

November 3, 2003

The Randolph County Board of Commissioners met in regular session at 4:00 p.m. in the Commissioners Meeting Room, County Office Building, 725 McDowell Road, Asheboro, NC. Commissioners Kemp, Frye, Davis, Holmes, and Mason were present. Rev. Ben Chavis, Randolph County Tax Administrator, gave the invocation, and everyone recited the Pledge of Allegiance.

Consent Agenda

On motion of Frye, seconded by Davis, the Board voted unanimously to approve the consent agenda, as presented:

- *approve minutes of the October 6, 2003 Meeting;*
- *appoint Ann Bailie and reappoint David Cotton and Mac Whatley to the Water Resources Advisory Board (3-yr. terms);*
- *reappoint Mark Brady to the Child Fatality Review Team (3-yr. term);*
- *reappoint Ben Ramsay to the Tax Commission & Equalization & Review Board (3-yr. term);*
- *approve D.O.T. Resolution adding CC Square Rd. to State System of Roads, as follows:*

***WHEREAS**, the Department of Transportation has investigated CC Square Rd. in Columbia Heights Subdivision; and*

***WHEREAS**, the subject street has been found to meet minimum requirements for addition.*

***NOW, THEREFORE, BE IT RESOLVED** by the Randolph County Board of Commissioners that CC Square Rd. in Columbia Heights Subdivision be added to the Division of Highways' Secondary Road System.;*

- *approve resolution appointing Plat Review Officer for City of Archdale, as follows:*

***WHEREAS**, S.L. 1997-309 (S875) makes a number of significant changes in the procedures for recording maps and plats; and*

***WHEREAS**, the main purpose of the law is to transfer the responsibility for reviewing plats to determine whether they meet recording requirements from the Register of Deeds to a Review Officer; and*

***WHEREAS**, the new G.S. 47-30.2 requires the Board of County Commissioners in each County, by resolution, to appoint a person to serve as Review Officer to review each plat before it is recorded and certify that it meets the statutory requirements for recording; and*

***WHEREAS**, it is the desire of the Randolph County Board of Commissioners to insure an expeditious review of all maps and plats as required by G.S. 47-30.2 before they are presented to the Register of Deeds for recording.*

***NOW THEREFORE, BE IT RESOLVED**, effective November 3, 2003, that Jeff Wells in the City of Archdale is hereby appointed to perform all responsibilities as required for Review Officer under the appropriate North Carolina General Statutes.*

***BE IT FURTHER RESOLVED** that a copy of this Resolution designating this Review Officer be recorded in the Randolph County Register of Deeds Office and indexed in the name of the Review Officer.*

New Digital Orthophotography Project for County

Ben Chavis, County Tax Administrator, told the Board that the County's first digital orthophotography was captured in March 1998. Obviously, Randolph County's landscape has changed tremendously over the last 6 years. For this reason, we need new photography that will more accurately reflect what the ground surface of Randolph County really looks like today. He mentioned the following changes in the County since 1998: 128 new subdivisions have been approved; 4,630 new dwellings and 295 new commercial buildings have been built; and portions of US 64 East, US 311, and N. Fayetteville St. have been widened. He also said that the general public is now viewing these photos

online and many governmental agencies utilize the photography to assist the public. Funds from the Emergency Telephone System Fund may be used to purchase digital orthophotography.

On motion of Holmes, seconded by Mason, the Board voted unanimously to proceed with the bid process for new digital orthophotography.

Award Bid for New Ambulances

Jane Leonard, Deputy Finance Officer, said that the Emergency Services Department plans to purchase two Type I ambulances this fiscal year. One of these ambulances will be for the Archdale area and the other ambulance will replace an older unit. In the past few years, the County has been purchasing their ambulances through the North Carolina State Purchase and Contract System. However, this year the ambulances have been removed from the State contract list. She said that in order to make a timely purchase, the “piggybacking” option is being utilized. This “piggybacking” allows a local government to waive the formal bid procedure and enter into a new and separate contract with a vendor who has contracted with another public agency that has previously complied with the competitive bidding procedure. If the vendor is willing to extend the same or more favorable prices and terms to the local government, then the purchase can be made after the procedures in G.S. 143-129(g) are followed.

To avoid the long formal bidding process that could take several months to complete, the Finance Department found another governmental agency that had finalized their formal bid process within the past twelve months. Wayne County, Georgia, entered into a contract to purchase a McCoy-Miller Type I ambulance on April 8, 2003. The vendor, Southeastern Specialty Vehicles, Inc., has agreed to extend to Randolph County the same base price for our two ambulances: \$76,460 each for a total cost of \$152,920. She said that the Emergency Services Department has sufficient budget funds to make this purchase.

On motion of Mason, seconded by Davis, the Board voted unanimously to waive the formal bidding process in order to contract for the purchase of 2 McCoy-Miller Type I ambulances from Southeastern Specialty Vehicles, Inc., for a total cost of \$152,920.

Budget Amendment—Day Reporting Center

Jane Leonard told the Board that the Division of Community Corrections, Criminal Justice Partnership Program, has notified Randolph County that our request for additional grant funding has been approved. The \$4,000 in additional funds for Randolph County will be used for automotive and program supplies. An additional \$20,000 was received for the Montgomery County program. These funds will be used for client transportation cost. No matching funds are required for this additional money.

On motion of Mason, seconded by Davis, the Board voted unanimously to approve Budget Amendment #24, as follows:

GENERAL FUND--#24	
Revenues	Increase
<i>Restricted Intergovernmental</i>	<i>\$4,000</i>
<i>Miscellaneous</i>	<i>\$20,000</i>
Appropriations	Increase
<i>Day Reporting Center</i>	<i>\$24,000</i>

Budget Amendment—Health Department

Jane Leonard said that the Health Department has received notice of additional funding from the Public Health Preparedness and Response Branch to raise public awareness regarding the threat of bioterrorism and potential biological agents and to provide citizens with information on steps to take to prepare for a biological threat or other public health disaster. There are also funds for smallpox preparedness and response activities. The Health Department plans to use these funds to provide education and training exercises for staff members, for participation in regional meetings for public information officers and for collaboration with Emergency Services in developing intra-county communication procedures and protocols for use during a bioterrorist event or other public health disaster.

On motion of Davis, seconded by Holmes, the Board voted unanimously to approve Budget Amendment # 25, as follows:

GENERAL FUND--#25	
Revenues	Increase
<i>Restricted Intergovernmental</i>	\$22,366
Appropriations	Increase
<i>Public Health</i>	\$22,366

Public Hearing On Local Law Enforcement Block Grant

At 4:30 p.m. the Board adjourned to a duly advertised public hearing concerning the proposed use of Local Law Enforcement Block Grant funds from the U.S. Department of Justice. Chairman Kemp reminded the Board that Randolph County has been awarded a LLEBG in the amount of \$13,581 with a local match of \$1,509 and that at the October meeting the Board had voted to accept the Advisory Board’s recommendation to use these funds for enhanced security at the Courthouse.

Chairman Kemp opened the public hearing and, hearing no comments, closed the public hearing.

On motion of Frye, seconded by Holmes, the Board unanimously voted to accept the 2003 LLEBG funds for the purpose of providing enhanced security at the Courthouse. (Note: No budget amendment is necessary since these funds were included in the Sheriff’s 2003-2004 budget.)

Request for Refund of Excise Taxes

Aimee Scotton, County Attorney, told the Board that Attorney Susan L. Hunt requested the refund of excise tax paid on a deed that was erroneously filed in Randolph County. The deed should have been filed in Guilford County; the excise tax paid on this property in Randolph County was \$296. Pursuant to N.C.G.S 105-228.37, the Board of Commissioners may approve the requested refund.

On motion of Holmes, seconded by Davis, the Board voted unanimously to approve the refund of \$296 to the law office of Susan L. Hunt contingent upon the attorney making the proper filings.

Award Contract for Paving at the Solid Waste Facility

David Townsend, III, Public Works Director, reminded the Board that they had approved placing \$98,000 into the Public Works Department budget (during budget discussions in June of 2003) to pave the access road from the end of State maintenance all the way to the front of the transfer station as well as the area of the convenience site at the Solid Waste Facility. He said that on October 16, 2003 the following bids were opened for this paving project:

APAC-Atlantic, Randleman, NC	\$97,168.00
Riley Paving, Carthage, NC	\$110,070.00
Carolina Asphalt Paving, Brown Summit, NC	\$138,350.00
Long Asphalt, Summerfield, NC	No bid Submitted

Mr. Townsend said that the Public Works Department has reviewed the bid with APAC-Atlantic, the apparent low bidder, and recommends awarding the contract to APAC-Atlantic in the amount of \$97,168 and establishing a contingency fund of 5% (\$4858) to handle any unknowns. This contingency fund can be used from surplus funds in the courthouse project.

Mr. Townsend said that he has met with APAC-Atlantic to discuss the possibility of performing this paving project over a weekend. To facilitate paving in a very short time and to make it all run smoothly, the Public Works Dept. would like to close the Solid Waste Facility at 12:00 noon on one Friday and stay closed the following Saturday. Ultimately, the paving company would have from Friday through Sunday to accomplish the entire project.

On motion of Holmes, seconded by Mason, the Board voted unanimously to award the contract for the paving of the road into the solid waste facility to the low bidder, APAC-Atlantic, for \$97,168 and to close the facility at noon on a Friday and all day on the following Saturday in order to get the paving done over one weekend.

Grant Easement to Progress Energy for Cell Tower at Solid Waste Facility

Aimee Scotton said that she had been contacted by Jody Wicker, Senior Land Agent for Progress Energy, regarding the need for a utility easement at the Solid Waste Facility property in order to service the AT&T cellular tower that is being constructed there. Since the County owns this property and is simply leasing an area to AT&T for the tower, it is the County that must grant this easement to Progress Energy.

On motion of Frye, seconded by Davis, the Board voted unanimously to approve the granting of a utility easement at the Solid Waste Facility to Progress Energy and to authorize the Chairman to sign said easement.

At 4:45 p.m. the Board recessed until 6:30 p.m.

Rezoning Public Hearing

At 6:30 p.m. the Board adjourned to a duly advertised public hearing to consider rezoning requests. Hal Johnson, Planning and Zoning Administrator, presented the following requests, and Chairman Kemp opened the public hearing for comments on each request and closed it before taking action on each request.

1. **SAVE THE MONTAGNARD PEOPLE INC. (STMP)**, Star, North Carolina, is requesting that approximately 100.93 acres located at 4836 Waynick Meadow Road, Concord Township, be rezoned from Residential Agricultural to Residential Agricultural/Conditional Use. The proposed Conditional Use Permit would specifically allow a Planned Unit Development of a camping facility and museum/cultural center with related structures and activities as per the site plan. The Planning Board considered this request at a public meeting on 9/9/03 and recommended unanimously that this request be approved with the condition that the Planning staff work with the applicants to establish an appropriate fence and buffer along the western property line. During the Board of County Commissioner Rezoning

Public Hearing held 10/6/03, the Commissioners postponed a decision on the STMP Conditional Use Zoning Request to allow time for STMP to meet with Planning staff and neighbors in an attempt to clarify specifics of the request and to identify areas, if any, where compromise might be acceptable. Mr. Johnson stated that Planning staff met with STMP and 4 adjoining property owners and discussed and clarified some of the neighbors' concerns.

Mark Comfort, 3994 Bethany Church Rd., acted at STMP's spokesperson. He distributed the following list of restrictions that STMP wishes to be included in the conditional use permit:

- 1) The hours of operation for the museum/cultural center/longhouse shall be from 9 a.m. – 4 p.m., Monday – Saturday, and 1 p.m. – 6 p.m. on Sundays.
- 2) The RV camping site will not offer permanent electrical hook-ups, thereby preventing full-time campers. Campers will be required to register as they enter, and visitors will be monitored to ensure their stay does not exceed 7 days. The access gates will be closed each night at 10 p.m., and (bona fide emergencies aside) will not be reopened until 8 a.m. This should minimize late-night traffic. The gate access will apply to campers on the primitive site as well.
- 3) Parking on Waynick Meadow Rd. and on the 50' easement entering the property will be prohibited.
- 4) "No Trespassing" signs in English and Montagnard will be placed at 100' intervals around the entire property line to advise site visitors of the borders.
- 5) There shall be no more than 4 large (i.e., meetings exceeding 1000 in physical attendance) gatherings per year.

He said that most of the acreage would be used for farming.

Ben Albright, attorney for the neighbors opposing the request, said that it appears that STMP is being deceptive and that this request is not in compliance with the Growth Management Plan. He said that his clients were upset due to the tone of the last meeting. He said that his clients' issue is with the land use and not the Montagnard people. He then distributed "exhibits" to the Board that included copies of emails, letters, and permit applications, all dealing with the use of the current 10 acres and not with the requested conditional use permit for the additional 90 acres. Also, one exhibit was a copy of a 1997 thesis written by an N.C.S.U student for a proposed plan for a Montagnard cultural center, and another exhibit concerned a website about the Montagnards and their longhouse project with information about bracelets and t-shirts for sale for fundraising purposes. Mr. Albright also discussed inadequate bathroom facilities, and plans for a retail business and teaching facility on the proposed site. He said that the neighbors were concerned that there would be more than 4 events per year and that there would be gatherings on many weekends too. He said that he had researched and could find no corporation papers for STMP, Inc. and that the neighbors were concerned because links concerning this proposed facility have been removed from the STMP website.

Mark Comfort told the Commissioners that Mr. Albright's comments dealt mostly with the current 10 acres and not the conditional use permit requested for the 90 acres.

On motion of Kemp, seconded by Holmes, the Board voted 3-2, with Frye and Mason opposing, to approve the request of STMP, Inc. with the 5 conditions listed above.

2. **REYNOLDS RENOVATIONS**, Pleasant Garden, North Carolina, is requesting that 23.90 acres located on Wayne White Road, Providence Township, be rezoned from RA to CVOE-CU. The proposed Conditional Use Zoning District would specially allow a 16-lot subdivision for site-built homes only with a minimum house size of 1,400-sq. ft. Property Owner - Irving H. Beiman, Jr. The

Planning Board considered this request at a public meeting on 10/7/03 and recommended unanimously that this request be approved.

David Reynolds, P. O. Box 191, Climax, spoke in support of this request and asked if he would have to repeat this entire rezoning process if he bought a small pie-shaped lot adjoining this property.

Hal Johnson told him that he would not have to repeat the process as long as the number of lots did not change on his site plan.

Possum Ledbetter, 8657 NC Hwy 22 N., said that he is not totally against improvements but he is against bulk building. He said that all he hears is how important it is to increase property values but he hasn't seen any improvements that the County has added such as garbage pick-up or County water/sewer. He said that the schools and the roads are full. There has to be a point sometime where all this growth slows down. The County is full!

On motion of Holmes, seconded by Frye, the Board voted unanimously to approve the request of Reynolds Renovations.

3. **SDT DEVELOPMENT**, Archdale, North Carolina, is requesting that 197.63 acres located on the right at the end of Mt. Shepherd Road Extension, Tabernacle Township, be rezoned from RA to CLOE-CU. The proposed Conditional Use Permit would specifically allow a cluster subdivision of 158 lots for site-built homes only with a minimum house size of 1,250-sq. ft., where 50% of the land area is maintained as undeveloped open space. Property Owners - James Leroy Walker & Others and SDT Development. The Planning Board considered this request at a public meeting on 10/7/03 and recommended unanimously that this request be approved.

Stan Byrd, Stan Byrd Realtors, Archdale, spoke in support of his request, saying that initially they had not wanted to carry the new road all the way through the subdivision. But after meeting with representatives from Mt. Shepherd Camp, they decided to extend the road the entire way so that Mt. Shepherd could tap on to the Davidson Water supply. Also, they previously planned for 2 separate subdivisions with one being primarily mobile homes. They are maximizing only 89% of the possible lot sites.

Kent Schrader, Director of Mt. Shepherd Camp, said that after many meetings and discussions they are now comfortable with this request and look forward to getting adequate water.

Terry Nall, 6969 Went Rd., Archdale, said that Davidson Water would not require a tower. He also thanked the Planning staff for all their patience and work on this request.

On motion of Frye, seconded by Davis, the Board voted unanimously to approve the request of SDT Development.

4. **EARNHARDT BUILDERS**, Asheboro, North Carolina, is requesting that 18.50 acres (out of 234.30 acres) located on Fuller Mill Road, Tabernacle Township, be rezoned from RA to CVOE-CU. The Conditional Use Zoning District would specially allow the development of an 18-lot residential subdivision for site-built homes only. Charlie L. & Pauline M. Welborn - Property Owners. The Planning Board considered this request at a public meeting on 7/8/03 and recommended unanimously that this request be denied. During the Board of County Commissioners Rezoning Public Hearing held 8/4/03, the Commissioners postponed a decision on the Earnhardt Builders Conditional Use Zoning

Request in order for the developer to reconfigure the site plan to include more of the 234 acres in order to make the lot sizes bigger.

Mike Pugh, agent with Bradford Realty, spoke in support of this request and said that they have now changed their request to include a 1500 sq. ft. minimum on the house size with a 35' level 2 buffer on the front of the property. He said that the maximum number of lots would not exceed 86 (includes the 18 lots planned for this subdivision) should the remaining 215 acres be developed.

Eric Black, 6651 Post Rd., Thomasville, said that he doesn't understand the rezoning process because he understood that the whole process would be repeated so that the neighbors would be informed and involved. He said that the approval of this request would constitute "growth for growth's sake." He is highly concerned about the potential of increased runoff problems after this property is developed because he already has problems with it now. Also, he said that he just learned that the City of High Point has been dumping sludge on this property for the last 10 years. This sludge contains bio solids, which could pose some serious health concerns for new property owners. He also has groundwater and septic concerns.

Alvin Myers, 247 Springs Grove Lane, Thomasville, said that he farms lands nearby and has noticed the sludge that has been applied. Immediately following the application, the soil was black and had a chemical odor. He said that if all the growth in this area continues he will probably conclude that he has been "run out of the area" and just move away. He added that the schools in Davidson County are so overcrowded that he put his son in private school and he believes that the Randolph County schools are in the same shape.

The Board asked the developer if he was aware of the sludge application to this property. The developer said that he was not aware of this and that he would check into it and its ramifications before he purchased the land.

On motion of Davis, seconded by Mason, the Board voted unanimously to approve the request of Earnhardt Builders with the added conditions of a 1,500 sq. ft. minimum house size and a level 2 buffer across the front of the property.

Public Hearing and Action on Highway 705 Scenic Business Corridor Plan

Hal Johnson told the Board that the Planning staff had been directed by the Planning Board to begin a study that would establish a set of guidelines for new proposed rezoning requests along Hwy. 705 (Little River Road) corridor between its intersection with I-73/74 and the Town of Seagrove corporate limits. The study would follow the Scenic Corridor Overlay procedures adopted in the Randolph County Growth Management Plan and Zoning Ordinance. Current County zoning regulations do not provide specific development options that could be used to promote Seagrove-made pottery, crafts and related visitor support activities. There is also a lack of specific county landscape, buffer, and architectural design standards that would help any future rezoned properties retain the scenic characteristics long associated with the Seagrove community.

Planning staff completed a preliminary study of the area and developed draft recommendations that could be considered when the County is asked to consider individual rezoning requests. The Planning staff hosted a community workshop on 10/2/03, which included all property owners along the area under study within Randolph County zoning jurisdiction. Excellent citizen input was received, and copies of the draft proposal were distributed to those in attendance. The Planning Board reviewed the proposed corridor plan at their 10/7/03 meeting and recommended unanimously that the Hwy. 705 Scenic Business Corridor Plan be approved with a few revisions. These standards will only apply to property

areas that are requested by the owner to be rezoned and are located within 500 feet of the Highway 705 right-of-way (as outlined on corridor plan maps).

Chairman Kemp opened the public hearing.

Mike Walker, Mayor of Seagrove, said that with over 100 potteries in the Seagrove area, tourism is very important to the Town of Seagrove. This proposed overlay plan would help to preserve the character of the area. The Town of Seagrove fully supports this plan and has adopted a resolution of support.

James Bone, 602 Nassau Trail, Asheboro, said that he grew up in Seagrove and his family owns land within the proposed corridor. While he supports the concept in theory, he has problems with some of the restrictions, such as the size of the buildings. He feels that this restriction might prohibit property owners from maximizing their property.

Sue Deaton, 262 Little River Road, Seagrove, said that she doesn't understand what this is all about. She asked if she would have to move out should this plan be adopted.

Hal Johnson and the Board explained that this plan would only affect property owners who want to make certain changes to their property in the future.

Richard Gillson asked about the meaning of Page 11, 5. *Building construction materials with an unfinished appearance shall not be used.* He asked if that included unfinished wood siding.

The Board discussed this and decided that the wording of this section should be changed to clarify that unfinished cement block was not acceptable and that unfinished wood is acceptable.

Mr. Gillson also said that he purchased a 1-acre parcel of land located beside the Quik Check (within this corridor) for the purpose of building a restaurant. Due to the lay of the land it would be unfeasible to place the parking lot to the rear or side of the property as specified in the plan. Since the lot across the street from the Quik Check has been taken out of the corridor, he asked if his property could be taken out of it as well.

Gary Boyer, 5713 Old Maple Springs Rd., said that he appreciated the County for taking his property (across the street from the Quik Chek) out of the corridor area.

The Board discussed the need to take into consideration property owners who invested money prior to the adoption of this overlay district when making future zoning decisions. Hal Johnson said that some variances would be expected and allowed.

Chairman Kemp closed the public hearing.

On motion of Holmes, seconded by Mason, the Board voted unanimously to adopt the Hwy. 705 Scenic Business Corridor Plan, as presented, except with the changing of the wording of paragraph 5. under the Structural Architecture section to clarify that unfinished wood was acceptable and unpainted cement block was not acceptable and to amend Article VII. Section 3 of the Zoning Ordinance by adding new subsection H. to be called the NC Hwy. 705 Scenic Business Corridor Overlay District, as follows:

H. Adopted Plans.

a) N.C. Highway 705 Scenic Business Overlay District

The purpose of the N.C. Highway 705 Scenic Business Overlay District is to establish a set of guidelines for new development and rezoning requests along the N.C. Highway 705 (Little River Road) Corridor from its intersection with I-73/74 to the city limits of Seagrove. The Scenic Business Corridor Overlay would affect only rezoning requests that are within 500 feet along each side of the Highway 705 right-of-way. The Overlay District is designed to strengthen the value of the corridor as a special entryway to the Seagrove area's unique pottery, crafts, and related heritage assets. The District is also designed to create visually pleasing and pedestrian-friendly land use standards that will help retain the scenic neighborhood characteristics long associated with the Highway 705 community.

Purpose and Uses Permitted. *The Scenic Business Overlay District shall be considered as an overlay district to the Highway Commercial District. To accomplish the objectives of the Scenic Business Overlay District Corridor Plan, the following land use issues shall be considered:*

- 1. Appealing streetscapes with trees, natural buffers, and provisions for pedestrian-friendly land-use standards that can enhance walkability and accessibility.*
- 2. Provision for specific retail options that support locally made crafts, pottery, and related activities that enhance and promote the natural heritage of the Seagrove community.*
- 3. The absence of large parking lots facing the street with related new building setback standards.*
- 4. Building designs and sign standards. The design of buildings, roof lines, colors, and landscaping is critical to the environment that supports safety and a sense of community. Lighting and signs have a big impact on the appearance of a neighborhood. Standards will limit the type, size, color, and brightness.*
- 5. Limit of maximum square footage and lot coverage of new commercial buildings to encourage retail options that support locally made products.*

Development Guidelines.

Structural Architecture

- 1. Buildings shall not be stylized or designed as advertising signage or corporate symbols.*
- 2. Muted and naturally occurring earth tone colors are required as predominant building colors. Bright and highly reflective or extremely shiny finishes are prohibited unless used sparingly with an approved architectural plan.*
- 3. A single large, dominant building mass shall be avoided. Structures shall not exceed 4,000 sq. ft. of heated space, and the total footprint of the building may not exceed 4,000 sq. ft. The building mass shall be broken with the use of setbacks, projecting and recessed elements, and similar design techniques. Changes in mass shall be recessed elements and similar design techniques. Hotels, motels, and restaurants shall be exempt from this requirement.*
- 4. All exterior walls visible from a parking lot or public right-of-way shall be architecturally designed to complement the front of the building.*
- 5. Building construction using man made materials (e.g. block) with an unfinished appearance shall not be used.*
- 6. Roof materials shall be architectural shingles, metal, tin, tile, slate, or shakes, with a roof pitch varied to reduce the scale of structure. Roof pitches and overhangs (no less than 6/12 pitch and 24" overhang) shall be architecturally compatible with the rest of the building.*
- 7. All windows shall have grids with clear, stained, or obscure glass.*
- 8. Exterior lighting should be assessed for compatibility with the community in terms of antique design, material, use, size, scale, color, and brightness.*
- 9. Buildings shall use traditional materials such as wood, stucco, stone, old-style brick, or a Board-approved simulation.*
- 10. Exterior front door shall have wood grain surface and any glass used shall be stained or obscure glass. Clear glass may be used if the glass has grids.*
- 11. Service areas and loading docks shall not be sited on the major pedestrian side of a building, and must be screened from pedestrian view by landscaping or with architecture elements.*

Site development

- 1. All on-site utilities shall be installed underground where possible for new*
- 2. Signs shall not be designed to be in visual competition with other signs in the area.*

3. Chain link fencing (with or without any type of inserts), razor wire, and barbed wire are not permitted.
4. Dumpsters shall be located away from the streetscape. If possible, they should be internal to an architectural wall and enclosed with screening to reduce their conspicuous visual presence.
5. Service areas and unsightly and noisy elements shall be located at the rear of buildings, out of pedestrian view, and shall be screened with landscaping or architectural elements. Elements to be screened include, but are not limited to, loading areas, dumpsters, outdoor storage, utility meters, and satellite equipment. HVAC systems shall be located to the rear or the side of structures, with proper screening of landscape and architectural elements.
6. All utility cabinet pad areas must be completely enclosed with exterior landscaping. Site and construction plans must be approved prior to installation.

Landscaping, Buffers & Screens

1. Landscape materials shall be appropriate in scale and nature to the site and architecture.
2. 30' landscape front setback shall be required as a buffer between adjacent buildings and streets, and to create an attractive view to and from the building. This setback would allow for grassed and landscaped areas and a sidewalk for pedestrian traffic.
3. Landscaping used to buffer noise and views shall be evergreen for adequate year-round screening.
4. Landscape buffer height shall effectively obscure the elements to be screened.
5. Refuse enclosures shall be screened from view on all sides with a six to eight foot high opaque screen of coordinated building materials or landscaping.
6. All utility ground boxes (electrical, cable, telephone, etc.) must be landscaped.
7. Side and rear yard areas adjoining a residence must maintain a minimum buffer of two alternating rows of high-growing evergreen trees, interspersed with a single row of medium-to high-growing evergreen shrubbery.
8. There shall be a natural flow of landscaping from one commercial lot to another.

Signs

1. All signs must be constructed and installed in accordance with N.C. Building Codes.
2. All signs shall be of a color compatible and consistent with the buildings and landscaping. Lettering style should be of old character and compatible with structures.
3. Signs shall be constructed using traditional materials such as wood, stucco, stone, or old-style brick. Metals, glass, and plastics may be used but must be constructed with a simulated appearance compatible with the architecture, using natural and earth tone colors.
4. Only one ground sign per tract shall be allowed. No ground sign shall be larger than 24 square feet and should be styled in such a way to be sensitive to and consistent with the heritage and integrity of the community.
5. Directional flood lights for signs shall be of low amperage, directed only to the immediate signage area. Internal lighting may be also be used. Flashing and moving lights are not permitted.
6. No free-standing sign, except a planned business development sign, shall be larger than 24 sq. ft. nor taller than 15 ft. in height. The height of the sign is to be measured from the highway street level. Planned business developments are permitted one ground sign no larger than 64 sq. ft. in size and no taller than 25 ft. in height.
7. Off-premise signs are not permitted.
8. Wall signs shall not measure more than 10% of any wall area. No exterior wall may be used for off-premise advertising.
9. All signs shall be set back a minimum of 5 ft. from the right-of-way.
10. Small free standing signs advertising any commercial products are not permitted.
11. Address number signs must be of quality production and materials compatible with the architectural structure.
12. All signs erected since July 6, 1987, shall come into compliance with the above standards within sixty (60) days of the enactment of this scenic corridor (unless a zoning permit has been issued for the sign in question.).

Parking

1. On-site parking shall be located to the rear or side of new development, except where unique topographical conditions of the site would not allow practical implementation of this standard.
2. Parking lots may be accessible and visible from the street, but their street frontage must be minimized.
3. Loading/unloading zones shall be located away from pedestrian view.

Site Plan

1. A site plan, including building drawings, shall be submitted with the rezoning application for review by the County Technical Review Committee.
2. Site plan shall clearly indicate buffers, setbacks, and a minimum 5-ft. wide pedestrian walkway fronting Hwy 705 and providing connectivity with adjoining properties as they are requested for rezoning.
3. Detail sign plans shall be part of the required site plans.
4. Detail landscaping plans shall be part of the required site plans.

Permitted Uses.

Subject to the provisions of this overlay zone, all uses permitted in the underlying zoning district are allowed **except** those listed below:

Accessory structures in front yard area; adult establishments; auto paint and body shops; automotive repair, sales, or storage; billboards (off-premise signs); carwashes; car wrecker service; inert debris landfills; junk yards; mini-warehouse storage facilities; mobile home, camper, marine, or RV sales; outdoor flea markets; outdoor storage.

Adjournment

There being no further business, the Board adjourned at 9:38 p.m.

Phil Kemp, Chairman

Darrell L. Frye

J. Harold Holmes

Robert B. Davis

Robert O. Mason

Cheryl A. Ivey, Deputy Clerk to the Board