

# Minutes Randolph County Commissioners

January 8, 2001

The Randolph County Board of Commissioners met in regular session at 4:00 p.m. in the Commissioners Meeting Room, County Office Building, 725 McDowell Road, Asheboro, NC. Commissioners Kemp, Frye, Davis, Holmes, and Mason were present. Invocation was given by Rev. Marion Smith, retired minister, after which everyone recited the Pledge of Allegiance.

## **Presentation of Retirement Plaques**

On behalf of the Board, Chairman Kemp presented an engraved clock to Jackie Cox, who is retiring with 30½ years of service in Social Services, and to Metta Hartley, who is retiring with 12½ years of service in the Sheriff's Department (Jail).

## **Consent Agenda**

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

- *approve minutes of December 4, 2000 meeting;*
- *appoint Judy Pike (1-year term) and reappoint John Butler (3-year term) to the Nursing Home/Adult Care Home Advisory Committee;*
- *reappoint Charles Teague to the Randolph County Fire Commission (3-year term);*
- *reappoint John Wicker to the Asheboro Planning Board (5-year term);*
- *approve the following resolution:*

***WHEREAS**, the Department of Transportation has investigated Cedar Meadows Court in the Cedar Meadows 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 Cedar Meadows Court in the Cedar Meadows Subdivision be added to the Division of Highways' Secondary Road System.*

## **Annual Audit Report**

Will Massie, Deputy Finance Officer, explained that the accounting firm Strand, Skees, Jones & Co., which has audited the County for many years, dissolved in August. One of the company's partners, Jack Wilson, continued to operate the Asheboro office through November. His firm issued the audit report for this year. On December 1, the Asheboro office was acquired by Sharrard, McGee & Co., P.A. Mr. Massie then introduced Steve Hackett, CPA, who conducted the audit.

Mr. Hackett gave an overview of the audit and stated that the County's finances are well managed and that the County is in sound financial condition.

## **Randolph County Economic Development Corporation (EDC) Annual Report**

Bonnie Renfro, EDC President, gave the EDC annual report. She stated that 2000 was an excellent year for industrial development in Randolph County, with \$129 million in new and expanded industrial investment and 766 jobs created.

Bramley Crisco, EDC Existing Industry Coordinator, discussed activities and programs provided for local businesses.

## **Approval of Contract for Removal of Contaminated Soil (Courthouse Project)**

David Townsend, III, Public Works Director, reported that during the construction process of the Courthouse, contaminated soil was encountered during the construction of a parking lot. To expedite the construction process, the soil was removed and stockpiled at the County Solid Waste Facility. The County contracted with Engineering Consulting Services to evaluate the soil and identify the type of disposal necessary. The consultant prepared a request for bids and notified various vendors who do this kind of disposal. The proposals received were for loading the soil (approximately 1000 tons), hauling it on transfer trucks, and disposing of it at a state and federally approved disposal site. The proposals as written assure the County of having no liability related to disposal of the contaminated soil. Bids were received as follows: Soil Solutions, Inc., \$21.50 per ton; Environmental Management Solutions, Inc., \$27.75 per ton; and A & E Environmental and Industrial Services, Inc., \$29.75 per ton. The consultant has worked with Soil Solutions, the low bidder, and is satisfied they can accomplish the task.

*On motion of Holmes, seconded by Frye, the Board unanimously approved a contract for \$21,500 with Soil Solutions, Inc. Of Winston-Salem, North Carolina and authorized the County Manager to sign the contract after it has been prepared by the consultant.*

### **Randolph County Schools' Acquisition of Property**

Chairman Kemp announced that this item has been removed from the agenda.

### **Designation of Initial Medical Provider for Workers' Compensation Claims**

Kim Newsom, Personnel Director, stated that the Board of Commissioners had approved the concept of designating a Workers' Compensation Initial Medical Provider for County employees at their November 6 meeting. At that time a committee was formed (Ron Williams, Safety and Training Officer; Neil Allen, Emergency Services Director; and Janet Henley, Women and Adult Health Nursing Supervisor) to formulate and narrow down a list of prospective local medical providers who could serve as the initial medical provider for workers' compensation injuries incurred by Randolph County employees. Six of eight providers contacted submitted a proposal for providing this service. Elizabeth Provenchia, Human Resources Director for Mental Health, was added to the committee. The committee reviewed the six proposals and agreed that three of them could best meet our criteria. These three made oral presentations to the entire Executive Safety Committee. The Executive Safety Committee agreed that First Care Urgent Care Center should be our initial medical provider for workers' compensation injuries. Several other employers who use First Care were contacted for references. They all highly recommended First Care.

*On motion of Holmes, seconded by Davis, the Board unanimously approved First Care Urgent Care Center as the County's initial medical provider for workers' compensation claims.*

### **Set March Meeting Date**

*On motion of Holmes, seconded by Frye, the Board unanimously agreed to hold their regular March meeting on March 12 because of a NACo Conference being held the first week in March.*

### **Request to Place \$1000 in the Library Trust Fund**

Richard Wells, Library Director, announced that the Library had received a \$1,000 donation from the estate of Martha Moleta Morgan, a longtime patron of the library. He asked permission to place this money into the Library Trust Fund, a fund which is administered by the Library Board of Trustees and used for emergencies and/or items not budgeted for.

*On motion of Frye, seconded by Holmes, the Board unanimously approved the placing of these funds into the Library Trust Fund.*

**Budget Amendment - Library**

On motion of Frye, seconded by Davis, the Board unanimously approved Budget Amendment #29 to the FY 2000-2001 Annual Budget, which reflects two e-rate refunds from Sprint to the Public Library, as follows:

<b>GENERAL FUND - #29</b>	
<b>Revenue</b>	<b>Increase</b>
Miscellaneous	\$4,799
<b>Appropriation</b>	<b>Increase</b>
Public Library	\$4,799

**Budget Amendment - Mental Health**

On motion of Frye, seconded by Holmes, the Board unanimously approved Budget Amendment #30 to the FY 2000-2001 Annual Budget, which reflects a reduction in state funds allocated to Mental Health, as follows:

<b>GENERAL FUND - #30</b>	
<b>Revenue</b>	<b>Decrease</b>
Mental Health Fund Balance	\$173,760
Mental Health Revenues	\$140,074
<b>Appropriation</b>	<b>Decrease</b>
Mental Health Expenditures	\$313,834

**Rezoning Public Hearing**

At 6:30 p.m. the Board adjourned to a duly advertised public hearing to consider rezoning requests.

Hal Johnson, Planning & Zoning Director, presented the following requests, and Chairman Kemp opened the public hearing for comments on each request and closed it before taking action on each request:

1. HARRY GRIFFIN, Climax, is requesting that 110.77 acres (out of 234.25 acres) on Wright Country Road, Columbia Township, be rezoned from RA to RE/CU to allow the development of a 48-lot subdivision for site-built and off-frame modular homes. The original request was for RR/CU. The Planning Board recommended denial but noted they would have recommended approval if the request were for RE/CU. The Board of County Commissioners heard this request December 4, 2000, at which time the applicant revised his request to RE/CU. The Commissioners voted to postpone the public hearing until January 8, 2001 and suggested the applicant reduce the number of driveway connections onto Wright Country Road.

**Harry Griffin**, Climax, presented a proposed new plat with new deed restrictions for the entire 240 acres rather than the 110 acres requested earlier. The new plat was for 48 lots rather than 35 and had 5 fewer driveways onto Wright Country Road.

**Lane Moore**, 2265 Iron Mountain Road, Asheboro, said there are still too many driveways onto Wright Country Road. He asked about deed restriction #12 (allowing Mr. Griffin or his heirs to amend the restrictions), which a Commissioner was concerned about at the last meeting. Mr. Griffin stated that this restriction had been removed.

*On motion of Holmes, seconded by Mason, the Board voted 4 to 1 to approve this request. Commissioner Frye opposed the motion.*

2. **JAMES WORTH HEATH**, Randleman, is requesting that 31.54 acres on Bull Run Creek Road, Providence Township, Polecat Creek Watershed, be rezoned from RA to RE/CU to allow the development of a 15-lot subdivision for modular or site-built homes with a minimum of 1400 square feet. Mr. Johnson noted that a year ago the Commissioners considered an RR request for this property, which includes an old farmhouse and a minor subdivision. A creek runs through some of the lots. At the Planning Board meeting, Mr. Heath asked to be allowed to place doublewide mobile homes on the back 4 lots. The Planning Board recommended denial by a 6 to 1 vote because the doublewides were included in the request. They also had concerns that the proposed 15' buffer would not be adequate.

Mr. Heath at this time withdrew his request for 4 doublewides. The request is RE, site-built or modular homes only.

**Jerry King**, surveyor, 154B S. Fayetteville St., Asheboro, spoke on behalf of the applicant. He said there is already a mixture of housing in the area and presented photos of existing houses on the property. He presented tax records showing the value of other properties in the area and stated that the average value of these 26 houses is \$49,807. He said sight distance from the proposed entrance is 1000' to the east and 750' to the west. He said the houses would have 1100 square feet.

Commissioner Kemp asked how Mr. Heath could arbitrarily change the square footage to 1100 square feet when the application states houses will have a minimum of 1400 square feet.

Mr. King stated that Mr. Heath is willing to go back to 1400 square feet and noted that the lot sizes are twice as big as required.

**Mark Comfort**, 3994 Bethany Church Road, Franklinville, said that the County's land management plan designates this area for rural conservation and slow growth. Fifteen more homes at once is not slow growth, and the area residents are adamantly opposed to this request.

**Carey Graham**, 2077 Mamie May Road, Franklinville, said he is the 5th generation to live there and they enjoy the serenity. He said the road is too narrow for more traffic and the school bus will not stop on that road because it is not safe to do so. He added that there are actually 3 creeks that flow through the property and empty into Polecat Creek. Septic tank seepage would get into the creeks. He said that Mr. Heath had promised years ago to replant trees that had been cut but that he had not done so.

**Tommy Pugh**, 2181 Naomi Road, Franklinville, said the soil there is not good for perking. Current homes use pumps for their septic systems; if the pumps fail, sewage will get into the water supply. He said Mr. Heath cut some trees that fell onto his fence and ruined an 80' segment. Mr.

Pugh's mule got out of the fence. Mr. Heath promised to fix the fence the next day, but it was a week before he fixed it.

**Joe Millikan**, 4671 Bull Run Creek Road, Franklinville, voiced concerns about the poor soils, shale rock in the water table, and possible e coli contamination into the water supply.

**Deborah Caudle**, Bethany Church Road, Franklinville, said that the school bus goes past the farmhouse up to Naomi Road to turn around because it is too dangerous to turn around at the farmhouse. She said she doesn't want to see more development because they don't see as much wildlife since development began, and they enjoy nature.

**Joe Capps**, 1607 Mamie May Road, Franklinville, had concerns about the water supply and said the fire department uses ponds as a water source.

**Mark Comfort** stated that this request would have a negative impact on the area and is not in keeping with the land management plan. He asked those in opposition to stand. Approximately 75 or more stood.

*On motion of Frye, seconded by Holmes, the Board voted 4 to 1 to deny this request. Commissioner Kemp opposed the motion.*

3. **CARL DILDINE**, Randleman, is requesting that 2.2 acres at 2563 Old Liberty Road, Highland Park, lots 7-14, Franklinville Township, be rezoned from RR to RA/CU for a used car dealership and display of 8 cars and a 12 x 14 office building. The Planning Board unanimously recommended approval.

**Carl Dildine**, Old Liberty Road, explained his plans for the property.

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

4. **GARY WHITE**, Archdale, is requesting that 5.31 acres on Jordan Valley Road, Tabernacle Township, Gary White Subdivision, be rezoned from RE/CU to RE/CU to allow an addition of 2 lots to an existing 5-lot subdivision for site-built homes only. The Planning Board unanimously recommended approval.

No one spoke regarding this request.

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

5. **AMON GARNER**, Asheboro, is requesting that 2.6 acres on Meadowbranch Road, Richland Township, be rezoned from RA to HC/CU for a machine shop in a 50 x 70 building to be constructed on site.

**Craig Garner**, 2408 Forest Hills Drive, Asheboro, stated that family members live around this property and are not opposed to this request. He said his shop could service farm equipment.

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

## **Adjournment**

The meeting adjourned at 8:30 p.m.

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Phil Kemp, Chairman

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Darrell L. Frye

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J. Harold Holmes

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Robert B. Davis

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Robert O. Mason

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Alice D. Dawson, Clerk to the Board