

Minutes

Randolph County Commissioners

March 12, 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, Holmes, and Mason were present. Commissioner Davis was absent. Invocation was given by Mr. Kim Newsom, County Personnel Director, after which everyone recited the Pledge of Allegiance.

Addition to Agenda

Chairman Kemp announced the following addition to the agenda: Item Q. Set Meeting With Liberty Town Council for April 3 at 6 p.m. at the Liberty Town Hall.

Consent Agenda

On motion of Mason, seconded by Frye, the Board unanimously approved the consent agenda as follows:

approve minutes of February 5, 2001;
reappoint Dick Peterson and appoint Michael Ayers to the Board of Equalization and Review (3-year terms);
reappoint Thelma Renigar to the Nursing Home/Adult Care Home Community Advisory Committee (3-year term);
appoint Mark Brower to the County Planning Board (3-year term); and
appoint Rev. Jury Price to fill the unexpired term of Kelly Shiflett (term expires 6/03) on the Mental Health Board.

Adoption of Resolution Authorizing Private Sale of Communications Equipment

Jane Leonard, Deputy Finance Officer told the Board that Commonwealth Radio Services, Inc. has offered to purchase the old 911 console that is of no use to the County since we upgraded to our new leased communication equipment. They will pay for the console by providing Randolph County with a new 225 Watt UHF MED 5 base station on Dave's Mountain. This proposal includes the installation of the new base station, removal of the old 1976 base station and the removal of the existing communication console at no charge. They will also provide a backup base station for our use while the new system is being ordered and shipped. In order to comply with State bid laws, informal bids were requested on the purchase of the new MED 5 base station. As part of the bid the old CentraComII console was offered as trade-in. The vendor contacted stated that they did not want the old console as trade-in and, therefore, decided not to bid.

On motion of Frye, seconded by Holmes, the Board voted unanimously to adopt the following resolution:

WHEREAS, Randolph County has in its possession a Motorola CentraComII communications console from the Emergency Services 911 Center; and

WHEREAS, Randolph County has offered this equipment as trade-in for a new 225-Watts UHF MED 5 Base Station, to be installed; and

WHEREAS, Counties are authorized by GS 160A-267 to sell equipment by private sale;

NOW, THEREFORE, BE IT RESOLVED by the Randolph County Board of Commissioners that this equipment is offered as trade-in to Commonwealth Radio Services, Inc. in an even exchange.

BE IT FURTHER RESOLVED that Jane H. Leonard, Deputy Finance Officer, is authorized to handle this trade-in with Commonwealth Radio Services, Inc.

Randolph County Nursing Home/Adult Care Home Community Advisory Committee Reports

Sabrena Lea, Long-term Care Ombudsman with the Piedmont Triad Council of Governments, reported that the Randolph County Nursing Home/Adult Care Home Community Advisory Committee (CAC) met in special session on 2/28/01 to consider a request from Ms. Debbie Britt, Administrator/Owner of Tru-Care of Archdale, Inc. Ms. Britt seeks the support of the committee as she appeals her denied application to N.C. Division of Facility Services to expand her 40-bed adult care home to a 56-bed facility. A moratorium was enacted to prohibit any new construction of assisted living beds across the state on 9/30/00. However, under special circumstances, state legislation allows County governmental officials to appeal to the state for an exception to the moratorium if they feel there is an immediate need for beds. The committee reviewed information available at the meeting and engaged in a discussion with other adult care home providers, Randolph County Dept. of Social Services personnel, and the Long-Term Care Ombudsman. Based on the information received, the committee was not able to substantiate an immediate need for additional adult care home beds in Randolph County at this time.

On motion of Frye, seconded by Mason, the Board voted unanimously to follow the recommendation of the CAC and ombudsman to not seek an exception to a moratorium prohibiting additional beds for Tru-Care of Archdale, Inc..

Ms. Lea explained the role of the CAC. These volunteers work diligently to advocate for quality long-term care for senior adults in Randolph County. In 2000, the committee members spent a combined total of 263 hours and traveled 1913 miles visiting residents in nursing homes, adult care homes and family care homes across Randolph County. The presence of concerned and informed citizens enhances not only the quality of care in the homes, but more importantly, improves the quality of life for the residents.

Ms. Lea informed the Board that Randolph County is now eligible to have separate CAC's--one for nursing homes and one for adult care homes--since there are now five nursing homes in the county. The CAC will discuss the feasibility of continuing as a joint committee versus splitting into two and will make a recommendation to the County Commissioners at a later date.

Adoption of Resolution Concerning the City of Archdale's CDBG Project for Confluence Holdings, Inc.

Bonnie Renfro, EDC President, explained that Confluence Holdings, Inc. is unable to expand their business because their property will not support any additional septic system. After discussions between the company, the City of Archdale, the County, and EDC, the City of Archdale is proposing to extend city sewer service to confluence Holdings, contingent upon the receipt of a \$750,000 Community Development Block Grant. The local match of \$250,000 would be split evenly between the company, the City of Archdale, and Randolph County. Ms. Renfro stated that Confluence Holdings' expansion would be an \$8.5 million investment and would create 94 new jobs. They are the third largest manufacturer of paddle sports in the world; they are environmentally clean and pay a quality wage. The proposed sewer line will open up 800+ additional acres for development. Confluence Holdings will be annexed into Archdale.

On motion of Frye, seconded by Holmes, the Board voted unanimously to adopt the following resolution supporting the City of Archdale's application for a CDGB project (Confluence Holdings, Inc.):

WHEREAS, Confluence Holdings, Inc. is expanding its business and will be constructing additional buildings and adding jobs, the majority of which will be to low/moderate-income applicants; and

WHEREAS, the City of Archdale proposes to extend sewer service to Confluence Holdings, Inc. through a CDBG project; and

WHEREAS, the Randolph County Board of Commissioners supports desirable economic projects that provide additional jobs and increases the value of the County's tax base;

NOW, THEREFORE, BE IT RESOLVED that the Randolph County Board of Commissioners supports this project and intends to provide one-third of the local match of \$250,000 (which is \$83,333).

Request to Support Summer Teacher Program and Budget Amendment

Bonnie Renfro told the Board that for the last 5 years, a summer teacher internship program placing local teachers in a business workplace for one week during the summer has helped hundreds of Randolph County educators learn about the skills and requirements of today's workplace and careers. The program was funded by a workforce grant administered by the Career Partners (formerly JobReady Partnership) program. That funding has been discontinued, placing the program in jeopardy. Last fall, the EDC assumed the leadership for a business education partnership from Career Partners. Recognizing the linkage of workforce development to economic development and in keeping with the Randolph County Strategic Plan, the EDC plans to continue the summer teacher intern program. In partnership with the Randolph County Schools, the Asheboro City Schools, the Asheboro/Randolph Chamber of Commerce, and business partners, partial funding for the program is in place, and EDC is now requesting that Randolph County appropriate \$10,000 to assist in the funding for the program for the summer of 2001.

On motion of Holmes, seconded by Mason, the Board voted unanimously to fund the teacher internship program for the summer of 2001 in the amount of \$10,000 and approved the following Budget Amendment to the FY 2000-2001 Annual Budget, which appropriates these funds through Randolph County EDC:

GENERAL FUND - #35	
Appropriations	Increase
Special Appropriations (Randolph County EDC)	10,000
Revenues	Increase
Fund Balance Appropriated	10,000

Public Hearing - Request From Piedmont Triad Regional Water Authority to Close Harbor Lane and a Portion of Riverview Place; Adoption of Order

Aimee Scotton, Staff Attorney, reminded the Board that on 2/5/01, they took the first step in closing Harbor Lane and a portion of Riverview Place (approximately 490 feet in a northerly direction from its intersection with Harbor Lane) by adopting a resolution declaring intent to do so and setting a public hearing on the matter for 4:30 pm. on March 12, 2001. Notices of this public hearing were published, mailed and posted in accordance with N.C. law. At 4:30 p.m. Chairman Kemp opened the public hearing.

John Kime, Director of the Piedmont Triad Regional Water Authority, stated that there is a misunderstanding between the Water Authority and Mike Parrish, adjoining property owner of the streets in question. The Water Authority arrived at the 490 feet along Riverview Place by including the 60 feet across Harbor Lane. Mr. Parrish thinks the Authority is asking that 490 feet be closed, not including the 60 feet of roadbed that is Harbor Lane. He suggested that the order be revised to say that Riverview Place will be closed from its intersection with Harbor Lane approximately 430 feet, excluding any right-of-way for Harbor Lane.

Mike Parrish, 9035 Old Walker Mill Road, stated that he has to have the 60-foot right-of-way to get to his property.

Chairman Kemp closed the public hearing.

On motion of Frye, seconded by Holmes, the Board voted unanimously to adopt the following amended order:

WHEREAS, the Randolph County Board of Commissioners received a request from the Piedmont Triad Regional Water Authority to permanently close Harbor Lane and to permanently close Riverview Place from its intersection with Harbor Lane in a northerly direction for approximately 432 feet excluding any right of way for Harbor Lane; and

WHEREAS, on February 5, 2001, the Randolph County Board of Commissioners adopted a resolution declaring its intent to close said streets or easements and set a public hearing on the issue for March 12, 2001, all in accordance with North Carolina General Statute §153A-241; and

WHEREAS, on February 15, 2001 notices of the closing and public hearing were prominently posted in two places along each road; and

WHEREAS, notice of the public hearing set by the Randolph County Board of Commissioners on February 5, 2001 was published once a week for three successive weeks before the hearing (on February 12, 19, and 26); and

WHEREAS, the Randolph County Board of Commissioners has determined through the public hearing that the closing of the aforesaid streets is not contrary to the public interest and that no individual owning property in the vicinities of said streets would be deprived of reasonable means of ingress and egress to his property;

NOW THEREFORE, BE IT ORDERED by the Randolph County Board of Commissioners that Harbor Lane be permanently closed and that all right, title, and interest in the right-of-way is vested in those persons owning lots or parcels of land adjacent to the streets or easements.

BE IT FURTHER ORDERED that Riverview Place be permanently closed from its intersection with Harbor Lane in a northerly direction for approximately 432 feet excluding any right of way for Harbor Lane and that all right, title, and interest in the right-of-way is vested in those persons owning lots or parcels of land adjacent to the streets or easements.

BE IT FURTHER ORDERED that a certified copy of this Order shall be filed in the Register of Deeds Office.

Easements to Sprint (Centel) for Equipment Located at Social Services

David Townsend told the Board that Sprint wants to relocate a piece of telephone equipment from the middle of the back parking lot at Social Services to the rear property line of the Randolph County property. They are requesting an easement for a 25-foot by 40-foot parcel on which this equipment will be set. They are also requesting a 20-foot wide easement from the new equipment location along the eastern property line to English St. and another 20-foot wide easement from the new equipment location going southward to the southern property line of the Social Services building property and then over to Saunders Drive for underground cable purposes. These easements and relocation of telephone equipment will provide additional parking for Social Services and facilitate changes due to the widening projects on North Fayetteville St.

On motion of Holmes, seconded by Mason, the Board voted unanimously to approve these 3 legal easements with Sprint and to authorize the Chairman of the Board of Commissioners to sign the necessary documents to effectuate this transaction, after approval of documents by the County Attorney.

Waive Tipping Fees for Litter Sweep Spring Cleanup

David Townsend, III, Public Works Director, told the Board that the Department of Transportation is requesting that the County waive the tipping fees for debris collected during their "Litter Sweep Spring Roadside Cleanup" program that will be held between April 16 and April 30, 2001. Mr. Townsend requested that the County continue to waive the tipping fees for debris resulting from this program as long as D.O.T. continues to support the program in their current manner. This way, he will not have to continue to come before the County Commissioners twice a year to ask for this waiver.

On motion of Frye, seconded by Holmes, the Board voted unanimously to give blanket approval for waiver of tipping fees at the solid waste facility for the Department of Transportation as they bring in the debris collected during any of their spring or fall Litter Sweep Roadside Cleanup programs.

Long-Range Facility Plan Presentations from Randolph County and Asheboro City Schools

Bob Scherer, Assistant Superintendent for Randolph County Schools, stated that the Schools Facilities Act of 1987 requires local boards of education to submit their long-range facility plans to the State Board of Education every five years on January 1. This submission calls for signed certification by the Randolph County Board of Commissioners that the plan was reviewed by the Commissioners. Mr. Scherer presented Randolph County Schools' plan, which included current and projected enrollment, capacity numbers, and projected needs for new schools, additions, and renovations, along with cost projections for these needs.

Dr. Diane Frost, Superintendent of Asheboro City Schools, presented the Asheboro City Schools' long-range facility plan, which included the same elements as those for the County Schools.

Revision to Work First County Plan

Martha Sheriff, DSS Director, explained to the Board that their Work First County Plan had been submitted and reviewed by the State. In our plan, we indicated that we will count SSI as income. The State wrote back and stated that they wanted us to be aware that the Attorney General's office will not defend electing counties who are sued over the issue of counting SSI as income.

On motion of Holmes, seconded by Mason, the Board voted unanimously to approve the Work First Plan with the revision of not counting the SSI as income and also made a clarification as to specifically whose income in a household will be counted.

Request for Contribution to Randolph Community College Foundation

Charles Allen, Sr., President of the RCC Foundation, asked for the Commissioners' consideration of a \$100,000 pledge, payable over a 3-year period, to help complete the funding needed to build the Foundation Conference Center. He stated that \$715,000 has already been raised and that they hope to begin construction by fall of this year.

On motion of Frye, seconded by Holmes, the Board voted unanimously to pledge \$100,000 over a 3-year period beginning with one third of the pledge being appropriated July, 2001 for the purpose of

constructing a conference center at RCC and for the County Manager to determine whether the payee should be RCC or the RCC Foundation.

Adopt Resolution in Support of a Bike Route through the Yadkin Pee-Dee Lakes Region

Ann Liebenstein, Executive Director of the Yadkin Pee-Dee Lakes Project, presented her annual report to the Board, in which she described a series of programs they are offering called “Behind the Scenes.” She also said that the NCDOT has been working with representatives from the Uwharrie Lakes Region to prepare a bicycle loop that connects our major towns and points of interest. The regional route map and marked loop would tie bicyclists into the existing bicycle route system in each county. There is no local cost.

On motion of Frye, seconded by Holmes, the Board voted unanimously to adopt the following resolution:

***WHEREAS**, Randolph County is an active and key player in the Uwharrie Lakes Region’s development as North Carolina’s Central Park; and*

***WHEREAS**, 32% of North Carolina households participate in bicycling for pleasure resulting in over 25.6 million annual personal bicycle rides (1.1 million more than beach visits); and*

***WHEREAS**, Randolph County seeks to encourage the development of recreation and hospitality as a critical part of the local economy and quality of life; and*

***WHEREAS**, bicyclists on longer outings, as would use a regional map, will invest in other activities and use of local lodging food establishments and evening entertainment; and*

***WHEREAS**, Randolph County has already invested staff time and requested assistance in the creation of county bicycle routes and a route map;*

***NOW, THEREFORE**, be it resolved by the Randolph County Board of Commissioners that we support the allocation of \$90,000 of state and federal monies to the creation of a Uwharrie Lakes Region Bicycle Map and Signed Bicycle Routes connecting Anson, Davidson, Montgomery, Randolph, Richmond, Rowan, and Stanly Counties.*

Cooperative Extension Request for Assistance with Purchase of Van; Budget Amendment

Lynn Qualls, Cooperative Extension Director, stated that in 1989, they obtained a 15-passenger van, at no County cost, for the purpose of providing access to and delivery of educational programs to youth and adult volunteers. All Extension staff and many volunteers use the van regularly. Since van policy prohibits use when the passenger load is fewer than six, personal vehicles are used, requiring staff to carry increased personal insurance coverage. Van breakdown and repair rate has increased over the past two years, which has become a real safety issue. Drivers often choose not to use the van for fear of being stranded. These drivers choose to rent a van instead, thereby increasing program costs to participants. Ms. Qualls said that they would like to purchase a new van for \$21,200. They have \$10,000 available in Capital Outlay and \$8,000 available in lapsed salary and travel, leaving a balance of \$3,200 needed.

On motion of Holmes, seconded by Mason, the Board voted unanimously to approve Budget Amendment #36 to the FY 2000-2001 Annual Budget as follows, which appropriates \$3,200 to Cooperative Extension for the purchase of a new van:

GENERAL FUND - #36	
Appropriations	Increase
Cooperative Extension	3,200
Revenues	Increase

Fund Balance Appropriated	3,200
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Request for Approval of Grant Application for Criminal Justice Partnership Program for FY 2001-02

Pam Hill, Day Reporting Center Director, asked the Board for their approval of the grant application and budget for submission to the State for continuation of implementation funding. She stated that by combining the adult and juvenile programs, resources have been maximized.

On motion of Mason, seconded by Frye, the Board voted unanimously to approve the application and budget as presented for the Criminal Justice Partnership Program for FY 2001-02.

Budget Amendment - Day Reporting Center

Pam Hill stated that the Department of Juvenile Justice has provided the Juvenile Day Reporting Center with \$20,000 in additional funds to purchase a 7-passenger van.

On motion of Mason, seconded by Frye, the Board voted unanimously to approve Budget Amendment # 37 to the FY 2000-2001 Annual Budget, which reflects additional State funding for the purchase of a van for the Day Reporting Center as follows:

GENERAL FUND - #37	
Appropriations	Increase
Day Reporting Center	20,000
Revenues	Increase
Restricted Intergovernmental	20,000

Budget Amendment - Health Department

Frank Willis explained that the Health Department had been unable to recruit an employee to implement the Smart Start Preschool Dental Education Program and needs to revert all designated funds to the N.C. Partnership for Children. They also need to revert excess funds in the Smart Start Postpartum/Newborn Nursing Assessment Program back to the N.C. Partnership for Children.

On motion of Holmes, seconded by Mason, the Board voted unanimously to approve Budget Amendment # 38 to the FY 2000-2001 Annual Budget, which reflects funding to be returned to the N.C. Partnership for Children as follows:

GENERAL FUND - #38	
Appropriations	Decrease
Public Health	64,528
Revenues	Decrease
Restricted Intergovernmental	64,528

Budget Amendment - Health Department

Mr. Willis stated that the Health Department has received a grant from the Susan G. Komen Breast Cancer Foundation, Inc. to provide funding in the amount of \$10,000 this fiscal year, with an

additional \$10,000 in FY 2000-01. These funds will be used to help indigent patients with the cost of outpatient hospital fees and surgical procedures as well as costs for education and outreach efforts.

On motion of Frye, seconded by Holmes, the Board voted unanimously to approve Budget Amendment # 39 to the FY 2000-2001 Annual Budget, which reflects additional funding from the Susan G. Komen Breast Cancer Foundation, Inc. as follows:

GENERAL FUND - #39	
Appropriations	Increase
Public Health	10,000
Revenues	Increase
Miscellaneous	10,000

Budget Amendment - Health Department

Mr. Willis said that the Health Department has received \$5,477 in food and lodging funds for completing 100% of our mandated inspections of food and lodging establishments in FY 99-00. These funds will be used to enhance our food and lodging program by providing training opportunities for staff members and funding education efforts for food handlers.

On motion of Holmes, seconded by Frye, the Board voted unanimously to approve Budget Amendment #40 to the FY 2000-2001 Annual Budget to reflect funding received for the food and lodging program in the Health Department as follows:

GENERAL FUND - #40	
Appropriations	Increase
Public Health	5,477
Revenues	Increase
Restricted Intergovernmental	5,477

Approval of Audit Contract for FY Ending June 30, 2001

Frank Willis, County Manager, reminded the Board that the CPA firm we have used for many years was acquired last fall by Sharrard, McGee, & Co., P.A. and that Steve Hackett will continue to serve as the audit manager for us. He stated that he believes that this year's contract amount of \$34,000 is a fair and competitive fee for the extent of audit work necessary and recommends that the Board approve the contract with Sharrard, McGee & Co..

On motion of Frye, seconded by Holmes, the Board voted unanimously to approve the audit contract with Sharrard, McGee & Co. in the amount of \$34,000 for the audit of the fiscal year ended June 30, 2001.

Adoption of Resolution Requesting Governor Easley to Remit Obligated Funds to Cities and Counties

On motion of Frye, seconded by Holmes, the Board voted unanimously to approve the following resolution:

WHEREAS, North Carolina cities and counties have a tradition of promoting the highest ideals of good government and accountability to the citizens of this state; and

WHEREAS, fiscal responsibility is consistently demonstrated by each unit of local government developing and adhering to a budget balanced between revenues and expenditures for the services demanded by the public; and

WHEREAS, a major revenue source used to maintain these balanced budgets has been the reimbursement of revenues lost due to actions of the North Carolina General Assembly that have consistently eroded the tax bases of these local governments; and

WHEREAS, the Governor of the State of North Carolina has acted to deprive the cities and counties of North Carolina of rightfully obligated revenue from the inventory tax reimbursement as well as other revenue sources, thus penalizing local governments for the State's fiscal problems; and

WHEREAS, the North Carolina General Assembly has refused to allow cities and counties the ability to raise revenues from a broad-based menu of sources, mandating that local governments rely on the property tax as their main source of revenue and thus continually burdening homeowners with ever increasing property tax bills, while others pay little of the cost of protecting, preserving and promoting public health, safety, and education.

THEREFORE, BE IT RESOLVED by the Randolph County Board of Commissioners that we respectfully request that the Governor of North Carolina, Michael F. Easley, immediately release any and all funds previously obligated to North Carolina's cities and counties and pledge never again to act to deprive the citizens of this state of the local governments' services or to promote higher property taxes.

This action will restore balance to the state and local partnership that has served the citizens of North Carolina for the past 225 years and restore the faith of city and county officials, as well as our citizens, in the Governor and the North Carolina General Assembly.

Set Special Meeting with Liberty Town Council

The Board agreed to set a special joint meeting with the Liberty Town Council on April 3, 6:00 p.m., at the Liberty Town Hall. The purpose of this meeting is to discuss the Randolph Economic Development Corporation's proposed industrial park near Liberty.

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. ALAN & JODI LONG, Seagrove, are requesting that 0.52 acre located on Burney Road, Richland Township, be rezoned from RR to HC/CU to allow the operation of a pottery manufacturing and sales business in an existing building and the construction of a 40' x 48' addition to the existing building. The Planning Board recommended unanimously that this request be approved.

Alan Long, applicant, 6736 Old U.S. 220, Seagrove, spoke in support of his request and said that he wants to start a pottery co-op with 9 other potters to consolidate manufacturing and sales on-site.

On motion of Holmes, seconded by Mason, the Board voted unanimously to approve the request of Alan and Jodi Long.

2. RUSSELL LINEBERRY, Siler City, is requesting that 15.07 acres (out of 64.30 acres) located on Whites Chapel Rd., Columbia Township, Sandy Creek Watershed, be

rezoned from RA to RE/CU to allow the development of a 14-lot subdivision for site-built homes only with a minimum of 1,250 sq. ft. The Planning Board recommended unanimously that this request be approved.

Don Lanier, Asheboro, represented the applicant, who was not present. He stated that the applicant had prepared restrictive covenants, and he mentioned several of the covenants.

Hazel Kimrey, 6844 Sandy Creek Church Rd., Staley, spoke in opposition to the request. She had concerns about water supply, sewage runoff, clear-cutting of trees, and loss of wildlife and farmland.

Leslie Thompson, 2050 Soapstone Mountain Road, Staley, said she moved to this area because it has large parcels of land and that the proposed lots are too small. She said she and her neighbors want to preserve the rural features of their community. She said the community feels that Mr. Lineberry lied to them. She said they have sixty signatures opposing this request for fourteen lots.

Judith Hahn, 5881 Whites Chapel Road, Staley, stated that a community group met with Mr. Lineberry and asked him to cut the number of lots in half. He indicated he would. The group voted to support his request if it were only for seven lots.

David Posey, 6367 Whites Chapel Road, Staley, pointed out that four lots adjacent to Mr. Lineberry's property have no houses on them yet; therefore, when developed, there will be eighteen houses at that location, not fourteen.

Kevin Williams, 6397 Whites Chapel Road, Staley, said he talked with Mr. Lineberry and told him that if the application were for only seven lots, the opposition would shut up and go home.

Don Lanier suggested that he meet with representatives of the opposition at this time to see if they could reach a compromise. The Board declined his offer.

On motion of Holmes, seconded by Mason, the Board voted unanimously to deny the request of Russell Lineberry.

3. **BOBBY EARNHARDT**, Asheboro, is requesting that 223.88 acres on Old Mountain Road, Trinity Township, Lake Reese Watershed, be rezoned from RA to RR/CU (107 acres) and RE/CU (119 acres), which would allow the applicant to divide the property into two major subdivisions. The 119 acres are being proposed for a 99-lot subdivision for site-built homes only (fronting on Old Mountain Road) and 107 acres are being proposed for a 72-lot subdivision for site-built homes, modular homes, or Class A doublewides on permanent foundation (fronting on Wright Road). Property owner is Joseph Stevens. The Planning Board recommended denial by a vote of 5 to 1.

Hal Johnson stated that the Planning Board was concerned about the lack of buffer along Mr. Clodfelter's property, which separates Mr. Stevens' property from Gaddy Place. Mr. Johnson showed a map with mobile homes inserted on the 4 lots adjacent to the Clodfelter property to see how far the mobile homes would be from the Gaddy Place property line. They were 600-700' as the crow flies. Mr. Johnson recommended a 50' buffer along the 1650' adjacent to the Clodfelter property. He noted that the applicant had revised his plat since the Planning Board meeting and now has 24 rather than 34 driveways entering Old Mountain Road. The developer also is offering an additional 75' buffer along the Little Uwharrie. Mr. Johnson also stated that this proposed

development is in a higher growth urbanizing area of Randolph County and both subdivisions border similar subdivisions of same housing characteristics.

Mac Whatley, attorney representing Mr. Stevens and Mr. Earnhardt, stated that this is a classic transitional area--to the north are high-dollar homes and below are singlewides and doublewides. He gave details of the area housing patterns to support his statements. He said a 75' buffer would be provided along the Clodfelter line and on a portion of that line Leyland Cypress trees would be planted.

Joe Stevens, 7400 Waterview Drive, Cornelius, said he has tried to sell this property for nine years. He presented a letter from a Mulvaney Homes representative, who looked at the property and declined to make an offer because of the mobile homes in the area. He then presented a letter from Walters Appraisal which said the development plan as proposed would be utilizing this tract to its highest and best use. He also presented a letter from Stacy Zachary, a realtor in the Archdale/Trinity area, stating that Wright Road would be suitable for manufactured homes and that she sees a great demand for this type housing. Mr. Stevens discussed the problems of garbage and animals being dumped onto his property because it is vacant. He said the proposed development would be an upgrade for the area.

Bobby Earnhardt, Earnhardt Road, Asheboro, said that no one is going to build site-built homes on the Wright Road side of this property and that lot sizes are bigger than required by the County. On Old Mountain Road, he has reduced the number of driveways by ten.

Chairman Kemp asked for those in support to stand; approximately 15 stood. He asked for those opposing to stand; approximately 25 stood.

Leon Nunley, 6670 Wright Road, Lot 12, Thomasville, said this is a battle between the rich and the poor and that he has been called trailer trash. He said he has lived in this area for 25 years and that he keeps up his home and works for what he has.

Tammy Mincey, 6711 Wright Road, Lot 3, Thomasville, said she has lived there for 11 years and it is a safe area. She would like to see growth there and thinks a development would clean up the area.

Wanda Ferguson, 6711 Wright Road, Lot 4, Thomasville, said she has lived there 5 years and has a 1700-square-foot house on a 2-acre lot. It is a safe neighborhood with good people.

Lolita Wright, 6709 Wright Road, Thomasville, presented information from a bank on what people can afford in housing based on wages. The average salary for Randolph County is \$49,000 per family; those people can't afford expensive housing. She presented a petition with names of those supporting the request.

Randy Johnson, 6599 Leah Justine Drive, Trinity, discussed concerns about additional burdens on traffic and schools. He said he would prefer 1000 square-foot site-built homes to doublewides because mobile homes depreciate, while site-built become more valuable. He asked for a 75' buffer along the Clodfelter line. He said he would like to see a homeowners' association established, with money for enforcement. He was also concerned about mobile homes being placed on the lots adjacent to the Clodfelter property.

Steve Green, 6615 Leah Justine Drive, Trinity, said those in Gaddy Place have not meant to be demeaning to those on Wright Road. He said he, too, would favor small site-built homes to mobile homes on the Wright Road side.

On motion of Holmes, seconded by Mason, the Board voted 3 to 1, with Frye opposing, to approve the request of Bobby Earnhardt, with the following conditions: (1) a no-cut 75' buffer on lots 53, 54, 61, and 62 (if needed for septic tank repair area, the 75' buffer could be reduced to 50'); (2) plant alternating rows of Leyland Cypress on the back property line north of lots 62 and 53; and (3) all buffers as presented on the final proposed plat.

4. ERICA POWELL, Sophia, is requesting that 15.45 acres on Hoover Hill Road, Tabernacle Township, be rezoned from RA to RR/CU to develop a 4-lot subdivision for site-built homes, modular homes or Class A doublewides on masonry foundations. The Planning Board unanimously recommended approval, with the following conditions: no further subdivision of tracts; no more than one residence per tract.

Charles Powell, 4859 Beeson Farm Road, Sophia, spoke in support of this request on behalf of his daughter, the property owner.

On motion of Mason, seconded by Holmes, the Board unanimously approved the request of Erica Powell, with the conditions recommended by the Planning Board.

5. COUNTY MOTORS, Randleman, is requesting that the current Conditional Use Permit issued to the 1-acre (out of 5.18 acres) site located at 9627 US Hwy 220 Business North, Level Cross Township, Randleman Lake Watershed, Zoning District HC/CU (which currently allows a retail tire and repair shop with no outside storage), be amended to allow an automotive repair business and used car sales and display. The Planning Board unanimously recommended approval, with the following conditions: no outside storage of scrap materials/parts; no more than 12 vehicles be displayed.

Wayne Handy, 9627 Old Randleman Road, Level Cross, said they would have no junked cars, and they want to get the cars inside.

On motion of Mason, seconded by Holmes, the Board unanimously approved the request of County Motors, with the conditions recommended by the Planning Board.

The meeting adjourned at 9:10 p.m.

Phil Kemp, Chairman

Darrell L. Frye

J. Harold Holmes

Robert O. Mason

Alice D. Dawson, Clerk to the Board