

## Minutes Randolph County Commissioners

August 7, 2000

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. Ben Chavis, County Tax Administrator and Minister of Sunrise Church of God, Asheboro, gave the invocation, and everyone recited the Pledge of Allegiance.

### **Presentation of Retirement Plaque**

Chairman Kemp recognized Nancy Cagle of the Tax Department, who is retiring after 22 years of service to the County. Judy Craven, Ms. Cagle's supervisor, accepted an engraved clock plaque on behalf of Ms. Cagle, who was ill and could not be present.

### **Consent Agenda**

*On motion of Frye, seconded by Davis, the Board unanimously approved the consent agenda, except for item F, Water Resources Advisory Board appointments (which they tabled until the September meeting), as follows:*

- *approve minutes of July 10, 2000 meeting;*
- *appoint Ernest Confer to fill the unexpired term of Joanna Lee on the Asheboro Planning Board and Board of Adjustment (term expires 1/1/2003);*
- *approve the following resolutions:*

*WHEREAS, the Department of Transportation has investigated Lawrence Road in the Daniel Kei Estates 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 Lawrence Road in the Daniel Kei Estates Subdivision be added to the Division of Highways' Secondary Road System.*

*WHEREAS, the Department of Transportation has investigated Labrador Drive in the Labrador (commercial) Development; 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 Labrador Drive in the Labrador Development be added to the Division of Highways' Secondary Road System.*

*WHEREAS, the Department of Transportation has investigated Pearl Drive in the Central Falls Estates 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 Pearl Drive in the Central Falls Estates Subdivision be added to the Division of Highways' Secondary Road System.*

- *appoint David Jarrell to the Regional Partnership Workforce Development Board (3-year term);*
- *reappoint Matilda Phillips, Rev. Jean Nall, and Joyce Rogers to the Nursing Home/Adult Care Home Community Advisory Committee (3-year terms);*

### **Heritage Task Force Report**

Hal Johnson, Planning Director, stated that the Randolph County Heritage Task Force had been charged with reviewing the Natural Heritage and Heritage Tourism Inventories and making recommendations to the County Commissioners concerning actions to take to enable Randolph County to protect and enhance these resources. The work of the Heritage Task Force, consisting of 30 citizens from diverse backgrounds, was facilitated by David Long, Chief Planner, NC Department of Commerce. Mr. Johnson then introduced Mr. David Long.

Mr. Long explained the work of the Task Force as they determined what should be done to protect/enhance Randolph County’s valued natural and cultural resources. They identified 6 issues: tools; teambuilding; planning and development; education, information, and communications; standards and criteria; and miscellaneous. They developed goals and strategies for each of these issues.

Mary Joan Pugh, Task Force member, reported that the Task Force is in the process of analyzing the inventoried areas and proposes to produce the results under 3 main headings: “Where We Are Now,” “Where We Want To Be,” and “How We Are Going To Get There.” Ms. Pugh then listed the Task Force’s recommendations to the County Commissioners:

1. establish a standing Heritage Committee to oversee the implementation of the Heritage Task Force Report, complete the analysis of the inventoried sites for use in all land use decisions, compile and distribute tool kits to various agencies, and create a database identifying all landowners touching upon the heritage sites.
2. develop a County Growth Management Plan that takes into account our natural and cultural heritage assets.
3. establish a committee to create a countywide recreation plan that protects and promotes heritage sites that provide leisure activities for visitors and residents.
4. explore the establishment of a countywide historic preservation commission.
5. commit to assisting groups like the local land conservancies to manage a backlog of interested landowners who wish to know more about conservation easements.

*The Board agreed to use the existing Task Force for recommendations 1, 3, and 4.*

**Items Removed from the Agenda**

Chairman Kemp announced that new business items C (Request to Start a Poultry Equipment Rental Program at the Soil & Water Conservation Office) and E (911 Center Equipment Lease Contract) have been tabled until the September 5 meeting.

**Introduction of Piedmont Triad Partnership (PTP) President**

Bonnie Renfro, Randolph County Economic Development Corporation (EDC), introduced Don Kirkman, PTP President. Mr. Kirkman stated that he and the PTP Board are responsible for marketing the 12-county Piedmont Triad region for new business and industry. He discussed the regions’s economy and marketability.

**Interest on EDC Loan for Randleman Site**

Bonnie Renfro, EDC President, reminded the Board that on February 7, 2000, they had voted to pay interest costs associated with the EDC’s purchase of a 47.3-acre site in Randleman. The first annual debt service payment is due September 1, 2000. However, the EDC has enough funds to make this first interest payment and will not need to ask the County for funds this year.

**Award Bid for Printing of Vehicle Billing Notices**

Jane Leonard, Deputy Finance Officer, explained that as we work toward the new lock box method of vehicle tax collections, it is necessary to contract with a vendor to provide the billing services, which include the processing, printing, and mailing of the tax notices, as well as supplies necessary for this service. Actual postage expenses will be billed separately and is not included in the per-item cost. The three vendors contacted provided the following quotes:

Vendor	Per Item cost	One-time	Number of	Total Estimated
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	based on 12,000 bills per month	Set-up Fee	Colors on forms	Cost for One Year
Arista	\$0.1225	\$325	2	\$17,965
Mail Management Services, LLC	\$0.11	\$0	1	\$15,840
SCS Direct Mail	\$0.115	\$500	2	\$17,060

*On motion of Frye, seconded by Holmes, the Board unanimously awarded a contract to SCS Direct Mail at a per-item cost of \$.115 and authorized the County Manager to sign this one-year contract.*

**Day Reporting Center Grant: Request for New Positions and Budget Amendment**

Ms. Leonard reported that the Day Reporting Center has received two additional grants to provide services to adult and juvenile offenders. The adult program grant, \$37,500, is a continuation of a two-year grant, and the juvenile program grant, \$70,880.50, is new this year. Montgomery County wants to contract with us again this year to provide services for their juvenile offenders and have agreed to pay us \$57,550 to provide this service. In order to increase juvenile services, three new positions are needed: one substance abuse counselor (grade 67) and two case managers (grade 63). The grant funds will be used for salaries and fringe benefits.

*On motion of Mason, seconded by Davis, the Board unanimously allocated these three positions to the Day Reporting Center and authorized the County Manager to sign the contract with Montgomery County.*

*On motion of Mason, seconded by Davis, the Board unanimously approved Budget Amendment #5 to the FY 2000-2001 Annual Budget, to accept the grant funds, as follows:*

<b><i>General Fund - #5</i></b>	
<b><i>Revenue</i></b>	<b><i>Increase</i></b>
<i>Restricted Intergovernmental</i>	<i>\$108,381</i>
<i>Miscellaneous</i>	<i>\$57,550</i>
<b><i>Appropriation</i></b>	<b><i>Increase</i></b>
<i>Day Reporting Center</i>	<i>\$165,931</i>

**Budget Amendment - Encumbrances**

Ms. Leonard stated that an encumbrance is created when a contract is entered into or a purchase order is issued. Encumbrances outstanding at June 30th must be recorded in the Fund Balance section of the County's Financial Statements and are added to the next year's budget by amending the budget. She highlighted some of the June 30, 2000 encumbrances, including roofing contracts, computer equipment, building renovations, vehicles, furniture, and uniforms (General Fund); outstanding contract and supplies (Public Works Fund); and a software upgrade (Emergency Telephone System Fund).

*On motion of Holmes, seconded by Davis, the Board unanimously approved Budget Amendment #6 to the FY 2000-2001 Annual Budget, as follows:*

<i>General Fund - #6</i>	
<i>Revenue</i>	<i>Increase</i>
<i>Fund Balance Appropriated</i>	<i>\$831,068</i>
<i>Appropriation</i>	<i>Increase</i>
<i>Elections</i>	<i>\$26,746</i>
<i>Administration</i>	<i>33,387</i>
<i>Computer Services</i>	<i>1,318</i>
<i>Tax</i>	<i>9,083</i>
<i>Register of Deeds</i>	<i>35,795</i>
<i>Public Buildings - Maintenance</i>	<i>338,318</i>
<i>Court Facilities</i>	<i>800</i>
<i>Sheriff &amp; Jail</i>	<i>165,756</i>
<i>Emergency Services</i>	<i>59,125</i>
<i>Planning &amp; Zoning</i>	<i>3,167</i>
<i>Day Reporting Center</i>	<i>40,016</i>
<i>Public Health</i>	<i>84,172</i>
<i>Cooperative Extension Service</i>	<i>28,392</i>
<i>Public Library</i>	<i>2,675</i>
<i>Soil &amp; Water Conservation</i>	<i>318</i>
<i>Special Appropriations</i>	<i>2,000</i>

<i>Public Works Fund - #6</i>	
<i>Revenue</i>	<i>Increase</i>
<i>Fund Balance Appropriated</i>	<i>\$8,543</i>

<b><i>Appropriation</i></b>	<b><i>Increase</i></b>
<i>Landfill Operations</i>	<i>\$8,543</i>

<b><i>Emergency Telephone System Fund - #6</i></b>	
<b><i>Revenue</i></b>	<b><i>Increase</i></b>
<i>Fund Balance Appropriated</i>	<i>\$1,200</i>
<b><i>Appropriation</i></b>	<b><i>Increase</i></b>
<i>Information Management</i>	<i>\$1,200</i>

**Budget Amendment - Library**

Richard Wells, Library Director, announced that the Library has received a Library Services and Technology Enhanced Connectivity Grant funded by the federal government. This grant will allow the placement of one new Internet station at each branch library. The grant amount will cover 80% of the costs. The Library's match will come from e-rate refunds.

On motion of Frye, seconded by Holmes, the Board unanimously approved Budget Amendment #7 to the FY 2000-2001 Annual Budget, as follows:

<b><i>GENERAL FUND - #7</i></b>	
<b><i>Revenue</i></b>	<b><i>Increase</i></b>
<i>Restricted Intergovernmental</i>	<i>\$16,036</i>
<b><i>Appropriation</i></b>	<b><i>Increase</i></b>
<i>Public Library</i>	<i>\$16,036</i>

**Certificate of Achievement for Excellence in Financial Reporting**

Frank Willis, County Manager, announced that Randolph County has been awarded the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the 11th consecutive year.

### **Closed Session for Economic Development**

*On motion of Frye, seconded by Davis, the Board voted unanimously at 5:40 p.m. to go into closed session to discuss an economic development project, pursuant to NCGS 143-318.11(a)(4). They returned from closed session at 6:18 p.m. and took a brief recess 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 Director, 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:

Mr. Johnson announced that the request of **McDowell Lumber Company** had been **withdrawn**.

1. **LEE ROBERTS**, Asheboro, is requesting that 49.4 acres located on Hwy 49 South (1 mile past Oak Hollow Drive), Cedar Grove Township, be rezoned from RA to RE/CU to allow a 6-lot residential subdivision for site-built homes only. The Planning Board recommended unanimously that this request be **approved** with the condition that the homes be a minimum of 1600 sq. ft. (heated space) and the road be paved by the developer.

**Vance Roberts**, Springwood Avenue, Asheboro, stated that the proposed road will be of a depth that meets state standards.

*On motion of Frye, seconded by Davis, the Board unanimously approved this request, with the conditions that the homes be a minimum of 1600 sq. ft. (heated space) and the road be paved by the developer.*

2. **MARY GRIFFIN**, Climax, is requesting that 30.92 acres located on Soapstone Mountain Road, Columbia Township, be rezoned from RA to RR/CU to allow a 9-lot residential subdivision to be developed for double-wide mobile homes, modular homes, or site-built homes. The Planning Board recommended unanimously to **deny** this request.

Mr. Johnson noted that since the Planning Board meeting, the applicant had reduced the request from 9 to 6 lots.

**Harry Griffin**, Ventwood Drive, Climax, stated that the rezoning request he had made several months ago was for a different site. He explained that the current application is for 30 acres, made up of 3 contiguous tracts of 10 acres each, with each of the 3 tracts having a different property owner. He said 2 of the property owners had, independently of each other, applied for septic permits and for division of the tract into 3 lots (minor subdivision). Each was approved. He presented recorded plats, zoning compliance reports, and a list of proposed restrictions for these 2 tracts. After the second tract had received these approvals, they received notification from the County Planning Director telling them they were in violation of the County's zoning regulations because it was apparent that a major subdivision was being planned by subdividing the three parcels into three lots each. Mr. Griffin said lot sizes are now 5 acres and all driveways enter onto Soapstone Mountain Road. He said the Department of Transportation has told him that this road can accommodate more traffic than what it currently has. He said there are already several mobile homes on this road.

**Lois Lynch**, 2170 Warren Drive, Staley, opposed the request.

**Elsie Elkins**, 2142 Warren Drive, Staley, said the curve is blind and that she counted 17 cars in 20 minutes

one evening on Soapstone Mountain Road.

**Leslie Thompson**, 2050 Soapstone Mountain Road, said area residents have many concerns, including water quality, the old landfill nearby, and the type of development. She said they want 5-acre lots and 1500 square-foot minimum site-built houses.

**Ted Fulk**, 2151 Soapstone Mountain Road, expressed concerns about traffic volume and the danger of having this many driveways with a curve on either side of the proposed development.

**Judith Hahn**, 5881 Whites Chapel Road, said she wants the community's standards to be like her subdivision. She presented a petition with 200 signatures opposing this request.

*On motion of Holmes, seconded by Frye, the Board denied this request four to one, with Commissioner Mason opposing this motion.*

3. **KEN MCDOWELL**, Asheboro, is requesting that 69.81 acres located off Hwy 42 South (off Haywood Drive on Linnie Court), Grant Township, be rezoned from RA to RE/CU to allow a 29-lot expansion to Hayfield Acres Subdivision for site-built homes and off-frame modular homes only. The Planning Board recommended unanimously that this request be **denied**. The Board felt if the following conditions were met, the request should be approved:

- Deed Restrictions comparable to those existing in Hayfield Acres
- Redesign development to allow main access on Hwy 42 (instead of Linnie Court)
- Not allow any new road connections to Linnie Court

**Ken McDowell**, 1926 Old Humble Mill Road, Asheboro, said that when he developed the first phase of Hayfield Acres, the Department of Transportation had asked that the proposed future street (for phase 2) come off Linnie Court so that there would be only one entrance to Highway 42. He said that since the Planning Board meeting, he has redrawn the plat with a street in the proposed expansion entering Highway 42, but he doesn't know if the Department of Transportation will allow this entrance. He stated that the restrictions for this phase will be the same as for phase one, and houses will be site-built only.

**Wayne Whorton**, Department of Transportation, explained that D.O.T. is trying to limit the number of driveways onto main roads but that state law prohibits him from denying someone access to his property. He said a new street entering Highway 42 from this expansion of Hayfield Acres would be against his better judgment, but if it were the only way the County Commissioners would approve the request, he would have to approve that access.

**Pamela Johnson**, 2698 Hayfield Drive, said the homeowners in Hayfield Acres bought into a quiet neighborhood and didn't know this development would double in size in a few years. She said she didn't think D.O.T. had studied the area enough in making a determination that there should be only one entrance. She said traffic from the expansion area would go by 75% of the existing lots if no new entrance to 42 is allowed. She presented a petition with 75 signatures opposing the request.

**Karen Coble Auman**, 3759, Highway 42 South, discussed several concerns about the proposed development, including density, traffic, negative impact on water table, loss of natural habitats and green corridors, school overcrowding, emergency response vehicles and buses coming into the development, and lot size. She said land speculators and others are buying large tracts of land with full knowledge of the current zoning classifications for those tracts, and it is the responsibility of the Planning Board and County Commissioners to ensure safety, stewardship of natural resources, and quality of life of the neighbors in those areas.

**Wayne Cox**, 2442 Linnie Court, advocated a new entrance to the expansion area directly from 42.

**Debbie Rhamy**, 3401 Highway 42 South, said that when she bought her 8 acres there, she was told that only mini-farms and nothing smaller would be allowed. She mentioned school overcrowding and said her child had to sit on the floor of the school bus last year because there was no room on the seats.

The Board discussed this request at length. *On motion of Frye, seconded by Mason, the Board unanimously voted to send this request back to the Planning Board for reconsideration.*

4. **PATRICK NEWTON**, Asheboro, North Carolina, is requesting that his Conditional Use Permit be amended to include RV Sales & Service. Property Location: 5625 Hwy 220 South Business; 6.36 acres; Richland Township, Zoning District LI-CU. The current conditional use permit allows the operation of a trucking terminal and the location of a cellular tower. On September 10, 1991 the Planning Board heard and **approved** a request by C.E. Pallet Company, Inc. to rezone this parcel for a trucking terminal.

**Eric Newton**, 3682 Zoo Parkway, identified himself as co-owner of this property and spoke in support of the request.

**Brent Gallagher**, 1592 Miles Moffitt Road, said the RV sales and service operation he is planning is environmentally safer than the trucking operation this property was originally rezoned for.

*On motion of Frye, seconded by Mason, the Board unanimously approved this request.*

#### **Adjournment**

The meeting adjourned at 8:38 p.m.

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Phil Kemp, Chairman

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Darrell L. Frye

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J. Harold Holmes

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Robert B. Davis

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Robert O. Mason

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Alice D. Dawson, Clerk to the Board