

Commissioners Meeting Minutes

January 5, 2009

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, Haywood, Kemp and Lanier were present. Sgt. Jimmy Hill, Sheriff's Department, gave the invocation, and everyone recited the Pledge of Allegiance.

Recognition of Library Awards

Chairman Holmes recognized and congratulated Public Library Director Suzanne Tate, who said that the Randolph County Library had received two awards from the North Carolina Public Library Director's Association on December 4th in Greensboro. The award for Outstanding Promotional Project was presented for the E-Newsletter and Email Alerts instituted by the Library's web designer, Amy Keith Barney. This innovation allows the subscriber to receive a full color monthly newsletter with links and alerts as to changes or additions in program schedules and other timely news. The Outstanding Service Innovation Award was awarded for "LibraryThing for Libraries" which Ross Holt and George Taylor initiated on behalf of the Library. "LibraryThing" is a service that allows libraries to offer a reader's advisory service via subject "tags" in the library catalog, guiding readers to similar titles available in their respective libraries.

Introduction of New Director of Emergency Service

Chairman Holmes and County Manager Wells introduced Donovan Davis as the new Director of Emergency Services.

Recognition of Retiree

Chairman Holmes recognized Lt. Rick Andrews of the Randolph County Sheriff's Department, for his 21½ years of service to Randolph County and presented him with an engraved clock.

Presentation of Outstanding Volunteer Awards

Chairman Holmes and Amy Byrd, Randolph County Volunteer Center Director, presented Outstanding Volunteer Awards to Bill Hoover, Lynne Qualls, Vastine Franks, Sam Ramsey and Lynne Qualls. Bill Johnson was unable to attend.

Public Comment Period

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

Approval of Consent Agenda

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

- *approve minutes of regular meeting of December 1, 2008;*
- *approve Budget Amendment #19 for Public Health (Pedigree Foundation—Animal Shelter), as follows:*

2008-2009 BUDGET ORDINANCE		
GENERAL FUND- Amendment # 19		
Revenues	Increase	Decrease
<i>Miscellaneous Revenue</i>	\$1,741	
Appropriations	Increase	Decrease
<i>Public Health</i>	\$1,741	

- approve Budget Amendment #20 for Public Library (Raising a Reader), as follows:

2008-2009 BUDGET ORDINANCE		
GENERAL FUND- Amendment # 20		
Revenues	Increase	Decrease
<i>Restricted Intergovernmental</i>	\$8,720	
Appropriations	Increase	Decrease
<i>Public Library</i>	\$8,720	

- approve Budget Amendment #21 for Public Library (Presnell Grant), as follows:

2008-2009 BUDGET ORDINANCE		
GENERAL FUND- Amendment # 21		
Revenues	Increase	Decrease
<i>Restricted Intergovernmental</i>	\$1,500	
Appropriations	Increase	Decrease
<i>Public Library</i>	\$1,500	

- approve Budget Amendment #22 for Cooperative Extension(4-H Development Grant from NCSU), as follows:

2008-2009 BUDGET ORDINANCE		
GENERAL FUND- Amendment # 22		
Revenues	Increase	Decrease
<i>Restricted Intergovernmental</i>	\$1,000	
Appropriations	Increase	Decrease
<i>Cooperative Extension</i>	\$1,000	

- reappoint Donald Strider to the Seagrove–Ulah Metropolitan Water District Board;
- approve surety bonds for the following elected and appointed officials: Finance Officer Will Massie (\$500,000); Deputy Finance Officer Jane Leonard (\$500,000); Tax Collector Debra Hill (\$300,000); Deputy Tax Collectors: Sallie Cheek (\$200,000), Revonda Cox (\$200,000); Deputy Finance Officers for Jail Commissary: Brent McNeill (\$10,000), Judy Brown (\$50,000), JoAnn Sapp (\$10,000); Sheriff Maynard Reid (\$25,000) and Register of Deeds Krista Lowe (\$50,000)
- approve a DOT resolution adding Scenic Point Drive to the State Roads System, as follows:

WHEREAS, the Department of Transportation has investigated Scenic Point Drive 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 Scenic Point Drive in the Country Club Acres Subdivision be added to the Division of Highways' Secondary Road System.

- approve a resolution of support to use State funding for improving Scenic Point Drive to NCDOT Paved Road Standards, as follows:

WHEREAS, the North Carolina Department of Transportation has investigated Scenic Point Drive in the Country Club Acres Subdivision in Randolph County; and

WHEREAS, the subject street has been found to meet minimum requirements for addition to the North Carolina Division of Highways Secondary Road System; and

WHEREAS, limited discretionary funding is available from the State of North Carolina for rural road improvements; and

WHEREAS, this funding is non-recurring, does not replace any other DOT project within Randolph County and does not include paving; and

WHEREAS, it has been determined by both the NC House of Representatives and the NC Senate that this funding can be used to improve Scenic Point Drive to NCDOT Paved Road Standards.

NOW, THEREFORE, BE IT RESOLVED, that the Randolph County Board of Commissioners does hereby support the use of State funding to improve Scenic Point Drive to NCDOT Paved Road Standards.

Recently retired Judge William Neely thanked the Board of Commissioners for naming Courtroom 1A in his honor.

Seamless Mobility Study Acceptance

Brent McKinney, Piedmont Authority for Regional Transportation Executive Director, apologized to the Board for being unable to attend the December meeting at which the Seamless Mobility Study was presented. He said that the study was done to determine cost savings measures and to streamline services. He said that the Board's acceptance of the study would not obligate the County in any way.

On motion of Frye, seconded by Kemp, the board voted unanimously to adopt a resolution of acceptance of the study, as follows:

WHEREAS, public transportation services are provided in the Piedmont Triad Region by the Greensboro Transit Authority, High Point Transit, Winston Salem Transit Authority, Piedmont Authority for Regional Transportation, Alamance County Transportation Authority, Davidson County Transportation System, Forsyth County, Guilford County Transportation and Mobility Services, Regional Coordinated Area Transportation System of Randolph County, and the Yadkin Valley Economic Development District, Incorporated in Davie, Stokes, Surry and Yadkin Counties; and

WHEREAS, the governing bodies of the above transportation agencies approved resolutions supporting their participation in the development of a Seamless Mobility Study of all routes, schedules, administrative and operating policies within the total service territories; and

WHEREAS, a Steering Committee of elected leaders and a Technical Advisory Committee of staff from the participating agencies provided oversight and participated in the development of the Seamless Mobility Study; and

WHEREAS, the Piedmont Triad Seamless Mobility Study was completed in August 2008 and includes recommendations for improving communication, coordination and consolidation of services and functions among participating agencies; and

WHEREAS, there will be no action taken that commits financial resources without the review and consent of the affected governing body.

NOW, THEREFORE, LET IT BE RESOLVED that the Randolph County accepts the Piedmont Triad Seamless Mobility Study and supports continued efforts to improve public transportation services in the Piedmont Triad Region and is committed to working with other agencies to improve the efficiency and effectiveness of public transportation services; and

BE IT FURTHER RESOLVED, that the Randolph County supports the continuation of a Technical Advisory Committee to undertake the work plan and recommendations in the Piedmont Triad Seamless Mobility Study and authorizes staff to work with other transportation agencies to prepare a Seamless Mobility Work Plan that will guide future efforts.

Presentation of Annual Audit Report

Lonnie Keogh with Cherry Bekaert & Holland presented and reviewed the County's Comprehensive Annual Financial Report for year ended June 30, 2008. She said her firm gave the County its highest level of opinion and commended the County's Finance Office for their good work and assistance.

On motion of Haywood, seconded by Frye, the Board voted unanimously to accept the annual audit report, as presented.

Update on New Senior Facility and Approval of Letter of Support

Candie Rudzinski, Aging Services Director, stated that the Randolph County Senior Adults Association, Inc. (RCSAA) has put a down payment on an 8.3-acre site located off Old Cox Road in Asheboro where the new senior facility will be located. She said that the current facility cannot handle the needs of all seniors. The new facility will be approximately 25,000 sq. ft. and will also offer ample walking trails. She said that she has found 64 different grants she will make application for to assist with the land purchase, construction costs, equipment and start-up facility operations, etc., but most of the grants require local matching funds and that the applicant possess a deed to the property. She anticipates that she will approach the Commissioners near the end of 2009 for financial support to be used as leverage for challenge grants. She estimated the request to be in the \$300,000 and \$500,000 range and spread over a few years. She asked the Board for a letter of support so that she can start applying for grants.

Commissioner Kemp expressed concerns about the location, saying that he thought that traffic on nearby Zoo Parkway would be too intense for seniors to deal with.

On motion of Haywood, seconded by Frye, the board voted 4-1, with Kemp opposing, to approve a letter of support to seek grants for construction of the Randolph County Senior facility.

Economic Development Project—Public Hearing and Action

David Townsend, Public Works Director, said that Allen Precision Industries had asked the Randolph County Economic Development Corporation (RCEDC) and the County for assistance in expanding and relocating their business to New Hope Church Road Industrial Park, just west of Seagrove. He said the company proposes to construct a new 50,000 sq. ft. facility with the potential to expand an additional 50,000 sq. ft. and to relocate its operations from Asheboro to the new Seagrove location. The industry manufactures specialized machine parts for most styles of vehicles, both automotive and agricultural. Allen Precision has pledged to employ up to 20 employees, as well as retaining their current 30, for securing grant funding from the Department of Commerce (CDBG) and the Rural Center of Raleigh for extending the sanitary sewer service to the proposed site in the Industrial Park. The overall project, estimated at \$411,360, would include approximately 8,700 linear feet of sewer line as well as a pump station to pump sewer back to the Town of Seagrove's system. He said that Allen Precision also plans to provide an additional \$1,000,000 in new equipment.

Mr. Townsend reminded the Board that the first of two required (by the grants) public hearings was held at their December meeting. He said that the second required public hearing, scheduled for this date, had been duly noticed. The Public Works Department intends to apply for a grant from the Commerce Department for \$205,680 and apply for Rural Center funds of \$195,396. The overall project cost will require some County funds as well, estimated at \$10,284. An added advantage of this project will be the availability of sanitary sewer service on the west side of the US 220 Bypass, for other potential businesses.

At 5:22 p.m., the Board adjourned to a duly advertised public hearing.

Rick Powell, President of Allen Precision, said that his company is very excited and committed to growing their business and appreciates the County's support

Hearing no further comments, the public hearing was closed.

On motion of Frye, seconded by Lanier, the Board voted unanimously to direct Mr. Townsend to move forward on preparing the two grant applications for both the Commerce Department and the Rural Center for the Allen Precision project.

Presentation of Randolph County Economic Development Corporation (RCEDC) Annual Report

Bonnie Renfro, Economic Development Corporation President, presented the Corporation's annual report, saying that despite a challenging economy in 2008, the RCEDC announced more than \$30.8 million in new and expanded industrial investment and the creation of 289 new jobs. Twenty companies decided to locate or expand in Randolph County. She said the list of new and expanded companies is highlighted by Kennametal's decision to expand its operation, adding 70 new jobs and \$20 million in new investment. Harry Lane, RCEDC Existing Industries Coordinator, said that also in 2008, RCEDC made more than 193 visits to existing businesses and industries that resulted in 70 company specific projects and referrals.

Dale Lambert, RCEDC Vice Chair, thanked the Board for their support, adding that Randolph County is very fortunate that everyone seems to work together for the good of the community.

Ms. Renfro also thanked and commended the Board for their continued support.

Approval of 2009 Strategic Technology Work Plan and Related Budget Amendments

Annette Crotts, Computer Services Director, presented the proposed 2009 Strategic Technology Work Plan and added that it had been reviewed and approved by the Technology Planning Team (TPT) on December 17, 2008. She asked that the Board approve the plan, as follows:

Strategy—The TPT past strategy has been to replace outdated software and to utilize opportunities that provide improved employee productivity from money made or saved throughout the previous year. Due the current economic conditions, this year's focus will be on projects that can be accomplished with no extra financial burden to the County. Funding should already exist or be available from sources other than the General Fund. This strategy shows the Department Heads' commitment to streamline efforts and to assist the County in making it through difficult economic times. However, there is one exception that the TPT believes is imperative to present to the Commissioners at this time, which is outlined in 911 Server Replacement section of the work plan. Below is the recommendation, as unanimously approved by the Technology Policy Team, on December 17, 2008.

Tax Automation--The Tax Department is currently converting our existing PICK and stand-alone databases that deal with billing and collections to the NCPTS product awarded in 2008. By July 2009, we expect to be creating tax and vehicle bills on the new system. This is a very aggressive timetable but Tax personnel are extremely committed to making it happen.

During last year's award to IIS and NACC's bid for Tax Systems replacement, Randolph County only awarded the Tax Billing and Collection portion of the bid. IIS granted us a 24-month price protection and agreed to pursue a SQL-based Tax Appraisal product instead of their proposed Oracle-based product by the end of 2009. As recommended, the Commissioners agreed to wait on the Appraisal award until the County was certain that the SQL-based version would be available within the time frame needed by the Tax Department for the next revaluation in 2013. We are still awaiting a commitment by IIS and NACC on this pursuit. Should the commitment not be ready within the desired time frame, we would like the opportunity to rebid the Tax Appraisal section. Adequate funds should be available in the Technology Project fund; no additional money is requested.

DSS Automation--Since 2006, the County has worked with Social Services (DSS) on automation. There is approximately \$70,380 still allocated to this work project. Social Services requests that the funds continue to be used to finalize the remaining automation through July 2009. The focus remains Protective Services automation.

911 Server Replacement--The current server at 911 has been in use for 5 years. Due to its critical usage, we are requesting a replacement server. As part of this replacement, we would like to add an off-site server that

would assist us greatly as part of a disaster recovery effort. The 911 call takers could be routed to the off-site server location and begin working with very limited down-time. Basically, the back-up server would be used in case the primary server at 911 fails or needs to be shut down for maintenance issues.

Total project cost is estimated to be \$168,000. According to the new rulings on 911 funds, hardware and servers can be purchased for Computer Aided Dispatching. Restricted 911 funds can only be utilized for 50% of this project, since other public safety applications are also housed on the server. The 911 budget for 2008-2009 already includes the funds for this replacement. **However, \$84,000 will have to be provided by the General Fund.** Cost savings during the year should more than offset the cost of this project. Because of the critical nature of this server, we recommend that the replacement project be funded at this time.

Appendix A: Summary of Strategic Work Plan

Complete the following projects already funded and underway:

1. Automation of remaining Social Services programs – scheduled completion 2009,
2. Replace Tax Billing and Collections software – completion expected in 2009,
3. Award or rebid the Tax Appraisal Software depending upon vendor’s commitment to providing a SQL-based product within the 2009 calendar year,
4. Replace 911 server.

Recommended Actions for 2009:

Priority	New Dollars Requested	Project Name	Existing Funds Available	Projected Completion
1	\$0	Continue DSS Automation	\$70,380	2009
2	\$0	Tax Billing/Collections System implementation	\$0	2009
3	\$0	Rebid or Award Tax Appraisal System Replacement	\$776,299	2009-2010
4	\$84,000	Replace 911 Server	\$84,000	2009

Total: \$84,000

On motion of Kemp, seconded by Haywood, the Board voted unanimously to approve the 2009 Strategic Technology Work Plan, which appropriates \$84,000 to the Technology Capital Fund for the replacement of public safety servers and to approve Budget Amendment #23 to the General Fund and Budget Amendment #5 to the Technology Capital Project Fund in order to provide the financial resources to accomplish the Plan, as follows:

2008-2009 BUDGET ORDINANCE		
GENERAL FUND- Amendment # 23		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>
<i>Appropriated Fund Balance</i>	\$ 84,000	
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>Transfer to Technology Capital Project</i>	\$ 84,000	

TECHNOLOGY CAPITAL PROJECT ORDINANCE		
Amendment # 5		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>
<i>Transfer from General Fund</i>	\$ 84,000	
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>2009 Work Plan – Public Safety servers</i>		\$84,000

Award Bid for Sheriff’s Office Special Units Division Building

Col. Allen McNeill stated that the Sheriff is requesting that the Commissioners consider awarding the construction bid for the Sheriff’s Office Special Units Building to A&M Construction Services Inc, of Randleman. A&M was the lowest of 13 companies that bid on the project and has met all the prerequisites for a successful bid award. A&M Construction’s low bid was \$533,004. Col. McNeill stated that Law Enforcement Restricted Funds (drug seizures) would be the funding source for the project. The bid tabulation follows:

	CONTRACTORS	BID BOND	BASE BID	TIME FOR COMPLETION	REMARKS
1	UWHARRIE BUILDERS	A	\$652,745	210 DAYS	
2	DUNBAR & SMITH, INC.	A	\$595,900	180	
3	M & M BUILDERS, INC.	A	\$654,158	270	
4	A & M CONSTRUCTION SERVICES, INC.	A	\$533,004	221	Low Bid
5	STERLING BUILDING GROUP, INC.	A	\$621,591	140	
6	HAMLET ASSOCIATES INC.	A	\$695,908	120	
7	BROOKS GENERAL CONTRACTORS	A	\$609,753	160	
8	T.K. BROWNE CONSTRUCTION CO., INC.	A	\$629,844	240	
9	S.E. TROGDON & SONS, INC.	A	\$652,500	200	
10	S & S BUILDING & DEVELOPMENT, LL	A	\$602,465	147	
11	CREST CONSTRUCTION SERVICES.		\$619,000	125	
12	LaFAVE'S CONSTRUCTION COMPANY, INC.	A	\$621,833	150	
13	H.M. KERN CORPORATION				NO BID
14	PLAYER, INC.	A	\$603,000	210	
15	GLENN KING CONSTRUCTION				NO BID

On motion of Lanier, seconded by Haywood, he Board voted unanimously to award the bid for construction of the Sheriff’s Dept. Special Units Division building to A&M Construction at a total cost of \$533,004.

Approval of New Ambulance Fees Regarding Medicare Reimbursement

Donovan Davis, EMS Director, stated the amount which Medicare allows under the Ambulance Fee Schedule has increased beyond our current charges. Medicare charges are reimbursed based on the actual charge or the allowed fee, whichever is less. Effective January 1, 2009, the allowable charge was increased by approximately 5% for Medicare reimbursement, meaning that Medicare will pay the County the increased amount or our current charge, whichever is less. Medicare patients account for 52% of all transports for Randolph EMS; therefore, we are losing significant dollars due to our current fee schedule. Mr. Davis said that the proposed increases would have little to no effect upon the amount the patient is responsible for, but will increase our charges to reflect the new approved rates as established by Medicare guidelines. Mr. Davis presented the following proposed ambulance fee schedule for the Commissioners to consider:

	CURRENT CHARGE	MEDICARE ALLOWABLE	PROPOSED CHARGE
BASIC LIFE SUPPORT – NON EMERGENCY	\$190.00	202.32	205.00
BASCI LIFE SUPPORT – EMERGENCY	\$300.00	323.71	325.00

ADVANCED LIFE SUPPORT – 1	\$230.00	242.78	245.00
ADVANCED LIFE SUPPORT – 1 EMERGENCY	\$375.00	384.40	385.00
ADVANCED LIFE SUPPORT – 2	\$525.00	556.38	560.00
SPECIALTY CARE	\$600.00	657.54	660.00
PATIENT RETURN	\$190.00	202.32	205.00
TREATMENT – NO TRANSPORT	\$125.00	125.00	125.00
MILEAGE	\$6.25	6.87	6.87

On motion of Haywood, seconded by Frye, the Board voted unanimously to approve the 2009 Ambulance Fee Schedule effective January 7, 2009, as proposed above.

February Retreat Date and Location Set

On motion of Frye, seconded by Kemp, the Board voted unanimously to set 4:00 p.m. on March 18, 2009, at the RCC Foundation Conference Center for a Planning Retreat.

Closed Session – Personnel (N.C.G.S. 143.318.11(a)(6))

At 5:55 p.m., on motion of Frye, seconded by Lanier, the Board voted unanimously to go into closed session to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee, pursuant to N.C.G.S. 143-318.11(a)(6).

Regular Meeting Resumed

At 6:15 p.m., the Board returned to regular session.

Action from Closed Session

On motion of Frye, seconded by Kemp, the Board voted unanimously to support the hiring of Donovan Davis as the new Emergency Services Director.

Closed Session – Discussion of Acquisition of Real Estate (N.C.G.S. 143.318.11(a)(5))

At 6:16 p.m., on motion of Frye, seconded by Lanier, the Board voted unanimously to go into closed session to establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property, pursuant to N.C.G.S. 143.318.11(a)(5).

Regular Meeting Resumed

At 6:29 p.m., the Board returned to regular session.

Action from Closed Session

On motion of Frye, seconded by Kemp, the Board voted unanimously to work with the Archdale Lion’s Club to finalize a proposal to offer to purchase the Lion’s Club building on Balfour Drive in Archdale.

Recess

At 6:29 p.m., the Board took a short recess.

Rezoning Public Hearing

At 6:42 p.m., the Board adjourned to a duly advertised public hearing to consider rezoning requests. Hal Johnson presented the following requests, and Chairman Holmes opened the public hearing for comments on each request and closed it before taking action on the requests.

Commissioner Lanier recused himself from the Donald Lanier request.

1. **DONALD LANIER**, Asheboro, North Carolina, is requesting that 23.45 acres (out of 46.80 acres) located on Hopewell Friends Road, Cedar Grove Township, be rezoned from RA to CVOE-CD. Tax ID# 7638597683. Primary Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 15-lot residential subdivision for site-built homes with a minimum house size of 1,400 sq. ft. The Planning Board reviewed this request at public meeting on December 2, 2008 and recommended unanimously that this request be approved with the condition that the Planning staff meet the developer on-site to determine appropriate buffers. Mr. Johnson said that the Planning staff and the developer had determined that the following buffers be required: a 50-ft. natural uncut buffer on the western boundary and a 35-ft. natural uncut buffer along the eastern boundary. No buffer is needed along the southern boundary since the adjoining property is owned by the developer.

The Planning Board found the following Policies within the Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:

Policy 6.12 Factors to be considered in major subdivision approval in Primary and Secondary Growth Areas should include suitability of soils, access to major thoroughfares, the potential availability of public services and facilities and community compatibility.

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 "leap frog" development (i.e. leaving large vacant areas between developments).

Donald Lanier, applicant, said that he plans only site-built homes—no manufactured homes, although there are seven mobile homes already in the area. He said that he has received an approval letter from NCDOT. Mr. Lanier said that he is comfortable with the 35-ft. buffers along the east and west property lines.

Robert Hill, Sr., 2517 Hopewell Friends Rd., spoke against the request, saying that his understanding is that the buffer will be required only along the west side.

Hal Johnson said that the buffer will be required along both the east and west sides of the property.

Vickie Hill, 2569 Hopewell Friends Rd., said that she is concerned about the type of sewage system the proposed homes will have because the ground is already very mushy.

Commissioner Frye told Ms. Hill that the Health Department will evaluate the property to determine whether the soil is suitable for a septic system. He said that the developer takes a risk that the soil will not be suitable.

Sherry Ledbetter, 2079 Luther Country Lane, said that she is an adjoining property owner on the west side. She said that placement of their septic system dictated that their home be built right on the property line. She asked that a wider buffer be required since her home will be so close to potential neighbors.

Chris Ledbetter, 2079 Luther Country Lane, spoke in opposition to the request, saying that they built their 1,900 sq. ft. home there to live in the country near his wife's family. If the subdivision is approved, he will have three homes at his back door. Mr. Ledbetter said that although Mr. Lanier lives on adjoining property, he has a 23-acre buffer between his home and the other potential homes. He doesn't want to live in a subdivision.

Steven Hill, 2656 Hopewell Friends Rd., spoke against the request because of traffic concerns. He said that the narrow road is already congested because of school traffic.

Donna Cagle, 2111 Hopewell Friends Rd., said that she had the same traffic concerns that Mr. Hill did.

Larry Cagle, 2111 Hopewell Friends Rd., said that another developer tried to build on this land a couple of years ago and couldn't get it to perk. He has traffic concerns as well.

Commissioner Haywood suggested a 50-ft. buffer on the west side of Lots 10-15, and Mr. Lanier stated that he had no objection to this.

On motion of Haywood, seconded by Frye, the Board voted 4-0 (Commissioner Lanier recused himself) to approve the request of Donald Lanier, with the added condition of a 50-ft. buffer on the west side of Lots 10-15, and as determined consistent with policies contained within the adopted Growth Management Plan and with the following conditions: a 50-ft natural uncut buffer on the western boundary and a 35-ft natural uncut buffer along the eastern boundary.

2. **BOBBY BOONE**, Franklinville, North Carolina, is requesting that 27.49 acres located at the end of Homeward Trail, Providence Township, be rezoned from RA to RLOR-CD. Tax ID# 7785956209. Rural Growth Area. The Conditional Zoning would specifically allow one additional lot to an existing minor residential subdivision for double-wide manufactured homes, modular homes, or site-built homes with a minimum house size of 1,200 sq. ft. The Planning Board reviewed this request at public meeting on December 2, 2008, and recommended unanimously that this request be approved with the requirement that a formal road maintenance agreement be established.

The Planning Board found the following Policy within the Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:

Policy 4 Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.

Jerry King, surveyor, spoke on behalf of the Boone family, saying that Mr. Boone purchased the property in 1985. All the Boone family lives on this property. This particular site will be used by Mr. Boone's youngest son. He said that the road maintenance agreement specifies that all property owners share equally in the road maintenance.

On motion of Frye, seconded by Lanier, the Board voted unanimously to approve the request of Bobby Boone, as determined consistent with policies contained within the adopted Growth Management Plan and as outlined in the Planning Board recommendations.

3. **HENRY WALL**, Randleman, North Carolina, is requesting that 5.05 acres (out of 12.96 acres) located on Violet Ridge Road, Level Cross Township, be rezoned from RA to LI-CD. Tax ID# 7758638666. Primary Growth Area. The Conditional Zoning District would specifically allow a contractor's outdoor storage yard and office. The applicant is also requesting SNIA ground coverage of 39.8% (property owners are allowed only 12% impervious surface by right in the area of the Randleman Lake Watershed. The Planning Board reviewed this request at public meeting on December 2, 2008, and recommended unanimously that this request be approved.

The Planning Board found the following Policies within the Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:

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 3.5 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.

Henry Wall, applicant, spoke in favor of his request, saying that the property owner agreed to sell the property subject to rezoning.

On motion of Haywood, seconded by Kemp, the Board voted unanimously to approve the request of Henry Wall, as determined consistent with policies contained within the adopted Growth Management Plan and as outlined in the Planning Board recommendations.

Adjournment

At 7:30 p.m., there being no further business, the meeting adjourned.

J. Harold Holmes, Chairman

Darrell L. Frye

Phil Kemp

Arnold Lanier

Stan Haywood

Cheryl A. Ivey, Clerk to the Board