

## Commissioners Meeting Minutes

June 5, 2006

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 Holmes, Frye, Kemp, Davis, and Lanier were present. Rev. Johnny Henderson, Cross Road Baptist Church, Asheboro, gave the invocation and everyone recited the Pledge of Allegiance.

### Public Comment Period

Pursuant to N.C.G.S. § 153A-52.1, Chairman Holmes opened the floor for public comment. No one spoke, and Chairman Holmes closed the public comment period.

### Addition to Consent Agenda

Chairman Holmes announced that Item *O. Appoint Cindy Miller to the Randolph County Nursing Home Community Advisory Committee* had been added to the Consent Agenda.

### Addition to New Business

Chairman Holmes announced that 2 items had been added to New Business: *J. Amend June Budget Meeting Schedule and Set Public Hearing for 6:30 p.m. on June 26 Concerning Schools Financing* and *K. Consider Letter of Intent Concerning a Proposed Easement Across County Property.*

### Approval of Consent Agenda

*On motion of Davis, seconded by Lanier, the Board voted unanimously to approve the Consent Agenda, as follows:*

- *approve 5/1/06 regular meeting minutes;*
- *unseal closed session minutes from 9/6/05, 1/9/06 (2 sets), and 2/6/06 meetings;*
- *adopt DOT resolution adding Willow Meadow Dr. & Willow Hill Court to State Roads System, as follows:*

***WHEREAS**, the Department of Transportation has investigated Willow Meadow Drive and Willow Hill Court in the Willow Creek 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 Willow Meadows Drive and Willow Hill Court in the Willow Creek Subdivision be added to the Division of Highways' Secondary Road System;*

- *reappoint Fred Meredith to RCC Board of Trustees;*
- *appoint Elbert Lassiter and reappoint Gail Briles, C. Stephen Jones, Jr. & Vickie Cox (2-year terms) and Reynolds Lisk & David Smith (3-year terms) to Regional Partnership Workforce Development Board;*
- *appoint Lydia Craven to Randolph Public Library Board of Trustees to fill the unexpired term of Sylvan Routh, who resigned, and reappoint Cathy Baiden, Susan Milner & Marie Pugh (6-year terms)*
- *reappoint Ann Shaw & Sue McCullah to Consolidated Mental Health Board;*
- *approve renewal of Ambulance Service Franchise Agreements with Piedmont Triad Ambulance and Rescue, Ash-Rand Rescue and EMS, and Moses Cone Carelink, as recommended by the Emergency Services Director and the County Manager;*
- *approve Records Retention and Disposition Schedule for County Management (ATTACHED);*
- *approve General Fund Merit Expenditures Budget Amendment #39, as follows:*

<b>2005-2006 BUDGET ORDINANCE—GENERAL FUND—AMENDMENT #39</b>		
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>Administration</i>	\$3,038	
<i>Computer Services</i>	\$5,235	
<i>Tax</i>	\$5,943	
<i>Register of Deeds</i>	\$1,697	
<i>Public Buildings</i>	\$2,152	
<i>Sheriff &amp; Jail</i>	\$16,821	
<i>Emergency Services</i>	\$7,249	
<i>Building Inspections</i>	\$3,128	
<i>Planning &amp; Zoning</i>	\$2,980	
<i>Health</i>	\$10,183	
<i>Social Services</i>	\$12,086	
<i>Library</i>	\$2,643	
<i>Public Works</i>	\$1,661	
<i>Administration</i>		\$74,816

- approve Budget Amendment #40, which accounts for temporary personnel costs for the Manager in Transition position for 3 months, a new Deputy Clerk and 2 promotions, as follows:

<b>2005-2006 BUDGET ORDINANCE—GENERAL FUND—AMENDMENT #40</b>		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>
<i>Permits and Fees</i>	\$51,748	
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>Administration</i>	\$51,748	

- approve Budget Amendment #41, which accounts for additional legal costs related to recent Planning Board issues, as follows:

<b>2005-2006 BUDGET ORDINANCE—GENERAL FUND—AMENDMENT #41</b>		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>
<i>Permits and Fees</i>	\$6,808	
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>Planning &amp; Zoning</i>	\$6,808	

- approve Budget Amendment #42, which is needed to cover ambulance fuel costs due to the increased price of fuel, as follows:

<b>2005-2006 BUDGET ORDINANCE—GENERAL FUND—AMENDMENT #42</b>		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>
<i>Sales and Service</i>	\$30,000	
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>Emergency Services</i>	\$30,000	

- approve Budget Amendment #43, which accounts for a \$10,080.81 Bill and Martha Gates Foundation Grant that will be used to add 8 new Internet computers at our libraries, as follows:

<b>2005-2006 BUDGET ORDINANCE—GENERAL FUND—AMENDMENT #43</b>		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>
<i>Miscellaneous</i>	<i>\$10,081</i>	
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>Public Library</i>	<i>\$10,081</i>	

- *appoint Cindy Miller to the Randolph County Nursing Home Community Advisory Committee for a 1-year term.*

**Annual Report from Yadkin Pee-Dee Lakes Project (YPDLP)**

Dr. Nancy Gottovi, Executive Director of the YPDLP, updated the Board on the Project’s activities during the last year. She said that the YPDLP has provided a vision for sustainable economic development for our region that protects and preserves the natural resources and cultural heritage. She mentioned that the Uwharrie Lakes Byway map had just been reprinted for distribution. She thanked the Board for their continued support and asked that the Board grant their \$6,600 request during the FY 2006-2007 budget process.

**Approve HCCBG Funding Plan for FY 06-07**

Candie Rudzinski, Director of Aging Services, reported that the Aging Services Planning Committee (ASPC) has approved a recommendation for the Home and Community Care Block Grant allocations for FY 2006-2007, totaling \$639,479. She asked for the Board’s approval of the funding plan as well as agreeing to accept any future supplemental funding. Ms. Rudzinski also presented some recommended changes to the ASPC’s bylaws that would allow for an additional Caregiver position on the Committee, and increase the term of office for voting and non-voting members from 1 year to 2. Finally, she presented a list of individuals to the Board and asked that they be appointed/reappointed.

Commissioner Frye suggested that the ASPC appointments and bylaw revisions be delayed for 1 month because he felt that there was not county-wide (geographical) representation on the Committee.

*On motion of Frye, seconded by Davis, the Board unanimously approved the HCCBG Funding Plan as indicated on Form DOA-731 requesting a total of \$639,479, and agreed to accept supplemental funding should it become available and to allow the Aging Services Planning Committee to decide how to allocate these funds.*

**Award Contract for Conversion Services at Register of Deeds**

Ann Shaw, Register of Deeds, asked the Board to award a contract for the conversion of microfilm reels and aperture cards to a digital format and integration of those images into the existing land records system in the Register of Deeds office. Currently, our on-line system includes computerized index data back to 1986 and images back to 1990. This project would provide digitized images for documents recorded on microfilm reels from 1986-1990 and for documents recorded on aperture cards from 1971-1985. These images will be available to in-house users and also to customers that use our website. In addition to the service this project will provide to the public and to County departments that use our records, there is another important benefit – preservation. The original reels and aperture cards are stored in a vault in the Register of Deeds office. Duplicates of both formats have been used by the public since 1971 and the wear and tear from being handled, being run through reader-printers, and excessive humidity has taken its toll. Ms. Shaw said that the County has contracted with AmCad since 2004 for our land records system, and AmCad has submitted a proposal that includes conversion costs, providing search capabilities and integrating converted images into our existing system for a total cost of \$107,000. Quotes from independent contractors do not include integration and search costs which would have to be quoted separately by AmCad. Ms. Shaw stated that there are sufficient funds in the Register of Deeds Automation and Preservation Fund to cover this expense.

Aimee Scotton, Associate County Attorney, suggested that the contract language be amended in the Image Quality Acceptance section of the contract, so that the Register of Deeds office has more than 10 days to review the random sampling of images for image quality verification.

*On motion of Frye, seconded by Kemp, the Board voted unanimously to award a contract, as amended to reflect more than 10 days to review images for image quality verification, for conversion services at Register of Deeds to AmCad for a total of \$107,000 and to authorize the County Manager to sign the contract.*

**Approve Project Ordinance for 2006 Single Family Rehabilitation Housing Finance Grant**

Patty Brown, Assistant to the Public Works Director, said that Randolph County submitted an application for funding to the North Carolina Housing Finance Agency for the Single Family Rehabilitation SFR06 Program in October 2005. Post Approval Documentation was submitted in March 2006. Sandra Ridley, Housing and Community Development Consultant, was approved to be the administrative services provider for this grant at the April 2006 Board of Commissioners meeting subject to receipt of funding approval. The Assistance Policy was also adopted at the April 2006 meeting. The funding approval was received on April 25, 2006. Ms. Brown presented the Randolph County Grant Ordinance 2006 Single Family Rehabilitation Program and asked that the Board adopt it.

*On motion of Kemp, seconded by Davis, the Board voted unanimously to adopt the 2006 Single Family Rehabilitation Program Grant Project Ordinance, as follows:*

Be it ordained by the Randolph County Board of Commissioners, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

**Section 1.** The project authorized is the 2006 Single Family Rehabilitation Project described in the work statement contained in the grant agreement, between this unit of local government and the North Carolina Housing Finance Agency. This project is more familiarly known as the 2006 Single Family Rehabilitation Program.

**Section 2.** The officers of this unit are hereby directed to proceed with the grant project within the terms of the grant document(s), the rules and regulations of the North Carolina Housing Finance Agency and the Department of Housing and Urban Development and the budget contained herein.

**Section 3.** The following revenues are anticipated to be available to complete this project:

NCHFA	\$ 400,000
TOTAL	\$ 400,000

**Section 4.** The following amounts are appropriated to the project:

REHABILITATION	\$ 320,000
ADMINISTRATION	<u>\$ 80,000</u>
TOTAL	\$ 400,000

**Section 5.** The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreement and federal and state regulations.

**Section 6.** Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

**Section 7.** The Finance Officer is directed to report monthly on the financial status of each project element in Section 4 and on the total grant revenues received or claimed.

**Section 8.** The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission to this Board.

**Section 9.** Copies of this grant project ordinance shall be made available to the Finance Officer for direction in carrying out this project.

### **Presentation of County-Wide Water Plan**

David Townsend, III, Director of Public Works, presented information regarding countywide water capacity and maps showing existing water lines, proposed water lines, proposed water service areas, locations of current and proposed schools, special properties (NC Zoo, Uwharrie Forest, reservoirs, municipal limits) and major roads. He said that the County proposes to build and pay for construction of water lines (in phases) and to allow the municipalities, who are already in the water business, to operate and maintain them. This plan will necessitate an overall acceptance of the proposed water plan by all parties and an agreement for a continued working partnership between the County and all municipalities. He said that he presented this plan in May at a meeting that was attended by representatives from all Randolph County municipalities, as well as Davidson Water Inc., Handy Sanitary District and Randolph County Economic Development Corporation. The water plan will most likely require changes in both the County's and Cities' land use plans. Future major developments will probably require developers to provide and construct water lines within the new developments. Mr. Townsend said that the proposed plan is a work in progress and looks forward to working with all municipalities to develop it. He urged everyone to review the material (handouts) and to call him with any questions or concerns they may have. He said that he would attend municipal meetings to present the plan to all elected officials.

### **Election of Voting Delegates for NACo Annual Conference**

*On motion of Frye, seconded by Kemp, the Board voted unanimously to elect Harold Holmes as the Designated Delegate and Darrell Frye as the First Alternate for the NACo 2006 Annual Conference in Chicago, Illinois in August.*

### **Presentation of Employee Market Adjustment Proposal**

Kim Newsom, County Personnel Director, reminded the Board that in February they had asked him to do a salary comparison study and present his findings during the June budget process. He said that not only does the County wish to attract highly qualified applicants to serve the citizens of Randolph County, we also desire to retain the talented employees in whom we have invested time and dollars in training and development. We remain at a competitive disadvantage when recruiting and retaining employees. This can be measured by analyzing our turnover rates and annual salary survey results. We continue to experience higher than normal employee turnover. Our turnover was 10.8% for 2002, 11.2% for 2003, 11.9% for 2004, and 10.7% for 2005. The annual salary survey for our benchmark classes indicated that our minimum salaries are 6.54% below the market. He recommended the following to enhance our competitiveness across all classes:

**Cost of Living Adjustment Recommendation:** Increase our pay table for 3.4% to match the Consumer Price Index increase, which will cost \$884,000, including the associated benefit costs. (Cost for a 1% adjustment, including benefits will be \$260,000.)

**Market Adjustment Recommendation:** Designate a 3% pay plan adjustment for all classes at a cost of \$780,000, including benefits. This should reduce the gap with the market and represents a strong effort to continue the process of bringing County salaries in line with other jurisdictions. This adjustment should elevate Randolph County into a more favorable and competitive position for attracting and retaining competent staff. In addition, this action should also help reduce our turnover. He said that progress will continue to be monitored on turnover rate and presented in a market survey next year.

**Sheriff's Office Staff Retention:** Allocate \$30,000 as merit funds for the Sheriff to provide salary adjustments to those staff members whom he considers essential and crucial to the operation of the Sheriff's Department. These merit increases will be based upon performance measures and will recognize specialized law enforcement training and skills.

**Benefit Issue Recommendation:** Initiate a 1% 401-k contribution for all non-sworn employees, effective October 1, 2006. The contribution could be increased 1% per year until it reaches the 5% level currently provided for all sworn positions. The cost for this benefit during the first year will be \$140,000, with an annual cost of \$184,000.

## **Amend June Budget Meeting Schedule and Set Public Hearing Date for Schools Financing**

*On motion of Frye, seconded by Davis, the Board voted unanimously to amend the June Budget Meeting Schedule, as follows, and to set 6:30 p.m. on June 26, for a public hearing on the financing for Providence Grove High School, Teachey Elementary School Renovation and Archdale-Trinity School land purchase:*

<b><u>Monday, June 5</u></b>	<b>4:00 p.m.</b>	<i>Proposed Budget Presented to Commissioners</i>
<b><u>Tuesday, June 6</u></b>	<b>5:00 - 5:30 p.m.</b>	<i>EMS</i>
	<b>5:30 - 6:00 p.m.</b>	<i>Public Works</i>
	<b>6:00 - 6:30 p.m.</b>	<i>Social Services</i>
	<b>6:30 - 7:30 p.m.</b>	<i>Administration, Governing Body, Debt Service</i>
<b>**This meeting will be held in the Administration Conference Room, 2nd floor, County Office Building.</b>		
<b><u>Monday, June 12</u></b>	<b>5:30 p.m.</b>	<i>Building Inspections, Computer Services, Tax, Elections, Library, Maintenance, Health, Register of Deeds, Planning &amp; Zoning, Cooperative Extension, Aging Services, Soil &amp; Water, Sheriff &amp; Jail, Day Reporting Center, <b>Veterans' Services</b></i>
<b><u>Monday, June 19</u></b>	<b>2:00 - 2:30 p.m.</b>	<i>Randolph County Schools</i>
	<b>2:30 - 3:00 p.m.</b>	<i>Asheboro City Schools</i>
	<b>3:00 - 3:30 p.m.</b>	<i>Randolph Community College</i>
	<b>3:30 - 5:00 p.m.</b>	<i>Agencies Requesting First-time Funding</i>
	<b>5:00 - 7:00 p.m.</b>	<i>Dinner Break</i>
	<b>7:00 p.m.</b>	<i>Public Hearing on Budget</i>
<b><u>Monday, June 26</u></b>	<b>6:00 p.m.</b>	<i><b>Close-out Budget Amendments for FY 05-06</b></i>
		<i><b>Adopt Solid Waste Contract</b></i>
		<i>Adopt School and Fire District Tax Rates</i>
		<i>Adopt Fee Schedules</i>
		<i>Budget Discussion</i>
		<i>Adoption of Final Budget</i>
	<b>6:30 p.m.</b>	<i><b>Public Hearing Concerning Financing for Providence Grove High School, Teachey Elementary School Renovation, and Archdale-Trinity School Land Purchase</b></i>

## **Presentation of Proposed FY 06-07 Budget**

Will Massie, Finance Officer/Assistant County Manager, presented the FY 2006-07 proposed budget to the Board. This budget proposes a tax rate of 54¢ per \$100 valuation, which is an increase of 1.5 cent from last year. The proposed tax rate is based on a total valuation of \$8,750,000,000, and the budget totals \$101,844,181. Mr. Massie said that the Proposed Budget utilizes current financial resources to address all employee compensation issues, increased current expense appropriations for public schools and the community college, and departmental needs. However, the new debt for school construction and our commitment to the Piedmont Triad Regional Water Authority are regarded as new, continuing obligations. As a result, the 1.5 cent proposed increase in the tax rate is needed to generate the additional revenues required to pay debt service on the new school construction and the County's share of the operating costs of the Water Authority. This proposed budget will address our urgent needs without sacrificing any current services or compromising Randolph County's financial stability.

## **Request to Consider Inter-local Agreement Concerning Easement Across County Property**

The Board discussed a request made by a group of local businessmen for the County to grant an easement across County-owned property from New Century Drive to property adjacent to the jail. The group wants to market it for a possible hotel and/or restaurant establishment. This property is located within the City of Asheboro's zoning jurisdiction. After discussion, the Board decided that Chairman Holmes, Commissioner Kemp and County staff should work with the developers and the City of Asheboro Planning staff to determine the most appropriate course of action, since this property lies within the City's zoning jurisdiction.

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*At 6:15 p.m., the Board recessed until the 6:30 p.m. rezoning public hearing.*

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### **Rezoning Public Hearing**

At 6:40 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 Holmes opened the public hearing for comments on each request and closed it before taking action on each request.

**1. MIKE GARNER**, Seagrove, North Carolina, is requesting that 51 acres located on the east side the intersection of Pisgah Covered Bridge Road/Pisgah Road, Union Township, be rezoned from RA to RLOE-CD. Rural Growth Area. Tax ID#s 7645264144, 7645163141, and 7645151445. The proposed Conditional Zoning District would specifically allow the development of an 8-lot residential subdivision for site-built homes or conventional modular homes with a minimum house size restriction of 1,500 sq. ft. The Planning Board reviewed this request at a public meeting on May 2, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Growth Management Plan.

Policies within the Growth Management Plan supporting approval of this request:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Policy 6.23 The County should encourage the use of rural lot subdivision designs, where the size of lot allows for open space and groundwater recharge areas preserved by careful citing of the principal and accessory uses, as noted through subdivision plat notations and related deed restrictions.

**Mike Garner**, applicant, said that he wants to make this development really nice. He said that he will live on the 5-acre site. He wants to offer different sizes of lots to people. He hopes this development will start a change for the better in the community.

*On motion of Davis, seconded by Kemp, the Board voted unanimously to approve the request of Mike Garner, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.*

**2. KEVIN HILL**, Seagrove, North Carolina, is requesting that 5.90 acres located on Ridge Road, Richland Township, be rezoned from RA to CVOR-CD. Secondary Growth Area. Tax ID#s 7675382848 and 7675395001. The proposed Conditional Zoning District would specifically allow a 4-lot expansion of Hillview Heights Subdivision for site-built homes, conventional modular homes, and on-frame modular homes with a minimum house size of 1,050 sq. ft. The Planning Board reviewed this request at public meeting on May 2, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Growth Management Plan. Mr. Johnson stated that there was substantial opposition to Mr. Hill's request a year ago. However, at the Neighborhood Information Meeting recently held, Planning staff were impressed with the neighbors who attended; they now support this housing pattern in the area.

Policies within the Growth Management Plan supporting approval of this request:

Policy 2.3 The County should promote linkage between storm water management, clean drinking water, flood control, pollution control and erosion.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Policy 6.14 Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes Aleap frog≅ development (i.e. leaving large vacant areas between developments).

**Jerry King**, surveyor, spoke on behalf of the applicant, saying that homes have been built on 3 of the 4 lots approved a year ago. These homes are nice starter homes, which have upgraded the community. He said that the area looks much better and that the remaining stumps will be ground for mulch. Mr. Hill offers buyers a new home package that includes appliances and furniture.

*On motion of Frye, seconded by Lanier, the Board voted unanimously to approve the request of Kevin Hill, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.*

**3. ANTHONY CRAIG WRIGHT**, Liberty, North Carolina, is requesting that 6.02 acres located on NC Hwy 49 North (just north of Wright Country Road), Columbia Township, be rezoned from RR to CVOE-CD. Primary Growth Area. Tax ID# 8724202756. The proposed Conditional Zoning District would specifically allow the development of a 4-lot residential subdivision for site-built homes only with a minimum house size of 1,300 sq. ft. The Planning Board reviewed this request at public meeting on May 2, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Growth Management Plan.

Policies within the Growth Management Plan supporting approval of this request:

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Policy 6.14 Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes Aleap frog≅ development (i.e. leaving large vacant areas between developments).

**Jerry King**, surveyor, spoke on behalf of the applicant, saying that Mr. Wright lives on Lot 4. He also said that Phil Burgess, who lives across the street, will probably build most of the new homes in this development.

*On motion of Kemp, seconded by Frye, the Board voted unanimously to approve the request of Anthony C. Wright, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.*

**4. H. L. DELK**, Asheboro, North Carolina, is requesting that 6.18 acres located on the northeast and southeast corners of the intersection of US Hwy 64 West/Stutts Road/Westchapel Road, Cedar Grove Township, be rezoned from RA to HC-CD. Primary Growth Area. Tax ID#s 7731919282 and 7741011195. The proposed Conditional Zoning District would specifically allow a 100' x 150' building for retail and service shops on the northeast corner and a 300' x 80' building for retail and service shops on the southeast corner as per site plan. Property Owners - J.B. & Mildred Stutts. The Planning Board reviewed this request at public meeting on May 2, 2006, and recommended by a vote of 4 to 3 that the portion of property south of Hwy 64 be approved and the portion of property north of Hwy 64 be denied due to the lack of a detailed plan concerning access, lighting, buffers, landscaping, and setbacks.

Policies within the Growth Management Plan supporting approval of this request:

Policy 4.1 Commercial development should be encouraged to occur in clusters or planned shopping centers to minimize the proliferation of Aretail strip≅ locations.

Policy 4.2 Highway-oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

Policy 4.4 Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

**Henry Delk**, applicant, said that he is just trying to use the land as it was intended to be used. He said he believes he has done a good job in the past of developing his property. He said that the trees are going to disappear, no matter what. He offered to leave a 35-foot buffer along the eastern boundary.

**Allen Scarborough**, Westchapel Rd., stated that he is afraid this development will devalue his property. He asked if the parking lot would be paved or graveled, whether there would be directional lighting, and about proposed hours of operation. He said that there is a school bus stop right up the road.

**Linda Skeen**, Westchapel Rd., said that she lives right up the road. According to Ms. Skeen, the people who bought the house across the street from the proposed development panicked when they heard what Mr. Delk was proposing and sold their home to Mr. Delk, who is now renting the house to someone else. She said that Westchapel Road is very narrow. Whenever there is a wreck on Hwy 64, traffic is detoured onto Westchapel Road. She said that neighbors should be told exactly what is going to be put there; Mr. Delk's plan is too vague. She said that the increased traffic would be detrimental to the small children in the area.

*On motion of Kemp, seconded by Davis, the Board voted 4-1, with Lanier opposing, to approve the rezoning request for the portion of property south of Hwy 64 and to deny the request for the portion of property north of Hwy 64 due to the lack of a detailed plan concerning access, lighting, buffers, landscaping, and setbacks, this decision being consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.*

**5. CRAVEN VENTURES, INC.**, Asheboro, North Carolina, is requesting that 33.41 acres located on Low Bridge Road, Franklinville Township, be rezoned from RA to RLOR-CD. Rural Growth Area. Sandy Creek Watershed. The proposed Conditional Zoning District would specifically allow the development of a 7-lot residential subdivision for site-built homes, conventional modular homes, on-frame modular homes, and double-wide manufactured homes with permanent foundations with a minimum house size of 1,300 sq. ft. The Planning Board reviewed this request at public meeting on May 2, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Growth Management Plan.

Policies within the Growth Management Plan supporting approval of this request:

Policy 6.6 Development in designated flood zones shall be avoided. Subdivision lots that are within designated flood zones shall compute the minimum lot size as that area located outside the flood zone.

Policy 6.9 Major residential subdivision development in all growth management areas shall be computed by the number of lots divided from the original base tract.

Policy 6.23 The County should encourage the use of rural lot subdivision designs where the size of lot allows for open space and groundwater recharge areas preserved by careful citing of the principal and accessory uses as noted through subdivision plat notations and related deed restrictions.

**Jerry King**, surveyor, spoke on behalf of the applicant, saying that the average lot size is 4.986 acres. There will be individual wells and septic tanks. The abandoned well has been filled in.

*On motion of Frye, seconded by Lanier, the Board voted unanimously to approve the request of Craven Ventures, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.*

**Adjournment**

There being no further business, the meeting adjourned at 7:40 p.m.

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J. Harold Holmes, Chairman

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Darrell L. Frye

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Phil Kemp

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Robert B. Davis

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Arnold Lanier

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Cheryl A. Ivey, Clerk to the Board