

June 3, 2002

The Randolph County Board of Commissioners met on June 3, 2002, at 4:00 p.m. in the Commissioners Meeting Room, County Office Building, 725 McDowell Road, Asheboro, NC. Commissioners Kemp, Frye, Davis, Holmes, and Mason were present. Rev. Marion Smith, retired, gave the invocation, and everyone recited the Pledge of Allegiance.

**Addition to the Agenda**

Chairman Kemp announced the addition of one agenda item: appoint Phil Koonce to the Aging Services Planning Committee.

**Consent Agenda**

*On motion of Davis, seconded by Holmes, the Board unanimously approved the consent agenda, as follows:*

- *approve regular meeting minutes and closed session minutes for May 6, 2002;*
- *reappoint Phil Ridge to the County Planning Board;*
- *appoint Becky Fawcett and Glenn Hulin to the Mental Health Board;*
- *reappoint Harold Holmes, Sigrid McCain, and Warren Dixon to the County Library Board of Trustees;*
- *reappoint Jerry Tillman to the Randolph Community College Board of Trustees;*
- *Appoint Adrienne Gwynn, Richard Peterson, and Phil Koonce and reappoint Connie Adams, Sandra Allen, Charlie Casper, Allan Edwards, Janet Henley, Jean Johnson, Duffy Johnson, Laura King, Addie Luther, John McGlohon, Jack Pugh, Joy Ratliffe, Candie Rudzinski, Ann Suggs, Everett Thomas, Carolyn Vickrey, Frank Willis to the Aging Services Planning Committee;*
- *Appoint Robert Newman to the Work First Appeals Committee.*

**Award Bid for EMS Repeater System**

Susana Vang, Purchasing Technician, reported that the Emergency Services Department's repeater system on Dave's Mountain, used to page ambulances for 911 emergencies, has ceased to function, and they need to replace it as quickly as possible. Pursuant to G.S. 143-131, the Purchasing Office conducted an informal bid for a Motorola Quanto Repeater System and received the following bids:

<b>Vendor</b>	<b>Total Bid</b>
Commonwealth Radio Services, Inc. (Burlington, NC)	\$17,080
South Sales Communications, Inc. (Charlotte, NC)	No Bid
Wireless Communications, Inc. (Raleigh, NC)	No Bid

The bid received from Commonwealth met specifications, and the County has been satisfied in the past with their products and services.

*On motion of Frye, seconded by Davis, the Board unanimously awarded the bid for a Motorola Quanto Repeater System to Commonwealth Radio Services, Inc. at a total cost of \$17,080.*

**Award Contract for Relocation of Agencies to the New Courthouse**

David Townsend, III, Public Works Director, stated that prior to the opening of the new Courthouse on July 1, 2002, we must first relocate all the appropriate agencies. The Public Works Department took informal bids for this relocation from 3 vendors. The bids include this move and the move for Phase II, once the 1981 annex building has been renovated. The following bids were received:

<b>Vendor</b>	<b>Total Bid</b>
Hall' Transfer (Asheboro, NC)	No Bid
Hilldrip Moving and Storage (Burlington, NC)	\$25,000
City Transfer (High Point, NC)	\$25,118

Mr. Townsend stated that he had previously worked with Hilldrip Moving & Storage during the relocation of the District Attorney's and District Court Judges' offices. They were very professional and efficient in their jobs and he recommends them for the Courthouse move.

*On motion of Mason, seconded by Frye, the Board voted unanimously to award the bid for the relocation of the Courthouse agencies to Hilldrip Moving and Storage at a total cost of \$25,000.*

**Proposed Changes to Environmental Health Fees at the Health Department**

Chairman Kemp asked if any Commissioner or anyone at the Health Department had received any comments from the public about the possibility of raising environmental health fees since it was publicized after the last Commissioners meeting. No one, including Mr. Kemp, had received any response from the public. MiMi Cooper, Health Director, and Mike Walker, Environmental Health Supervisor, answered questions from the Board about the proposed fee changes.

*On motion of Davis, seconded by Frye, the Board voted unanimously to approve the environmental health fee schedule as follows, effective July 1, 2002:*

<b>New wastewater permits</b> <i>(includes site evaluation, permit &amp; installation inspection for conventional Type I &amp; II systems)</i>	\$175
<i>Type III and IV Systems (includes required future inspections)</i>	additional \$100
<i>Type V and VI Systems (includes required future inspections)</i>	additional \$500
<b>Wastewater Expansion Permits</b> <i>(includes site assessment, permit &amp; installation inspection for conventional Type I &amp; II systems)</i>	\$100
<i>Type III and IV Systems (includes required future inspections)</i>	additional \$100
<i>Type V and VI Systems (includes required future inspection)</i>	additional \$500
<b>Inspection for Connection to an Existing System</b> <i>(does not include expansion permits)</i>	\$50
<b>Consultative visits</b> <i>(for requests other than above)</i>	\$100
<b>Well permits</b> <i>(includes well siting, permit and installation inspection)</i>	\$125
<b>Existing Well Inspections</b> <i>(includes inspection of all wells for property transfer only &amp; related consultative visits)</i>	\$50
<b>Water samples</b> <i>(excluding samples required by law to be collected by the Health Department) (before Coliform bacteria samples can be collected, an existing well inspection must be performed &amp; the well found to meet required above-ground construction standards)</i>	\$30

**Aging Services - 2002-2003 Home and Community Care Block Grant (HCCBG) Allocations**

Candie Rudzinski, Aging Services Planning Coordinator, reported that the Aging Services Planning Committee has approved a recommendation for the HCCBG allocations for FY 2002-2003, totaling \$605,059. This amount reflects a 4% decrease that was requested by the State.

*On motion of Holmes, seconded by Davis, the Board unanimously approved the HCCBG Funding Plan as indicated on Form DOA-731 requesting a total of \$605,059 and agreed to accept EDTAP and other supplemental funds for Aging Services, should they become available, and to allow the Aging Services Planning Committee to decide how to allocate these funds.*

**July Meeting Date Set**

*On motion of Davis, seconded by Mason, the Board voted unanimously to reschedule the July meeting date for July 8, 2002, 4:00 p.m. due to the Independence Day holiday.*

**Budget Amendment #39 - Merit Increases**

*On motion of Mason, seconded by Frye, the Board unanimously approved Budget Amendment #39 to the FY 2001-02 Annual Budget to transfer merit money from Administration to the various departments using it, as follows:*

<b>GENERAL FUND #39</b>		
<b>Appropriation</b>	<b>Increase</b>	<b>Decrease</b>
Administration	1,972	
Building Inspections	2,165	
Computer Services	1,324	
Cooperative Extension	237	
Emergency Services	3,722	
Library	2,394	
Maintenance	1,946	
Planning & Zoning	1,878	
Public Health	5,576	
Register of Deeds	1,253	
Sheriff & Jail	8,326	
Social Services	9,031	
Tax	4,345	
Administration		44,169

**Budget Amendment #40 – State School Bonds**

Will Massie, Deputy Finance Officer, told the Board that our current year’s budget needs to be amended to include the total amount of anticipated expenditures to be incurred in this fiscal year for the county and city schools capital projects. He also stated that these projected were almost completed.

*On motion of Holmes, seconded by Davis, the Board voted unanimously to approve Budget Amendment # 40 as follows:*

<b>GENERAL FUND # 40</b>	
<b>Revenue</b>	<b>Increase</b>
Restricted Intergovernmental	\$1,987,410
<b>Appropriation</b>	<b>Increase</b>
County School Building Bond Fund	\$48,713
City School Building Bond Fund	\$1,938,697

**Presentation of Proposed FY 2002-2003 Budget**

Frank Willis, County Manager, presented his proposed FY 2002-2003 budget message. This budget was done in a different format this year, reflecting the County’s first year of performance measurement. Mr. Willis encouraged the Board to make suggestions and comments about the new format. This budget proposes a tax rate of 48¢ per \$100 valuation, is based on a total valuation of \$8,185,000,000, and totals \$80,841,979. He said that there are three areas that have affected the expenditure side of the budget: large increases in all areas of insurance, increases due to the opening of the new courthouse for a full year of operations, and the ever-present increase in the County’s share of Medicaid. Additionally, the budget contains \$2,668,896 in reimbursements from the State. Governor Easley’s proposed state budget does not give local governments the reimbursements for FY 2002-03 but instead recommends that the N.C. General Assembly give counties the option of a half-cent increase in sales taxes that would make up for the loss of reimbursements. If the County does not receive the reimbursements, and if the General Assembly allows it, he recommended that the Board approve the half-cent increase in sales taxes to

replace the lost reimbursements. If the General Assembly does not allow the half-cent sales tax, he recommended that the County take the \$2,668,896 as a one-time reduction to our fund balance.

The Board directed County Attorney Alan Pugh to investigate the procedure to adopt the half-cent sales tax, should it become necessary to do so.

### **Public Hearing to Rename Springdale Drive to Springdale Lane**

Hal Johnson told the Board that there are two Springdale Drives located within the Asheboro Postal District. One is off of Crestview Church Rd and located completely in the County, and the other is off of Mountain Rd and shared by the County and City of Asheboro. The City and County are starting the process to change the name of the road located off of Mountain Road to Springdale Lane. The 911 staff agrees that the name change will be sufficient to distinguish between the two roads during an emergency. After approval by the County and City, the City will install the appropriate road sign.

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

*On motion of Holmes, seconded by Davis, the Board voted unanimously to rename Springdale Drive to Springdale Road.*

### **Closed Session – Economic Development**

*On motion of Frye, seconded by Holmes, the Board voted at 5:45 p.m. to go into closed session to discuss matters relating to the location or expansion of business in the area served by this governing body, pursuant to NCGS 143.318-11(a)(4). They returned to regular session at 6:25 p.m.*

The Board announced that Thomas Built Bus Company had decided to stay in High Point and that the Board was considering a contribution of \$500,000 to the company over a period of 4 years. A joint public hearing with the City of Archdale will be scheduled concerning this economic development project during the week of June 17.

### **Rezoning Public Hearing**

At 6:45 p.m. the Board adjourned to a duly advertised public hearing to consider rezoning requests. Hal Johnson, Planning Director, presented the following requests and Chairman Kemp opened the public hearing for comments on each request and closed it before voting on each request.

1. WILLIAM SMITH, Liberty, North Carolina, is requesting that 4.00 acres (out of 9.09 acres) located at 3472 Old 421 Road, Liberty Township, Rocky River Watershed, be rezoned from RA to HC/CU. The proposed Conditional Use Zoning District would specifically allow an auto repair and auto body shop in an existing 50' x 70' building and a proposed 50' x 70' building to be constructed on site. The Planning Board recommended unanimously that this request be approved as consistent with the Growth Management Plan.

**Bill Smith**, 3565 Old 421 Road, Liberty, spoke in support of his request.

*On motion of Davis, seconded by Holmes, the Board unanimously approved the request of William Smith.*

2. SCOTT CRUTHIS, Thomasville, North Carolina, is requesting that 14.64 acres located on corner of Mamie May Road/Mack Lineberry Road, Polecat Creek Watershed, Providence Township, be rezoned from RA to RLOR-CU. The proposed Conditional Use Zoning District would specifically allow a 3-lot

subdivision for Class A double-wide mobile homes. The Planning Board recommended unanimously that this request be approved as consistent with the Growth Management Plan.

(The applicant was not present at this meeting.)

**Jerry King**, 154 B. South Fayetteville St., spoke in support of the request stating that there is room for all 3 sites to enter onto Mack Lineberry Rd. and that there is only 1 old mobile home that has to be removed. He also said that there is a good set of restrictions for this proposed subdivision.

**Ralph Groce**, 4508 Mack Lineberry Rd., said that he owns a \$300,000 house diagonally across from the proposed subdivision and that other homes in the area are in the \$200,000 range. This mobile home subdivision will drastically devalue their properties. He asked that the developer increase the minimum square footage requirement.

**Odell Routh**, 2852 Benny Lineberry Rd., Climax, stated that neither the Mattie Coble Estates nor the Barbara Trogdon Subdivision on the planning map is a subdivision as indicated. He is in the water hauling business and, just recently, had to haul water to a nearby chicken house because the well went dry. He said that the water table is rapidly going down in this area and that the Board should be looking at the future of Randolph County's water situation. Eventually, citizens are going to demand County water.

Chairman Kemp asked Hal Johnson what the applicant could do with the land as it is. Mr. Johnson said that he could farm it or put one home on it.

Commissioner Frye asked the applicant's father if his son would consider putting larger houses on it. Mr. Cruthis stated that he did not know.

A show of hands indicated that there were 3 people in attendance who opposed this request.

*Since the applicant was not present, the Board, on motion of Frye, seconded by Holmes, voted unanimously to delay the decision on this request for one month to give the applicant the chance to revise his request if he so chooses.*

3. **SAMUEL HUNT**, Asheboro, North Carolina, is requesting that 11.98 acres (out of 12.29 acres) located on corner of Stutts Road/Back Creek Church Road, Cedar Grove Township, be rezoned from RA to CVOE-CU. The proposed Conditional Use Zoning District would specifically allow a 12-lot subdivision for site-built homes only. The Planning Board recommended by a 3 to 2 vote that this request be denied due to density. Mr. Johnson stated that the Planning Board also had concerns about the site's topography—the land flows into a steep gully requiring storm water management and erosion control. Plus, the 1,200 sq. ft. minimum requested by the applicant is not consistent with surrounding homes. There are also many stumps that have been buried on the property that would have to be identified and noted on the survey. Buffers would also need to be put in place around most of the perimeter of the site. Since the Planning Board meeting, the applicant has presented a revised site plan, and the minimum house size requirement is now 1,350 sq. ft. and acreage was added at the back of the site for a total of 17.45 acres.

**Samuel Hunt**, 771 Cable Creek Rd., applicant, stated that he had increased the average lot size on his proposed plan to .454 acre, moved one of the lots off of Stutts Rd., and eliminated the lot where the stumps are buried. He said he has included a good and strict set of restrictive covenants and that the road into the subdivision would be state-maintained. He stated that he has lived in this community for years and cares about the community and that he would never build a house where there was no water.

**Jerry King**, surveyor, stated that when the road is built into the subdivision, there will be an erosion control plan done since it will be built to D.O.T. standards.

**Faye Phillips**, 3531 Stutts Rd., has lived in this community for 13 years. Sammy Hunt has lived there for many as well and operates a business. He is a good person and she would rather a good neighbor purchase and develop this property than an outsider.

**Walter Lambeth**, 3537 Stutts Rd., has lived in the community since October of 1979 and spoke in support of the request. He said Mr. Hunt builds a fine house and cuts no corners.

Approximately 40 people raised their hands in support for the request.

**Doug Walker**, 2819 Stutts Rd., spoke in opposition to the request. He said that the average home size on Stutts and Back Creek Roads, excluding Wilbur Hughes' house, which is extremely large, is 1,750 sq. ft., and the average lot size is 6.64 acres. Putting this kind of subdivision here will set the standard for future development. This kind of subdivision consisting of the small houses on small lots is not consistent with the surrounding rural nature of the community.

**Harold Baxter**, 2956 Stutts Rd., adjoining property owner, spoke in opposition to the request and stated that he has heard that this thing was a "done deal" from the very beginning. He is concerned about the water supply and stated that 12 houses is too many on this small piece of property. If approved, he asked for a buffer to the west and north of his property.

**Todd Walker**, 2911 Stutts Rd., said that he and his family moved from a similar subdivision as the one proposed to this more rural setting to get away from noise and crime. He is also concerned with the water supply since he just recently had to drill a new well.

**Harold Gowdy**, 3038 Stutts Rd., said that he shares the same concerns already mentioned and that this request should be evaluated on its own merits, and not based on personal friendships. He requested that there be buffers on the creek if the request is approved. He reminded the Board that there would be no County infrastructure for many years to come to adequately support subdivisions such as this.

**Nancy Staley**, 291 Back Creek Church Rd., asked that the Board think seriously about all the concerns mentioned because if the request is approved, it would set a precedent for future development in the area. Also, she stated that the issue is the subdivision, not Sammy Hunt.

Approximately 40 people were in attendance that opposed this request.

Commissioner Frye asked Hal Johnson if anyone from this community had raised any questions about this area being in a secondary growth area during the preparation of the new Growth Management Plan. Mr. Johnson said that no one had made any comments.

**Sammy Hunt** offered to raise the minimum square footage on the house size to 1400 sq. ft. as a condition of the request.

*On motion of Frye, seconded by Holmes, the Board voted unanimously to send this request back to the Planning Board and then back to this Board in 2 months in the hope that the applicant and the community members could negotiate a workable solution.*

4. KEVIN HILL, Seagrove, North Carolina, is requesting that 4.21 acres located on Jones Road, Tabernacle Township, be rezoned from RA to CVOM-CU. The proposed Conditional Use Zoning District would specifically allow the development of a 4-lot subdivision for Class-B single-wide mobile homes. The Planning Board recommended that this request be approved with the condition of permanent underpinning. The motion passed with a vote of 5 to 1 as consistent with the Growth Management Plan.

**Jerry King**, surveyor, spoke in support of the request and said that Davidson Water is available. He also stated that there is a good set of restrictive covenants.

Commissioner Frye asked if the mobile homes would be rented. Mr. Hill said he was not sure. Commissioner Frye then asked if he would agree to an *owner-occupied only* condition to his request. Mr. Hill said that he would like to make this part of the conditions of the request.

*On motion of Frye, seconded by Mason, the Board voted unanimously to approve the request of Kevin Hill.*

There being no further business, the Board adjourned.

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Phil Kemp, Chairman

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Darrell L. Frye, Vice Chairman

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J. Harold Holmes

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Robert B. Davis

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Robert O. Mason

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Cheryl A. Ivey, Clerk to the Board