURES: NO ACREAGE: 91.02 TAX CODE: 450 TAX DISTRICT: UNION ROAD FD VOLUNTARY AG DISTRICT: NO PROPERTY USE: RESIDENTIAL
PROPERTY INFORMATION	
CITY LIMITS: ETJ: NOT IN ETJ POLICE DISTRICT: GASTON COUNTY FIRE DISTRICT: UNION RD SPECIAL FLOOD HAZARD AREA: LOCAL WATERSHED: CROWDER'S CREEK CENSUS TRACT: 333.06	
TAX VALUES	
MARKET LAND VALUE: \$926,180 MARKET IMPR. VALUE: \$499,100 MARKET VALUE: \$1,425,280 FARM DISCOUNT: YES EXEMPT: NO TAXABLE VALUE: \$563,920	



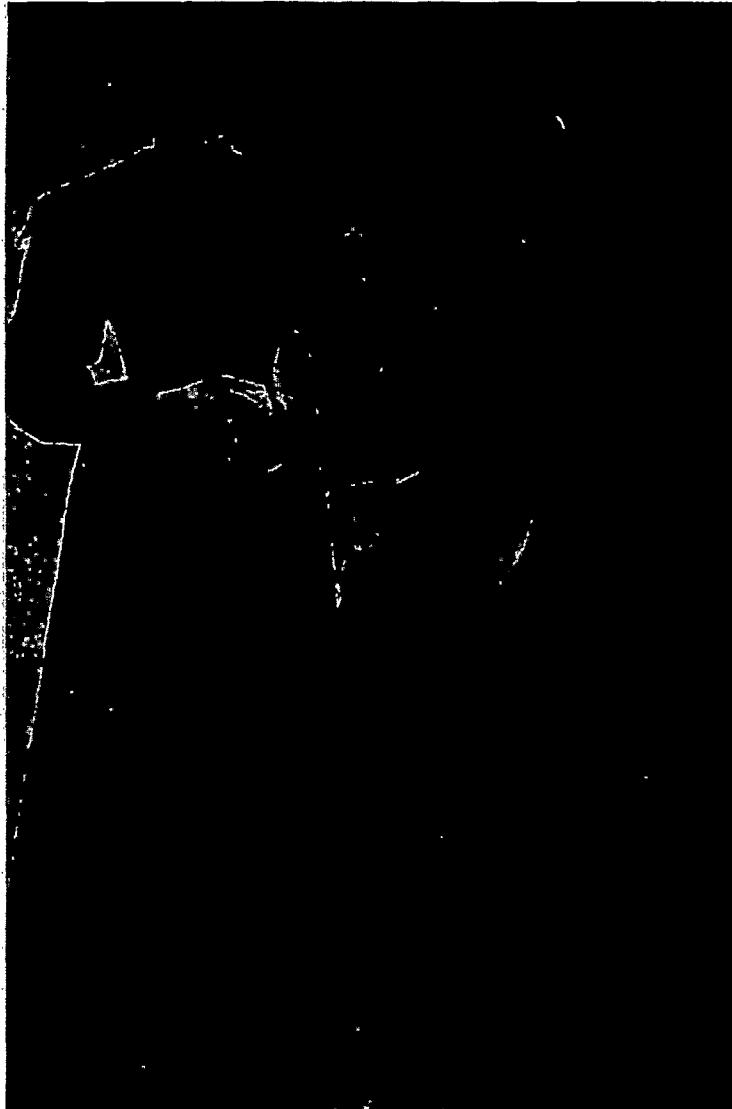
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1888 William Clarence Wilson House





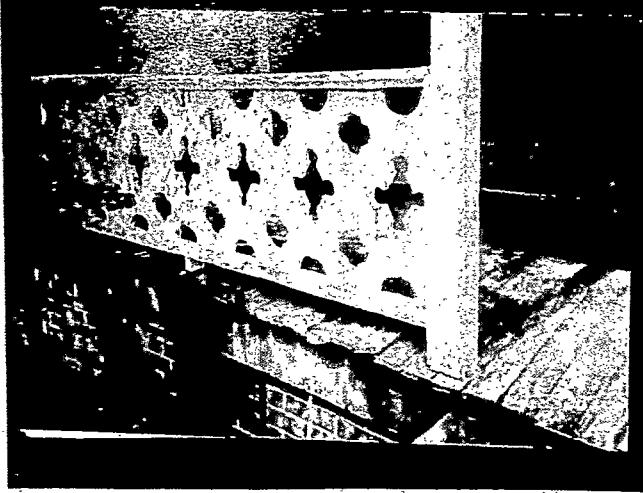
Home of Robert Newton Wilson & wife Mary Eliza Adams Wilson stood 1 mile south of his son's house.

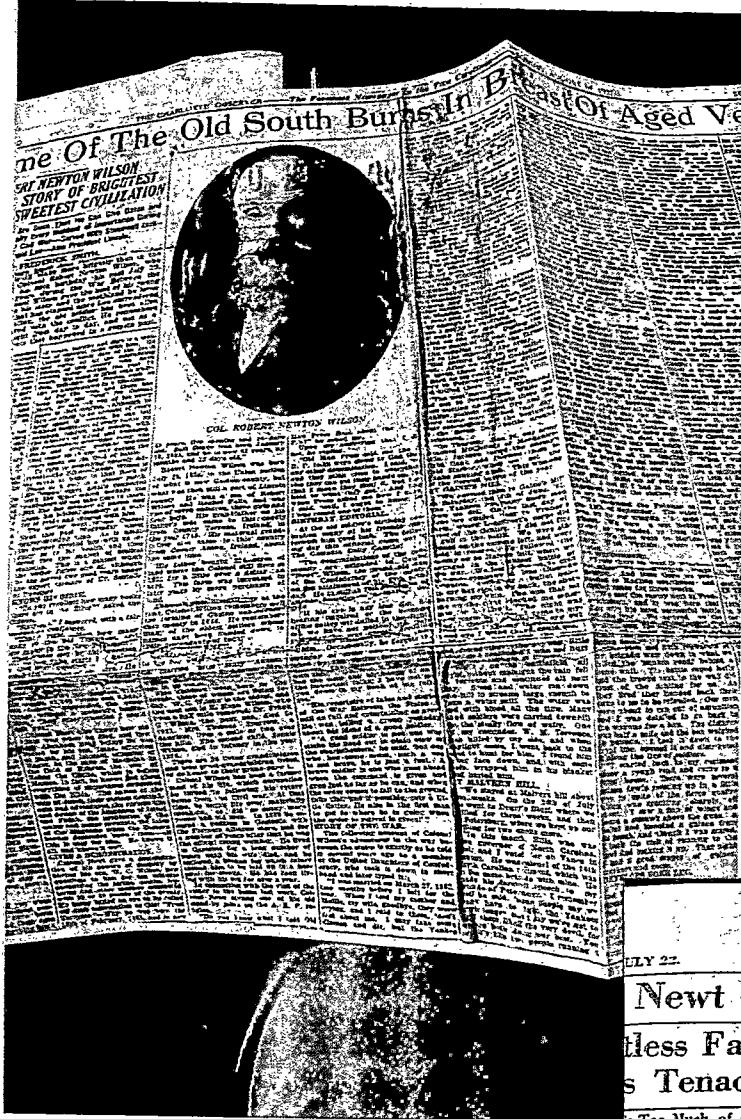


**Mary E. Adams Wilson
b. 1845 d. 1926
Robert Newton Wilson
b. 1838 d. 1931**



90th Birthday celebration / Col. Robert Newton
historic photo S.side historic photo N.W side





Robert Newton Wilson's 90th birthday was shared in local newspapers. He lived to be 93 y.o. and demonstrated great knowledge.

JULY 22

Newt Wilson, Son's Grand Old Man, To Tell All His Peerless Facts Stored in His Tenacious Mind

Too Much of Al Smith's Religion But for Him Any Way — Retains Vivid Memory of Gallant Leaders of Confederacy.

By HELEN D. CHANDLER.

Sgt. NEWTON WILSON, in many respects the most unusual man in the Piedmont Carolinas, will celebrate his 90th birthday on next Sunday at his home in Gaston County, a few miles from the city of Gastonia. A Confederate veteran—one of the very fifteen hundred who went to the war from Col. Newt is one of the rapidly diminishing number who remember Lee, Lincoln, Stonewall Jackson and others of that period whose names are prominent on the pages of American history. A man of old style, Col. Wilson is inevitably a man who votes no other ticket; but, aside from his son's honesty and in his creditability the office of President of the

United States, he is affectionately known to his countrymen, in which he is reckoned as the result of an army record which is unique in the history of the country. "I don't like Al Smith and I am going to vote for Al. I don't like the colored," is a remark of the Colonel, who is a staunch member of the Associate

Col. Wilson might be strong enough in case of a

revolution.

He is a prominent

characteristic of Col.

Col. Wilson

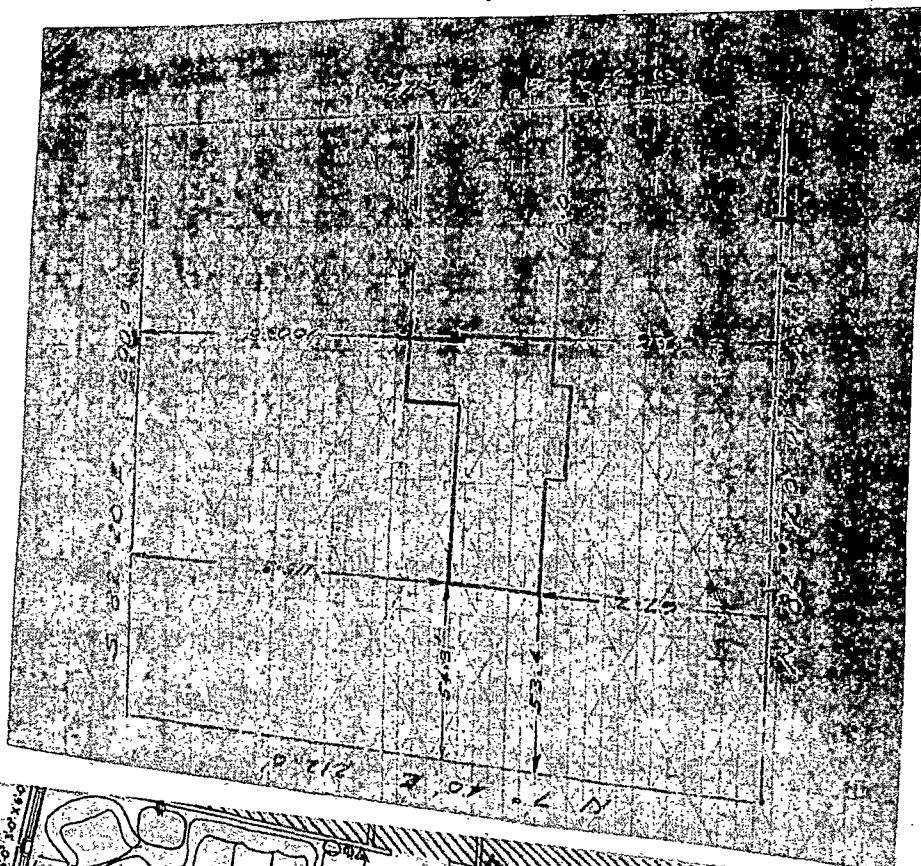
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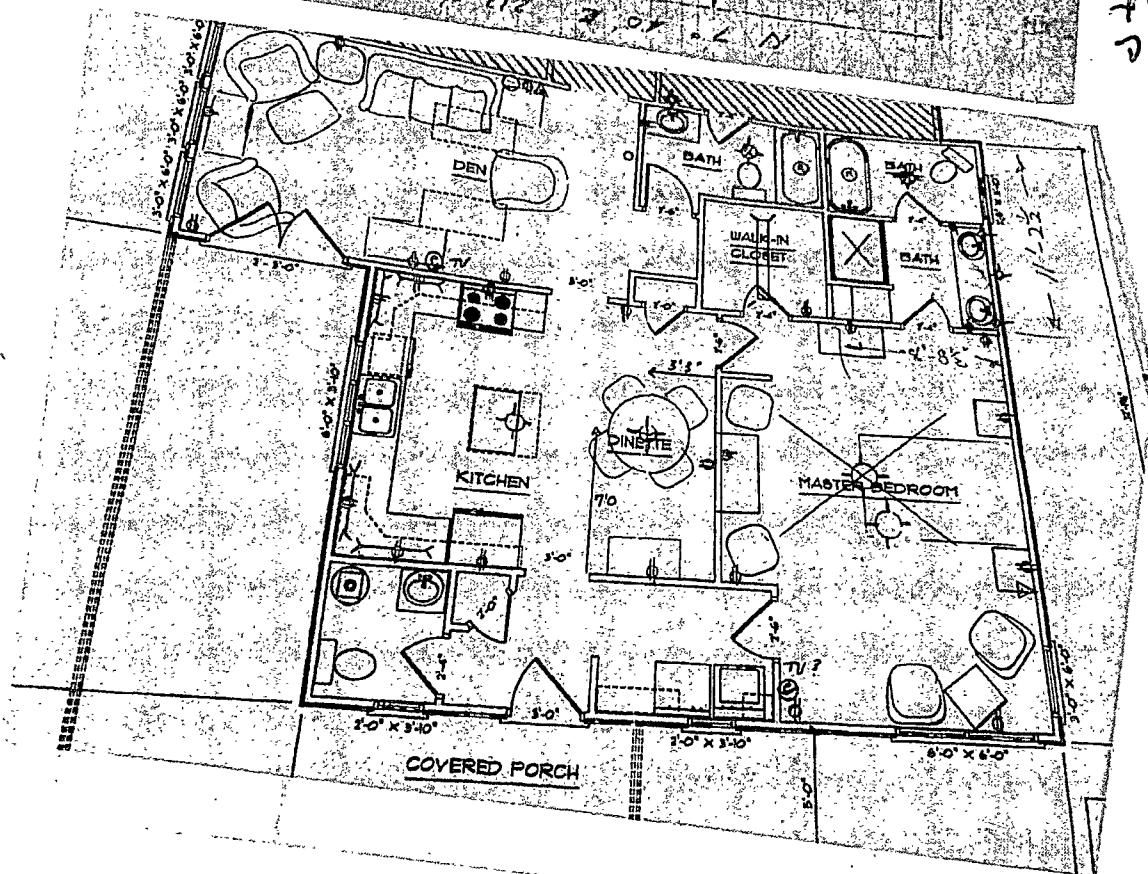
William Clarence Wilson



Margaret Elizabeth Titman



Front
Section
H-150RC



New Addition

SW



West



NW



S.

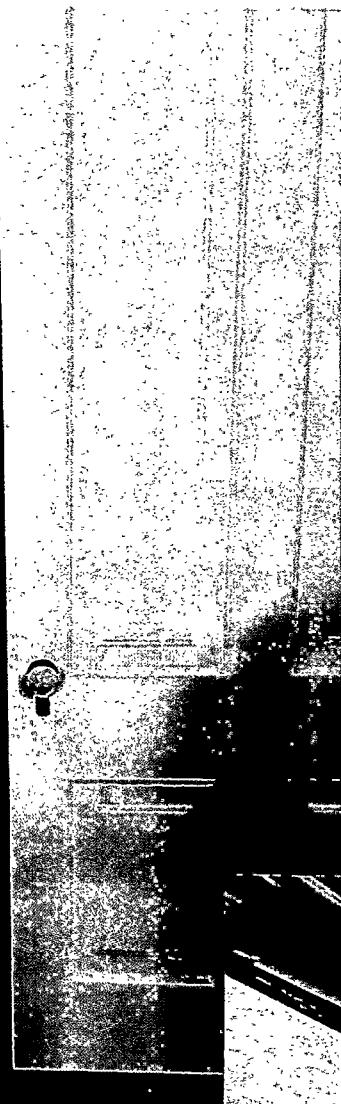
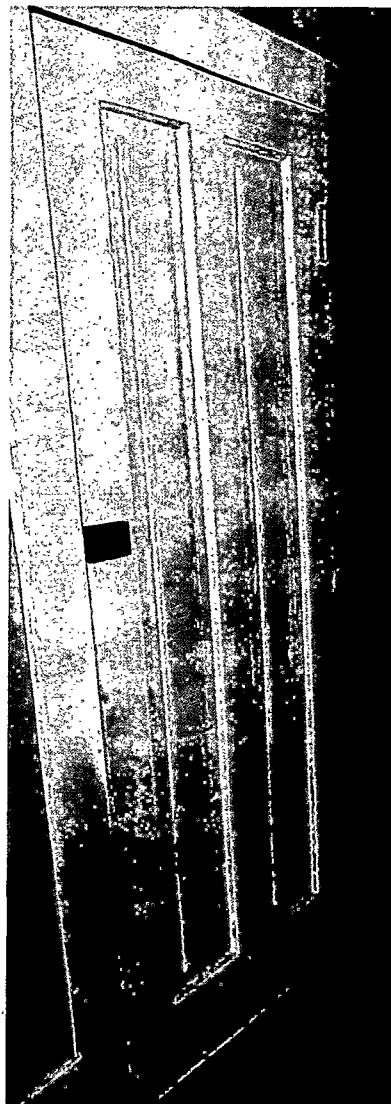


East



N.





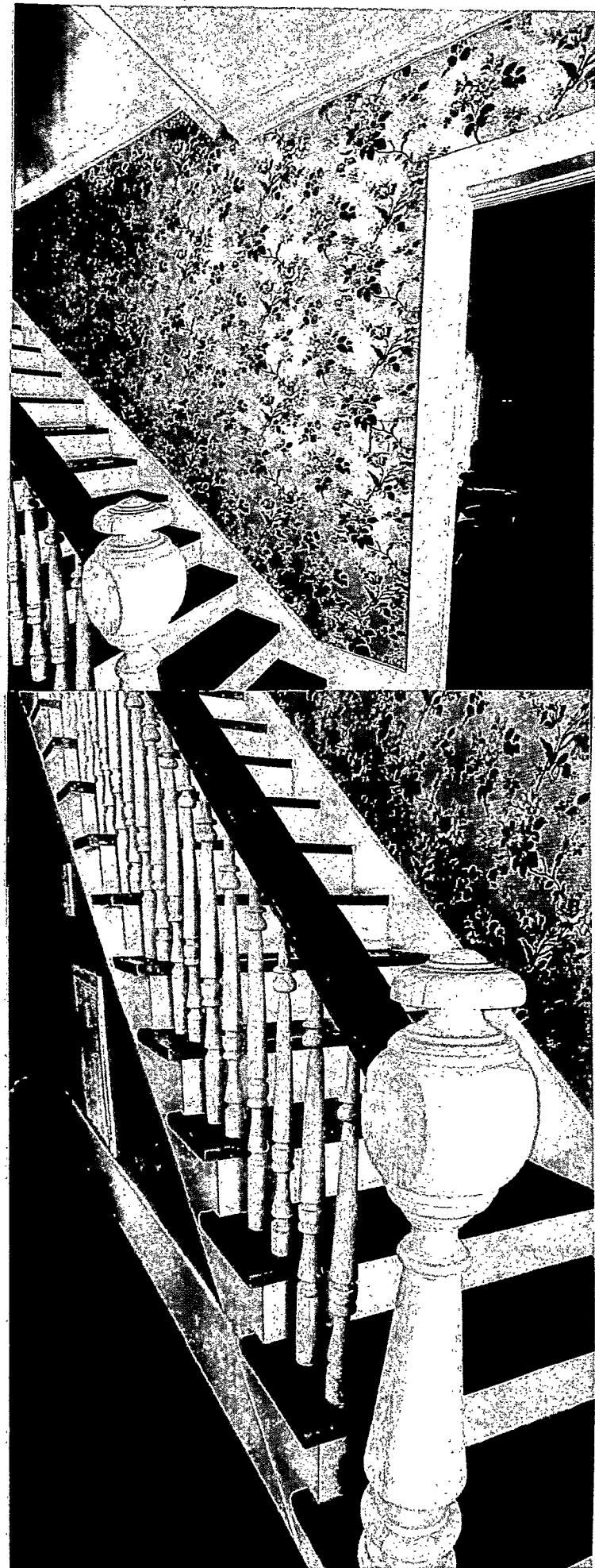
Paneled doors
throughout

Front door
with bell





unique baluster end



Reproduced
historic
wall paper

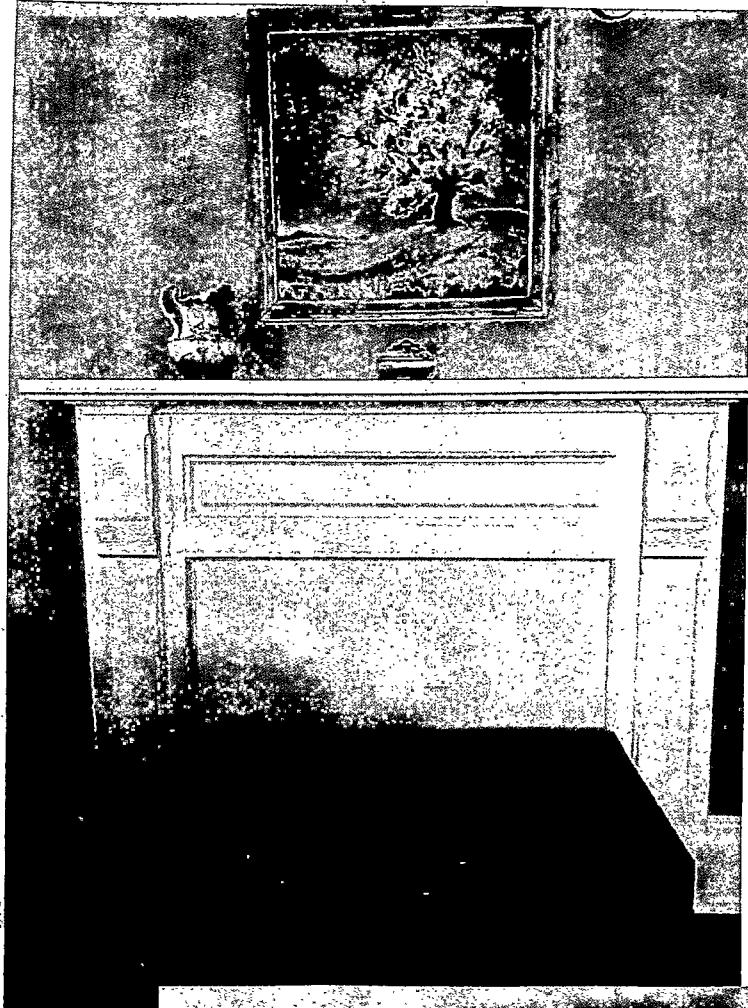
Original newel
post & balusters



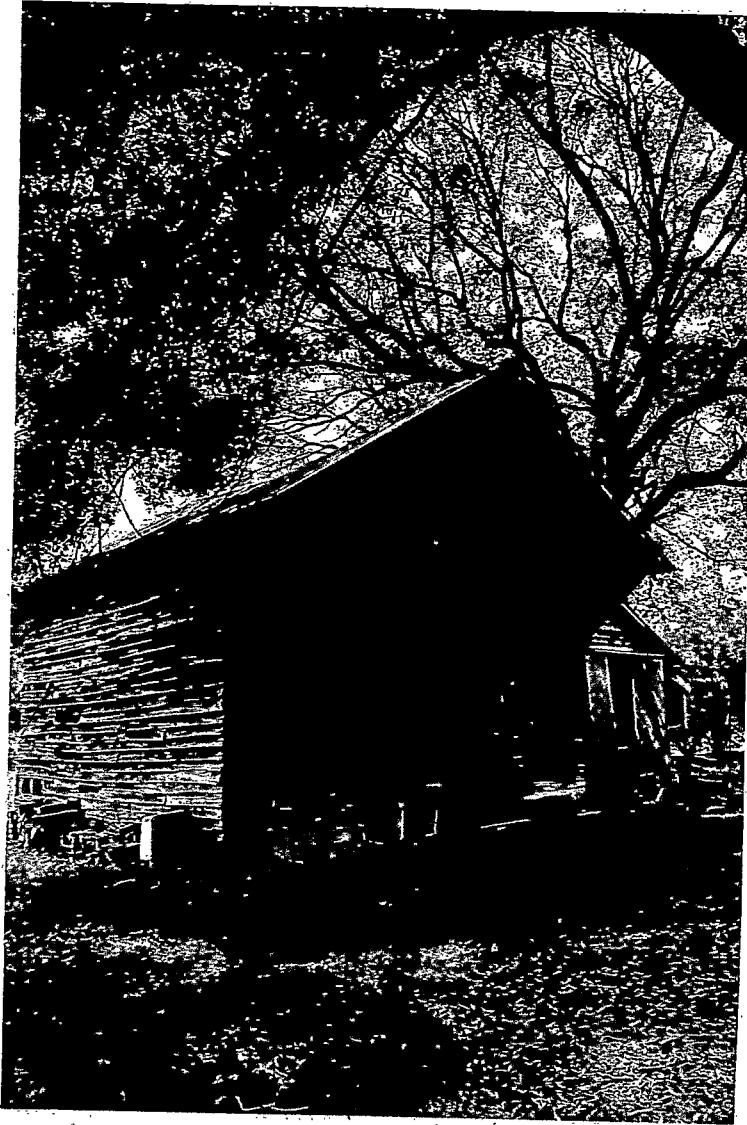
Similar
mantels



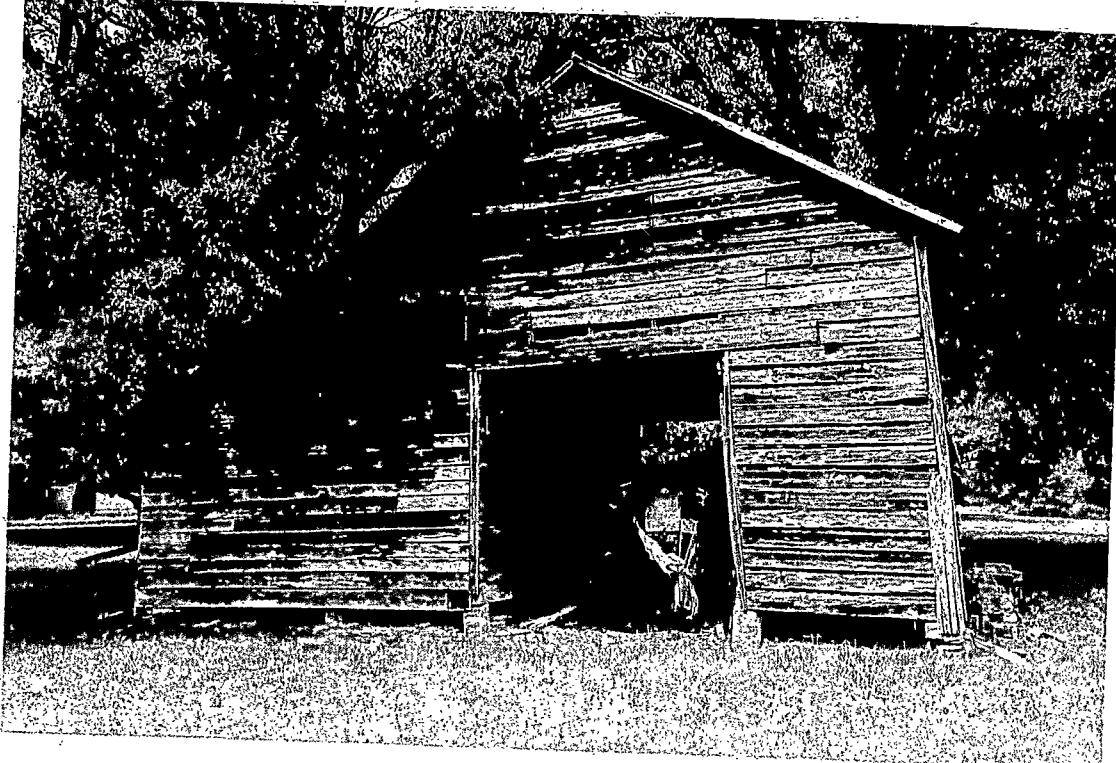
Two more
mantels are
similar to
this mantel



N side
of crib



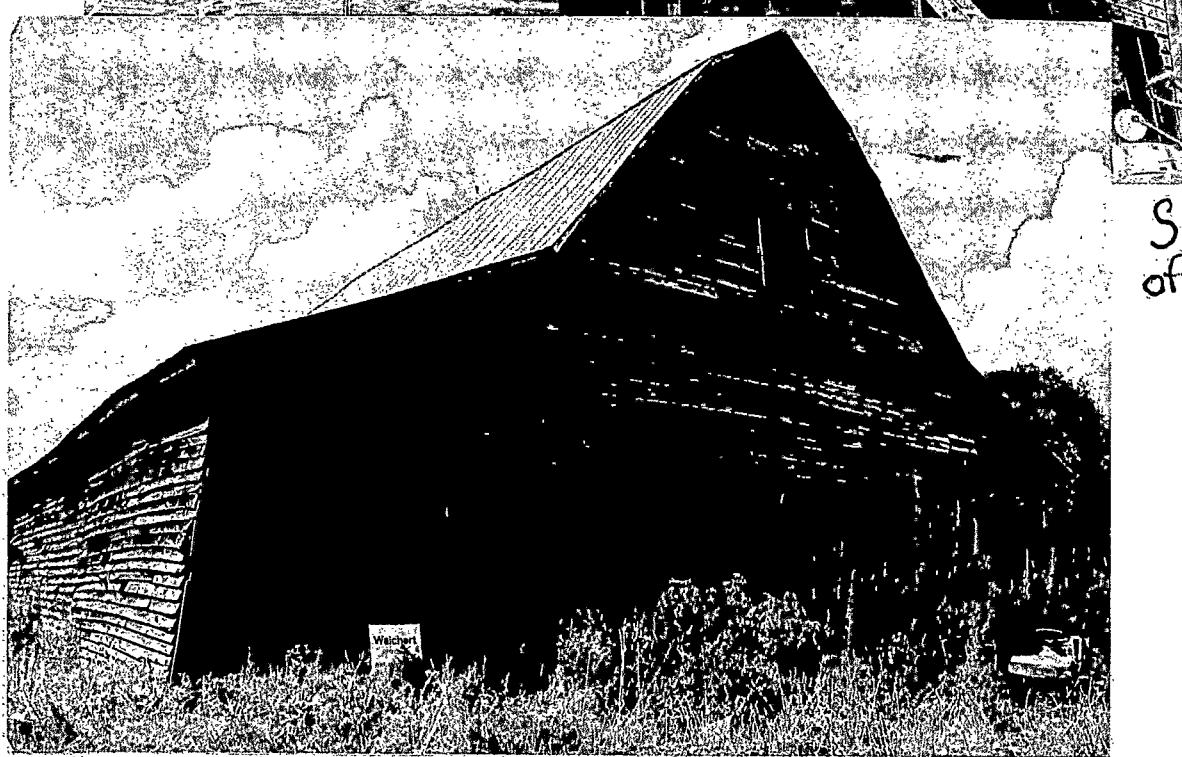
S side of crib



historic
photo of
W side
of barn
gambrel
roof



Interior
N side

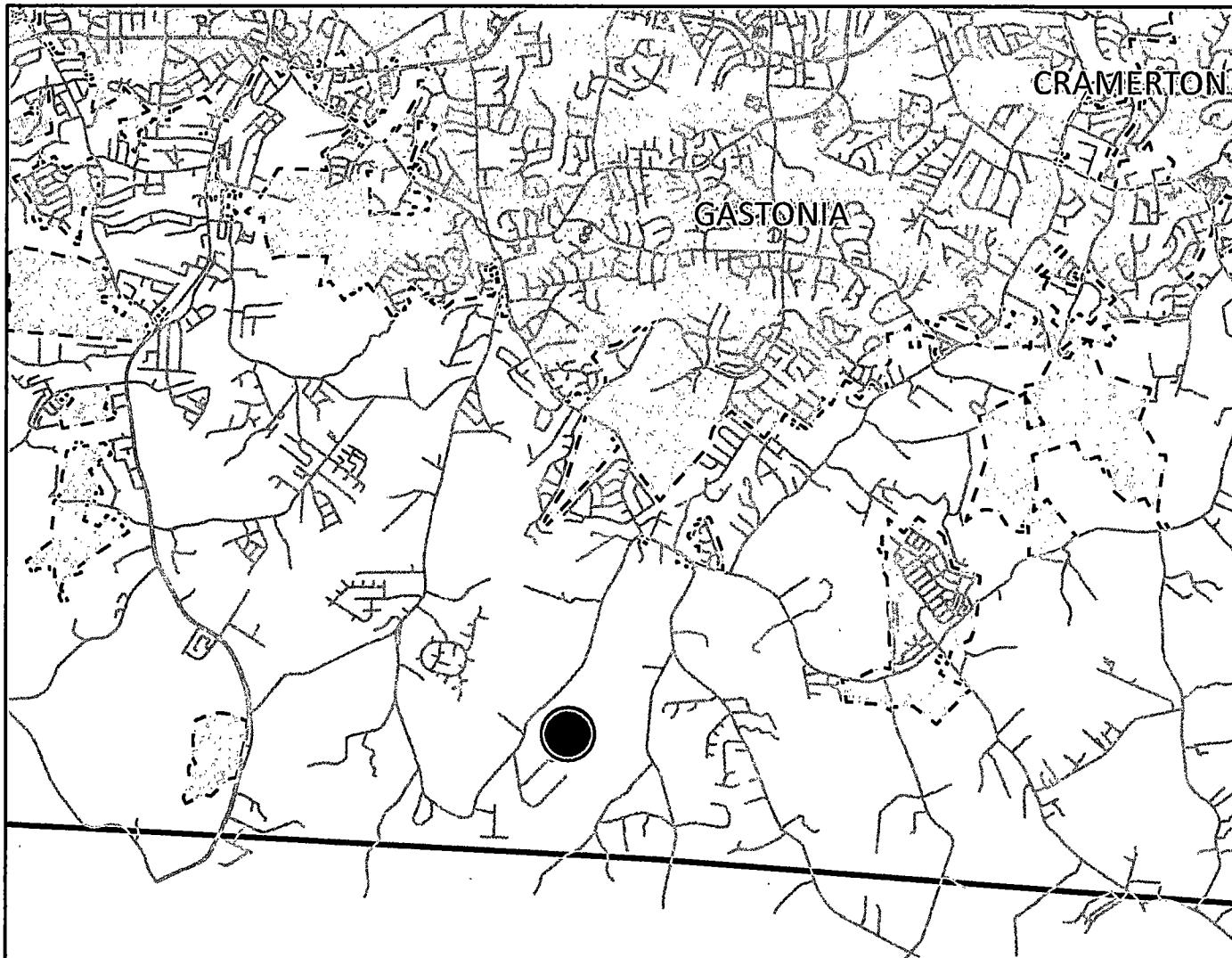


S side
of barn



Hitching post Beautiful grounds
aluminum clad wood windows





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP

LM-25-09-04-00006

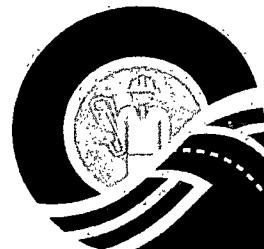
LEGEND

- Roads
- Municipalities
- Subject Parcel(s)

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0 0.4 0.8 1.6 Miles





ORTHO PHOTO MAP
LM-25-09-04-00006

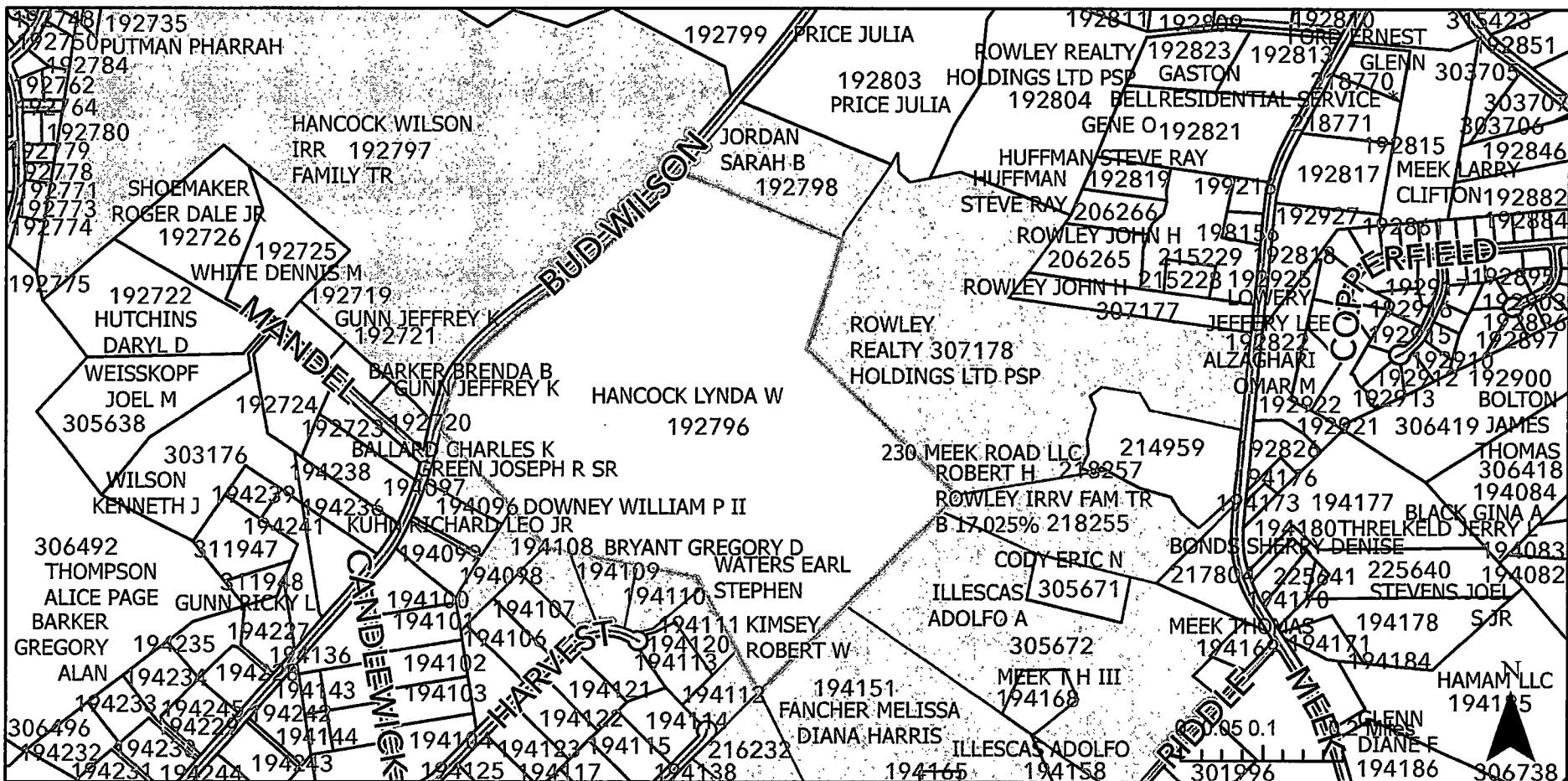
LEGEND

- Roads
- Parcels
- Subject Parcel(s)

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0 0.03 0.06 0.11 Miles



SUBJECT & ADJACENT PROPERTIES MAP | LM-25-09-04-00006

LEGEND



Subject Parcel(s)

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Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 25-557

Commissioner Bailey - Historic Preservation Commission: LM-25-09-04-00006 - An Ordinance to Designate the William Clarence Wilson House; Property Parcel: 192796, Located at 5302 Bud Wilson Rd., Gastonia, N.C., Gaston County as a Historic Local Landmark Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina

STAFF CONTACT

Shelby Barkley - Planner - Building and Development Services

BUDGET IMPACT

N/A

BACKGROUND

The Gaston County Historic Preservation Commission is requesting that the property located at 5302 Bud Wilson Rd., Gastonia, N.C., be designated as a historic local landmark. A public hearing is requested for the Board of Commissioners to consider the final designation of the subject property. Should the designation be approved by the Board of Commissioners, the property owners may apply to participate in the Present Use Value Program, which would allow for a 50% property tax deferment beginning in 2026.

POLICY IMPACT

N/A

ATTACHMENTS

Ordinance, Designation Report (Viewable Online Only) and Maps

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-386	12/09/2025	AF	SS	A	A	A	A	A	AB	A	U

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