

Commissioners Meeting Minutes

August 6, 2007

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 and Lanier were present. Commissioner Haywood was absent due to recent surgery. Rev. David Winstanley, who is a Pulpit Exchange Program minister from England and currently serving at Grays Chapel United Methodist Church, gave the invocation and everyone recited the Pledge of Allegiance.

Announcement of National Award to Randolph Public Library

Chairman Holmes announced that the Randolph County Public Library's "Teen Corner" project has been named one of the top 25 teen-oriented library programs in the country and recognized Suzanne Tate, Public Library Director. Ms. Tate said that the library received one of 25 Excellence in Library Service to Young Adults awards from the Young Adult Library Services Association, a division of the American Library Association. In addition to winning a cash award of \$250, Randolph County's Teen Corner program will be included in *Excellence in Library Service to Young Adults, 5th Ed.* to be published in the summer of 2008.

Announcement of Digital Government Award to Randolph County

Chairman Holmes announced that Randolph County has once again been named one of the top ten counties in the less than 150,000 population category of the nation as best practice models for showing how county leaders are using technology to transform government. The Center for Digital Government, NACo, and *Government Technology* magazine recently surveyed the nation's counties to determine how governments are evolving in their use of information technology to improve the overall delivery of services to their citizens. Chairman Holmes and County Manager Richard Wells accepted Randolph County's award at NACo's annual conference in Richmond, Virginia in July. Chairman Holmes recognized Annette Crofts, Computer Services Director, and presented the award to her.

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.

Approval of Consent Agenda

On motion of Frye, seconded by Kemp, the Board voted unanimously to approve the Consent Agenda, as follows:

- *approve regular meeting minutes of 7/9/07 and 7/23/07 and closed session minutes of 7/9/07;*
- *rescind June appointment of Robert Suggs and appoint Rhonda Burch to the Social Services Board;*
- *approve 2 D.O.T. resolutions adding Leonae Drive and Ridges Mountain Trail to the State roads system, as follows:*

***WHEREAS,** the Department of Transportation has investigated Leonae Drive in the Forest Park 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 Leonae Drive in the Forest Park Subdivision be added to the Division of Highways' Secondary Road System.*

and

***WHEREAS,** the Department of Transportation has investigated Ridges Mountain Trail in the Country Club Acres 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 Ridges Mountain Trail in the Country Club Acres Subdivision be added to the Division of Highways' Secondary Road System.*

- reappoint Chris McLeod to the Randolph County Planning & Zoning Board;
- approve Budget Amendment #2 for the Health Department (Childhood Lead Grant), as follows:

2007-2008 BUDGET ORDINANCE—GENERAL FUND—AMENDMENT #2		
Revenues	Increase	Decrease
<i>Restricted Intergovernmental</i>	\$1,600	
Appropriations	Increase	Decrease
<i>Public Health</i>	\$1,600	

- approve Budget Amendment #3 for the Health Department (Health Promotion Grant), as follows:

2007-2008 BUDGET ORDINANCE—GENERAL FUND—AMENDMENT #3		
Revenues	Increase	Decrease
<i>Restricted Intergovernmental</i>	\$22,661	
Appropriations	Increase	Decrease
<i>Public Health</i>	\$22,661	

- approve Budget Amendment #4 for Encumbrances, as follows:

2007-2008 BUDGET ORDINANCE—GENERAL FUND—AMENDMENT #4		
Revenues	Increase	Decrease
<i>Appropriated Fund Balance</i>	\$2,544,627	
Appropriations	Increase	Decrease
<i>Administration</i>	\$69,870	
<i>Information Technology</i>	\$151,106	
<i>Elections</i>	\$34,977	
<i>Public Buildings-Maintenance</i>	\$623,514	
<i>Sheriff</i>	\$89,601	
<i>Emergency Services</i>	\$ 421	
<i>Public Works</i>	\$356,645	
<i>Public Health</i>	\$58,871	
<i>Cooperative Extension Service</i>	\$50,973	
<i>Social Services</i>	\$64,835	
<i>Other Public Safety Appropriations</i>	\$3,000	
<i>Public Library</i>	\$5,314	
<i>Other Economic & Physical</i>	\$1,035,500	
Revenues	Increase	Decrease
<i>Appropriated Fund Balance</i>	\$2,544,627	

Update and Review of Randolph County Comprehensive Transportation Plan Process

Hanna Cockburn, Piedmont Triad Council of Governments, reviewed the Randolph County Comprehensive Transportation Plan (CTP), which is a new multi-modal plan that includes community consensus on future transportation needs required to support anticipated growth and development. She said that the Transportation Planning Branch of the NCDOT, in cooperation with Randolph County and the Piedmont Triad Rural Planning Organization, is developing the plan for Randolph County. It is a long-range plan that identifies major transportation improvements that will be needed for highways, public transportation and non-motorized facilities over the next 25 to 30 years. It is a mutually-adopted legal document between the state and a metropolitan planning organization, municipality or county. Once adopted by the N.C. Department of Transportation, a CTP represents the state's concurrence with the locally identified transportation needs. She said that the CTP process supports community adopted visions and goals by integrating land use and

transportation; it allows communities to consider all modes, not just road improvements, for the future transportation system; it is more environmentally sound through an early and explicit consideration of sensitive environmental resources; it is more efficient for MPOs because it ties together the CTP and federal long-range transportation plan processes; and, it is more accountable to the public through the formal stakeholder involvement process.

Ms. Cockburn distributed copies of the “Randolph County Transportation Survey” for Board members to complete and return to the Randolph County Planning Department. She said that citizen participation will be key in the development of this plan. She also said that there will be a link from the County’s website to the survey for citizen input.

Annual Report of the Child Fatality Prevention/Community Child Protection Team (CFPT/CCPT)

MiMi Cooper, Public Health Director, gave an annual report of the Combined Child Fatality Prevention Team and Community Child Protection Team in accordance with NCGS 143-576.1(a)(2). The CFPT/CCPT met every month during the past year (July 06-June 07) and reviewed 26 child deaths. The purpose of the Child Fatality Prevention Team is to review the deaths of all children to determine if system problems exist that contribute to the delay of or lack of services that might have prevented this death. In this way, services can be improved/added that will prevent problems for families in the future. There were no system problems identified during this reporting period. The purpose of the Community Child Protection Team is to review current cases selected by the DSS staff that are particularly complex or that the case worker would like a review of the services provided. The CCPT reviewed 10 cases concerning 20 children during the past year (July 06-June 07). The CCPT also reviews any deaths to children who were in the custody of DSS at the time of death or those who had contact with the agency in the 12 months previous to the child’s death. There were no deaths of children in the custody of DSS during this period and no intensive reviews.

Approval of Amendment of Law Enforcement Agreement with City of Trinity

Aimee Scotton, Associate County Attorney, reminded the Board that they had approved an interlocal agreement for law enforcement services with the City of Trinity in July. Since the signing of that agreement, Trinity has suggested an amendment to the agreement. The amendment will allow for the purchase of additional non-standard equipment upon agreement of both the City of Trinity and the County. The County will purchase the agreed-upon equipment and will be reimbursed for these purchases by the City of Trinity. All equipment purchased pursuant to the agreement will be assigned exclusively to the deputy provided to Trinity but will remain the property of Randolph County. Ms. Scotton recommended that the Board approve this amendment.

On motion of Frye, seconded by Kemp, the Board voted unanimously to amend the interlocal agreement for law enforcement services between the City of Trinity and Randolph County, as requested, and to authorize the Chairman to sign the agreement.

Report on Property Development Activity in Randolph County

Hal Johnson, County Planning Director, reported on property development activity that has occurred over the past 5 years (2002-2006) within areas of Randolph County zoning jurisdiction. He said that development and rezoning requests have been down over the past 12 months; however, new residential subdivision inquiries and applications for rezoning are starting to increase. From January 2002 until December 2006, 2,955 site-built residences were constructed in Randolph County: 2,119 located within county zoning jurisdiction, and 836 within municipal limits. (These figures do not include the City limits of Asheboro.) During this same time period, a total of 2,058 permits (1,397 within county zoning jurisdiction and 661 within municipal limits, excluding Asheboro) were issued for mobile homes. From 2002 to 2006, 43 major subdivision requests were approved for manufactured housing; 62 major subdivision requests were approved for site-built residences. Randolph County has 220 permitted mobile home parks, with a total of 3,013 rental spaces.

Randolph County’s Growth Management Plan, which was adopted in 2002, has been very beneficial in helping the County meet state requirements on rezoning decisions. The adoption of a countywide water master

plan will require that the County's Growth Management Plan be adjusted to reflect those areas where the county anticipates the extension of water lines. Within these areas, lot sizes and widths will need to be compatible with the efficient provision of utilities. New subdivisions being planned for these areas would be expected to connect to the public water system. County Planning staff is currently working with Public Works to finalize the updated Growth Management Plan. After review and comments by the County Planning Board, recommendations will be forwarded to the County Commissioners later this year.

Discussion of Fall Planning Retreat

The Board decided to wait until the September meeting to set a date for this retreat.

Update, Public Hearing and Adoption of Resolution Concerning 2007 Installment Financing Agreement (COPS) for Public School Construction

Chairman Holmes announced that this was the hour, day and place fixed for the public hearing for the purposes of (1) considering whether the Board should approve a proposed installment financing agreement under which the County would obtain financing pursuant to G.S. §160A-20 in the maximum principal amount of \$45,000,000 for a portion of the cost of the projects hereinafter described and under which the County would secure the repayment by it of moneys advanced pursuant to such installment financing agreement by granting a lien on some or all of the projects and (2) considering whether the County should acquire from the Randolph County Board of Education a portion of the real property constituting the projects. The project consists of the construction and equipping of a new high school south of the City of Trinity in Randolph County. The contribution consists of providing funds to the Town of Franklinville for the construction of a water distribution line and related improvements, which will provide treated water to two public schools. A notice of the public hearing, which is being held pursuant to Section 160A-20(g) and Section 153A-158.1 of the North Carolina General Statutes, was published in *The Courier-Tribune* on July 26, 2007.

Will Massie, County Finance Officer, said that the projects, as currently proposed, are

Randolph County Schools:

Wheatmore High School (1,000 students) \$ 43,000,000

Water Distribution Line:

Highway 22 from Town of Franklinville \$ 2,000,000

This financing is through certificates of participation, the same type of debt used in 1995, 2000 and 2006 to build schools. This method is authorized under Section 160A-20 of the NC General Statutes. Under this type of financing, the property is owned by Randolph County and serves as collateral for the debt. The County will have title to the Wheatmore property and this will secure the certificates. The County will lease the property back to the School Board for their full use. When the debt is paid off, title will be returned to the School Board. While the final amount of debt service will not be known until September, it is expected that a maximum of 5 cents on the tax rate will be needed for this financing. Ownership of the school property will also allow the County to claim refunds of sales taxes on construction materials. Mr. Massie said that the following documents (which are available for review) are needed to complete the proposed financing: An Installment Financing Agreement to be dated as of September 1, 2007 between the County and County of Randolph Public Facilities Corporation; A Deed of Trust to be dated as of September 1, 2007 from the County to a trustee for the benefit of the Corporation; A Trust Agreement to be dated as of September 1, 2007 between the Corporation and a trustee; A Lease to be dated as of September 1, 2007 between the County and the Randolph County Board of Education; An Administrative Agreement to be dated as of September 1, 2007 between the County and the Randolph County Board of Education; A Preliminary Official Statement relating to Certificates of Participation evidencing proportionate undivided interests in revenues to be received by the Corporation under the Contract; A Contract of Purchase between the Underwriters named therein and the Corporation; and A Letter of Representation from the County to the Underwriters.

Chairman Holmes announced that the Board would hear anyone who might wish to be heard on the proposed financing. He asked the Clerk if any written statement been received.

Clerk to the Board Cheryl Ivey said that no written statement related to the proposed financing had been received.

Chairman Holmes asked if there was any further discussion by the Board on the proposed financing. Hearing none, the Board proceeded with the proposed financing of the projects, to acquire the aforementioned real property and to lease it back to the Randolph County Board of Education.

Chairman Holmes closed the public hearing.

Commissioner Frye introduced a resolution titled RESOLUTION (1) AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF AN INSTALLMENT FINANCING AGREEMENT AUTHORIZED BY SECTION 160A-20 OF THE NORTH CAROLINA GENERAL STATUTES, (2) APPROVING SUCH INSTALLMENT FINANCING AGREEMENT AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS IN CONNECTION THEREWITH, AND (3) APPROVING THE ACQUISITION OF REAL PROPERTY TO BE USED BY THE COUNTY OF RANDOLPH BOARD OF EDUCATION and moved that it be adopted.

Commissioner Lanier seconded the motion to adopt the resolution.

Chairman Holmes asked if there was any discussion on the motion. Hearing none, the Board voted unanimously to approve the resolution, as presented and as follows:

WHEREAS, financing pursuant to Section 160A-20 of the North Carolina General Statutes must be approved by the Local Government Commission of North Carolina and will only be approved if the findings of Section 159-151(b) of the North Carolina General Statutes are met;

WHEREAS, the Board of Commissioners of the County duly conducted a public hearing on August 6, 2007 regarding an installment financing agreement to finance the project and the contribution;

WHEREAS, the Board of Commissioners of the County duly conducted a public hearing on August 6, 2007 regarding the acquisition by the County, for use by the Randolph County Board of Education, of the real property constituting the project;

WHEREAS, there have been available at this meeting drafts of the forms of the following:

- (1) An Installment Financing Agreement to be dated as of September 1, 2007 (the "Contract") between the County and the County of Randolph Public Facilities Corporation (the "Corporation");
- (2) A Deed of Trust to be dated as of September 1, 2007 (the "Deed of Trust"), from the County to a trustee for the benefit of the Corporation;
- (3) A Trust Agreement to be dated as of September 1, 2007 (the "Trust Agreement") between the Corporation and a trustee (the "Trustee");
- (4) A Lease to be dated as of September 1, 2007 (the "Lease") between the County and the Randolph County Board of Education;
- (5) An Administrative Agreement to be dated as of September 1, 2007 (the "Administrative Agreement") between the County and the Randolph County Board of Education;
- (6) A Preliminary Official Statement (the "Preliminary Official Statement") relating to Certificates of Participation evidencing proportionate undivided interests in revenues to be received by the Corporation under the Contract (the "2007 Certificates");
- (7) A Contract of Purchase (the "Purchase Contract") between the Underwriters named therein (the "Underwriters") and the Corporation; and
- (8) A Letter of Representation (the "Letter of Representation") from the County to the Underwriters.

WHEREAS, the Board of Commissioners of the County wants to approve the Contract and the sale of the 2007 Certificates and to authorize other actions in connection therewith; and

NOW, THEREFORE, BE IT RESOLVED by the Randolph County Board of Commissioners, as follows:

1. *The Board hereby finds and determines in connection with the proposed installment financing agreement that (a) such proposed installment financing agreement is necessary or expedient to the County, (b) such proposed installment financing agreement, under current circumstances, is preferable to a bond issue of the County for the same purpose, (c) the sums estimated to fall due under such proposed installment financing agreement are adequate and not excessive for its proposed purpose, (d) the County's debt management procedures and policies are good and its debt will continue to be managed in strict compliance with the law, (e) any increase in taxes necessary to meet the sums estimated to fall due under such proposed installment financing agreement will not be excessive and (f) the County is not in default regarding any of its debt service obligations.*
2. *The Board hereby requests the Local Government Commission of North Carolina to approve such proposed installment financing agreement under Article 8 of Chapter 159 of the General Statutes of North Carolina.*
3. *The County Manager and the Assistant County Manager/Finance Officer are hereby designated as representatives of the County to file an application for approval of such proposed installment financing agreement with the Local Government Commission of North Carolina and are authorized to take such other action as may be advisable in connection with the negotiation of such proposed installment financing agreement and the development of the related financing; and all actions heretofore taken by the County Manager and the Assistant County Manager/Finance Officer relating to such matters are hereby approved, ratified and confirmed.*
4. *Each of the Contract, the Deed of Trust, the Purchase Contract, the Lease, the Administrative Agreement and the Letter of Representation, in the form submitted to this meeting, is hereby approved, and the Chairman of the Board, the County Manager, the Assistant County Manager/Finance Officer and the Clerk to the Board are each hereby authorized and directed to execute and deliver each of those documents, on behalf of the County, with such changes, insertions or omissions as each may approve, the execution thereof by any of them to constitute conclusive evidence of such approval.*
5. *The Trust Agreement, in the form submitted to this meeting, is hereby approved in substantially such form, with such changes, insertions or omissions as appropriate.*
6. *The Preliminary Official Statement, in the form submitted to this meeting, is hereby approved, in substantially such form, with such changes, insertions and omissions as appropriate, and the use thereof in connection with the public offering and sale of the 2007 Certificates is hereby authorized. The Chairman of the Board, the County Manager and the Assistant County Manager/Finance Officer are each hereby authorized and directed to execute and deliver on behalf of the County, the Official Statement in substantially such form, with such changes, insertions and omissions as each may approve, the execution thereof by any of them to constitute conclusive evidence of such approval.*
7. *The Chairman of the Board, the County Manager, the Assistant County Manager/Finance Officer, the Clerk to the Board and the County Attorney are each hereby authorized to take any and all such further action and to execute and deliver such other documents as may be necessary or advisable to carry out the intent of this Resolution and to effect the installment financing pursuant to the Contract. Without limiting the generality of the foregoing, the Assistant County Manager/Finance Officer is authorized to approve all details of the financing, including without limitation, the amount advanced under the Contract (which shall not exceed \$45,000,000), the annual principal payments under the Contract, the term of the Contract, the discount below or premium above the principal amount of the 2007 Certificates at which the 2007 Certificates are sold to the Underwriters, if any, and the insurer of the financing and the details related thereto. Execution of the Contract by the Chairman of the Board, the County Manager or the Assistant County Manager/Finance Officer shall conclusively evidence approval of all such details of the financing.*
8. *The Board hereby approves the acquisition of the real property constituting the project.*
9. *All actions of the County effectuating the proposed financing are hereby approved, ratified and authorized pursuant to and in accordance with the transactions contemplated by the documents referred to above.*
10. *This Resolution shall become effective immediately upon its adoption.*

This the 6th day of August, 2007.

At 5:08 p.m., on motion of Frye, seconded by Lanier, the Board voted unanimously to go into closed session to discuss matters relating to the location or expansion of business in the area, pursuant to N.C.G.S. 143-318.11(a)(4).

At 5:33 p.m., the Board returned to regular session.

Recess

At 5:33 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 zoning 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. Road Name Change Request--JANET PIKE HILL, having obtained the required signatures, is requesting that SR 2464, Andrews Road, be renamed Pike Farm Road. The renaming request is from the intersection of SR 2425 (Flynt Road) to the end of SR 2464 (Andrews Road), being an approximate distance of one mile. Columbia/Liberty Township. The County Planning Board reviewed this request for road name change on July 10, 2007 and recommended unanimously that the request be approved.

Janet Hill, applicant, spoke in support of the request.

On motion of Kemp, seconded by Frye, the Board voted unanimously to approve the request of Janet Pike Hill to rename Andrews Road as Pike Farm Road.

2. ANDREW MCARTHUR, Asheboro, North Carolina, is requesting 11.5 acres out of 18.5 acres located off Twelve Tree Road, Cedar Grove Township, be rezoned from RA to HI-CD. Primary Growth Area. Tax ID# 7659042287. The proposed Conditional Zoning District would specifically allow the operation of a logging yard facility as per site plan. The Planning Board reviewed this request at public meeting on July 10, 2007, and recommended by a vote of 4 to 1, that this request be denied, as inconsistent with standards and policies contained within the Growth Management Plan.

Examples of Growth Management Policies that the Planning Board found supporting this recommendation:

Policy 3.1 *Industrial development should not be located in areas that would diminish the desirability of existing and planned residential uses, nor should major subdivisions be allowed to encroach upon existing or planned industrial sites without appropriate buffers.*

Policy 3.2 *Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.*

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 7.2 *Industries producing excessive noise, odor, air and water pollution, or other harmful impacts shall be discouraged, unless such adverse impacts can be clearly overcome through effective mitigation.*

Andrew McArthur, applicant, spoke in support of his request, saying that this would be a very small operation. There would be no cutting of logs, only unloading and separating different types of logs and then loading them onto bigger trucks. He said he thinks this location is a good area for this type of business because no houses are visible from the planned logging yard site. He also said that run-off won't be a problem. Mr. McArthur stated that he has driven log trucks for 10 years and has never had a problem. He cautioned the Board that some lawyers would probably speak against the request and try to scare them, but he advised the Board that logging trucks can legally be driven on the highways.

Attorney Jon Megerian spoke on behalf of some of the residents who were opposed to this request. He said that there were other policies (than the 4 listed by the Planning Board) that support denial of the request due to its incompatibility to the area. He also echoed a comment made by the Chairman of the Planning Board, “school buses and logging trucks don’t mix,” referring to the elementary school close by. He distributed photos of the area to Board members.

Thirteen people stood in opposition to this request.

Charlie Brown, adjoining property owner, agreed with Mr. Megerian’s comments and also said that the topography of the area would be incompatible with a logging operation. The road is narrow and there are bad curves in the road that would be very dangerous for logging trucks to navigate.

Daryl Farlow, 1338 Mack Road, Asheboro, commented on the difficulty that big logging trucks would have navigating the curvy and narrow road to the site.

On motion of Frye, seconded by Kemp, the Board voted unanimously to deny the request of Andrew McArthur, as inconsistent with the County’s adopted comprehensive plans as they apply to heavy industrial use and as outlined in the recommendations provided by the County Planning Board. The Growth Management Plan policies cited by the Planning Board supporting their recommendation are

Policy 3.1 Industrial development should not be located in areas that would diminish the desirability of existing and planned residential uses, nor should major subdivisions be allowed to encroach upon existing or planned industrial sites without appropriate buffers.

Policy 3.2 Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.

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 7.2 Industries producing excessive noise, odor, air and water pollution, or other harmful impacts shall be discouraged, unless such adverse impacts can be clearly overcome through effective mitigation.

3. **DAVID CRAVEN**, Ramseur, North Carolina, is requesting 10.01 acres located on Foushee Road, Columbia Township, be rezoned from HC-CU to RA. Municipal Growth Area. Tax ID# 8712216786. It is the desire of the property owner to revert the property back to the original zoning. The Planning Board reviewed this request at public meeting on July 10, 2007, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Growth Management Plan.

Example of a Growth Management Policy that the Planning Board found supporting this recommendation:

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.

David Craven, applicant, spoke in support of his request.

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

4. **DERRICK CAUDILL**, Asheboro, North Carolina, is requesting that 8.84 acres located at 5364 Old NC Hwy 13, Grant Township, be rezoned from E-1 to CVOE-CD. Tax ID#s 7677961581. Zoo Growth Area. The proposed Conditional Zoning District would specifically allow the development of a residential subdivision of 6 lots for site-built homes with a minimum house size of 1,200 sq. ft. (Timothy R. Campbell, Property Owner). The Planning Board reviewed this request at public meeting on July 10, 2007, and unanimously recommended

that this request be approved, with the condition that buffers be worked out with the Planning Staff, as consistent with standards and policies contained within the Growth Management Plan.

Examples of Growth Management Policies that the Planning Board found supporting this recommendation:

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.*

Derrick Caudle, applicant, spoke in support of his request, saying that the average lot would be 1½ acre and that 38 spots will perk over 9 acres.

Lucy Price, 5377 Old NC Hwy. 13, Asheboro, said that she had lived in this area her entire life. Traffic is very heavy here already and it appeared there would be 18 driveway entrances on this road. She also said that there was an “S” curve that would make the site distance very dangerous. This subdivision would make the community unsafe.

Foy Gann, 4188 Old NC Hwy 13, Asheboro, said that the property is in an “E1” environmental area. This subdivision would not be consistent with what’s already there. A maximum of 2 or 3 houses would be okay but no more. A six-lot subdivision would open the door for more subdivisions. He and his neighbors would like for the area to remain rural. If the request is approved, the developer should be required to plant trees (buffers) in the fall of the year.

On motion of Kemp, seconded by Lanier, the Board voted 3-1, with Frye opposing, to approve the request of David Craven, as consistent with the County’s adopted comprehensive plans and as outlined in the recommendations provided by the County Planning Board and with the condition of a Class 2 buffer acceptable by the County Planning Staff.

5. **VERNON MARLEY**, Franklinville, North Carolina, is requesting 1.00 acre out of 2.59 acres located at 3762 US Hwy 64 East, Franklinville Township, be rezoned from RR to HC-CD. Primary Growth Area. Tax ID# 7781290290. The proposed Conditional Zoning District would specifically allow a golf cart sales and service facility as per site plan. The Planning Board reviewed this request at public meeting on July 10, 2007, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Growth Management Plan.

Example of a Growth Management Policy that the Planning Board found supporting this recommendation:

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.*

On motion of Frye, seconded by Lanier, the Board voted unanimously to approve the request of Vernon Marley, as consistent with the County’s adopted comprehensive plans and as outlined in the recommendations provided by the County Planning Board.

Adjournment

There being no further business, the meeting adjourned at 7:42 p.m.

J. Harold Holmes, Chairman

Darrell L. Frye

Phil Kemp

Arnold Lanier

Cheryl A. Ivey, Clerk to the Board