

Minutes

Randolph County Commissioners

April 2, 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, Davis, Holmes, Frye, and Mason were present. Invocation was given by Rev. Dwight Ayers, Chaplain for the Sheriff's Office.

Presentation of Retirement Plaque

On behalf of the Board, Chairman Kemp presented an engraved clock to Ricky Ingold, who is retiring after 15 years of service with the Emergency Services and Sheriff's Departments.

Additions to the Agenda

Chairman Kemp announced the following additions to the agenda, under Budget Amendments: C. Library and D. Sheriff & Jail.

Consent Agenda

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

- *approve Minutes of March 12, 2001;*
- *unseal Closed Session Minutes from August 7, 2000; October 2, 2000; and November 6, 2000;*
- *reappoint Maxton McDowell, Jimmy Loflin and Katheryn Phillips to the Industrial Bond Authority (6-Year Terms);*
- *appoint Darrell Lewis to the Asheboro Planning Board (3-Year Term);*
- *reappoint Al Morton to the County Planning Board (3-Year Term);*
- *reappoint John Waugh, Frank Fields, and James Dalton Bowman to the Climax Fire Protection District Commission (2-Year Terms);*
- *reappoint Glenn Gilmer, Jr., Glenn Flinchum, and William Oliver Collier to the Julian Fire Protection District Commission (2-Year Terms);*
- *adopt the following Resolution:*

WHEREAS, *the Department of Transportation has investigated Bronzie Lawson Road Extension off SR 1930; 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 Bronzie Lawson Road Extension off 1930 be added to the Division of Highways' Secondary Road System.*

Request from Ramseur for Assistance with a Water and Sewer Project

Hampton Spivey, Mayor of Ramseur, told the Board that the Town of Ramseur has applied for and received an \$850,000 community development block grant for a neighborhood revitalization project on N.C. 49 North. This project would provide water and sewer to 57 homes and bathrooms to 2 homes. All homes are outside the town limits of Ramseur. Actual construction of the 6-inch lines would be approximately \$720,000; however, additional money would be needed to pay for demolition of dilapidated properties, engineering and legal fees, and rights-of-way purchases. Bid requests were sent to 8 companies and 3 bids were received. The low bidder was Terry's Plumbing.

After all costs were calculated, it was discovered that the Town of Ramseur was short \$101,495. They are asking the County to fund this deficit as a gift to Ramseur.

Chairman Kemp stated that the Board of Commissioners has never funded a request like this before, and that they typically fund economic development projects that would eventually benefit the County through expanded tax base. He said that he's afraid this would set a precedent for other municipalities to follow.

Darrell Frye and Harold Holmes stated that the 6-inch pipelines would not allow for any future industrial or commercial development. When Mr. Spivey was asked if they would consider a loan instead of a gift, Mr. Spivey said that he did not have the authority to make that decision without his Board's approval and that the Town of Ramseur had already committed over \$100,000 to the project.

All of the commissioners were in agreement that a gift such as this would set a precedent; therefore, it was the consensus of the Board to not fund this request.

Bid Award for Mobile Computers for Sheriff Vehicles

Susana Vang, Purchasing Technician, reported that she had advertised requests for formal sealed bids for 14 mobile computers for the Sheriff patrol vehicles. Five of these computers are portable and can be moved from one vehicle to another; the other nine are to be installed in the vehicles. Only one bidder responded. Motorola, Inc. submitted a bid of \$115,403 for five of the Panasonic DSCF27 and nine of the Motorola MW520. The County has purchased similar computers from Motorola in the past and has been satisfied with the products and service. Ms. Vang stated that the money for this purchase will come from Restricted Law Enforcement Funds and that a budget amendment was made at the September, 2000 Commissioners meeting to account for this purchase.

On motion of Mason, seconded by Frye, the Board unanimously awarded the bid for 14 mobile computers, as described, from Motorola, Inc., at a cost of \$115,403.

Resolution Declaring Property Surplus and Setting Public Auction Date

Susana Vang presented a list of items which are no longer needed or usable by County departments. The Purchasing Office would like to sell these items at public auction on April 28.

On motion of Davis, seconded by Holmes, the Board unanimously approved a resolution (ATTACHED) declaring certain items surplus, setting the public auction for 9:30 a.m. on April 28, 2001, and authorizing the Purchasing Office to add items valued at less than \$500 to the surplus list.

Resolution Supporting Location of Federal Express at PTI Airport

Chairman Kemp voiced his support of the location of the Federal Express hub at PTI Airport, stating that he had already sent a letter of support to the Guilford County Board of Commissioners asking that they also publicly support this project. He also cited Mr. Frye's letter in the *News & Record*, in which he stated that Randolph County's citizens have made sacrifices for the good of the region through the Randleman Lake project. All of the Board members voiced their support of this potential economic boon to Randolph County.

On motion of Frye, seconded by Davis, the Board unanimously approved the following

resolution:

WHEREAS, the Piedmont Triad region is losing significant jobs as many companies close or reduce their workforce; and

WHEREAS, there are not an adequate number of new jobs available in the region for dislocated workers to find employment, and many available jobs are low-wage service jobs that do not provide adequate incomes for many families to meet their basic living expenses; and

WHEREAS, as unemployment rates increase and wages and income fall, the demands on local government services are increasing, and new revenues are diminishing because of the region's declining economy and a lack of new business and industry moving into the region; and

WHEREAS, the Piedmont Triad International Airport is an important regional asset that serves over two million residents in the Piedmont Triad region and beyond; and

WHEREAS, the Piedmont Triad International Airport improvements have been paid for predominately with federal funds, supplemented with state funds and funds of the Piedmont Triad Airport Authority; and

WHEREAS, the Piedmont Triad International Airport was selected over five competing airports by Federal Express Corporation as the site of its proposed Mid-Atlantic Overnight Express Air Cargo Sorting and Distribution Facility (the "Mid-Atlantic hub"); and

WHEREAS, Federal Express is one of the world's leading logistics and transportation companies, and the company is regularly ranked as one of the best employers in America; and

WHEREAS, the Mid-Atlantic hub is a very important regional project that will be a catalyst for new investment and job creation throughout the Piedmont Triad region, the impact of which has been estimated by the Federal Aviation Administration to be over 16,000 jobs, \$7.5 billion in total economic impact, \$633 million in new state tax revenues, and \$212.5 million in local tax revenues over the period 2005-2019; and

WHEREAS, the Federal Express Mid-Atlantic hub will provide a much-needed economic stimulus to the entire region, which must work together if the region is to maximize its economic potential and the quality of services provided to the region's citizens;

NOW, THEREFORE, BE IT RESOLVED that the Randolph County Board of Commissioners supports the location of the Federal Express Mid-Atlantic Overnight Express Air Cargo Sorting and Distribution Facility at the Piedmont Triad International Airport.

Meeting Date Reminder

Chairman Kemp reminded everyone that the new date for the joint meeting with the Town of Liberty to discuss an economic development project will be Thursday, April 5, 6 p.m., Liberty Town Hall. (The original date was April 3.)

Change of Meeting Time for May Meeting

Chairman Kemp told the Board that an extensive briefing by the architect regarding the requested Sheriff security personnel at the new courthouse needed to be held. To accommodate this, the May 7 meeting time needed to be changed to 2:30 p.m. Due to this time change, the Cooperative Extension annual meeting and luncheon has been changed from 1:30 to 12:30 p.m.

On motion of Holmes, seconded by Davis, the Board voted unanimously to change the May 7, 2001 meeting time from 4:00 p.m. to 2:30 p.m.

Registration for Legislative Briefing in Raleigh on May 9

Chairman Kemp reminded interested Board members that registration forms needed to be sent in soon for the legislative briefing in Raleigh on May 9.

Budget Amendment #41- Health

On motion of Davis, seconded by Holmes, the Board voted unanimously to approve Budget Amendment #41 to the FY 2000-2001 Annual Budget, which reflects a reduction of Environmental Health Activity Funds from the State in the amount of \$1,500, as follows:

GENERAL FUND - #41	
<i>Appropriations</i>	<i>Decrease</i>
<i>Public Health</i>	<i>\$1,500</i>
<i>Revenues</i>	<i>Decrease</i>
<i>Restricted Intergovernmental</i>	<i>\$1,500</i>

Budget Amendment #42 - Library

Richard Wells, Library Director, told the Board that Randolph County’s 4th quarter payment of State Aid to Public Libraries has been reduced by 2.5%, or \$4,973, due to the State’s budget crisis. Also, the library has received \$4,380 in E-Rate refunds from North State Telephone Company. These changes need to be reflected in the budget.

On motion of Holmes, seconded by Frye, the Board voted unanimously to approve Budget Amendment #42 to the FY 2000-2001 Annual Budget to reflect these changes, as follows:

GENERAL FUND - #42	
<i>Appropriations</i>	<i>Decrease</i>
<i>Public Library</i>	<i>\$ 593</i>
<i>Revenues</i>	<i>Decrease</i>
<i>Restricted Intergovernmental</i>	<i>\$4,973</i>
<i>Revenues</i>	<i>Increase</i>
<i>Miscellaneous</i>	<i>\$4,380</i>

Budget Amendment #43 - Library

Richard Wells stated that the Randolph County Library has received a settlement from the Baker & Taylor Company in the amount of \$5,103.80 and requested that this money be placed in the Library’s budget.

On motion of Holmes, seconded by Mason, the Board voted unanimously to approve Budget Amendment #43 which reflects this additional money, as follows:

GENERAL FUND - #43	
<i>Appropriations</i>	<i>Increase</i>

GENERAL FUND - #43	
<i>Public Library</i>	<i>\$5,104</i>
<i>Revenues</i>	<i>Increase</i>
<i>Miscellaneous</i>	<i>\$5,104</i>

Budget Amendment #44 - Sheriff

Major Allen McNeill told the Board that the Sheriff’s Office would like to purchase a 1995 Ford Explorer for \$3,574.12 plus sales tax. The vehicle was seized from a local drug dealer by the Sheriff’s Office and the D.E.A. Forfeited drug seizure monies in the law enforcement restricted account would be used to pay the necessary storage, towing, advertising, and Federal share expenses.

On motion of Frye, seconded by Holmes, the Board voted unanimously to approve Budget Amendment #44 in order to authorize the purchase of a vehicle for the Sheriff’s Department as follows:

GENERAL FUND - #44	
<i>Appropriations</i>	<i>Increase</i>
<i>Sheriff & Jail</i>	<i>\$3,875</i>
<i>Revenues</i>	<i>Increase</i>
<i>Fund Balance Appropriated</i>	<i>\$3,875</i>

Set Date for Working Session between County Commissioners and the County Planning Board to Review the Proposed Growth Management Plan and Related Zoning Ordinance Amendments

Hal Johnson, County Planning Director, briefed the Board regarding the components of the proposed Growth Management Plan and subsequent zoning ordinance amendments. The Board then set April 10, 2001, 6:30 p.m., Commissioners Meeting Room, as the time and place for a joint working session between the Commissioners and the Planning Board.

The Board recessed at 5:30 p.m. for a dinner break and then reconvened at 6:30 p.m.

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. ALVIN & CATHERINE WARD, Franklinville, are requesting that .45 acre located on N.C. Hwy 22 N, Providence Township, be rezoned from RA to HC/CU in

order to construct a 40' x 80' building for the purpose of relocating the current automotive repair business from the store building on the adjacent parcel. The Planning Board unanimously recommended approval.

Alvin Ward, 6606 Old Liberty Road, Franklinville, spoke in favor of his request, stating that he had been doing business there for 20 years and that the business had been there about 42 years.

On motion of Holmes, seconded by Davis, the Board voted unanimously to approve the request of Alvin Ward.

2. MCDOWELL TIMBER COMPANY, Asheboro, is requesting that 64.43 acres located on Grantville Lane, Grant Township, be rezoned from RA to RR/CU in order to develop a 39-lot subdivision for Class A doublewides on permanent masonry foundations, and for modular and site-built homes. The Planning Board unanimously recommended that this request be approved with the following conditions:

- * 1200 sq. ft. minimum
- * 25' no-cut buffer (as proposed on the map)
- * the 2 corner lots adjoining the new road and Grantville Lane must access the new road.

Mr. Johnson noted that the Planning Board's recommendation for approval was a difficult decision. They considered this request to be in a transitional area. To the north is Residential Mixed, including Scenic Oaks Subdivision, a rental park; to the south is Residential Restricted, including Candlewood Estates, a site-built subdivision.

Ken McDowell, 1926 Old Humble Mill Road, Asheboro, said this land was select-cut, not clear-cut and that pulpwood and smaller trees are still there. He said this development would help first-time home buyers who couldn't afford larger or more expensive housing.

Commissioner Holmes asked Mr. McDowell if he could plant a buffer along Grantville Lane. Mr. McDowell offered as a condition to his rezoning request that a 25' buffer be maintained along the front of lots bordering Grantville Lane, by using existing vegetation and by planting two staggered rows of Leyland Cypress trees at least three feet high.

Jerry Craven, 1848 Woodglow Drive (Candlewood Estates), Asheboro, described Candlewood Estates as a nice site-built subdivision of 76 lots (52 existing homes and 24 lots still to be built) on two dead-end streets. He requested that the proposed development be stick-built homes only, with restrictions similar to Candlewood Estates, so that it will be in keeping with the neighborhood. He said doublewides would devalue area residents' property. He also explained that he is the Craven in Davis-Craven Builders, who developed Candlewood Estates.

Rhonda Mitchem, 1808 Woodglow Drive, expressed concerns about water, traffic, and property devaluation.

Mac Davis, P.O. Box 166, Franklinville, said he is the other partner of Davis-Craven Builders. He spoke in opposition of the request.

Eddie Cockman, 1859 Woodglow Drive, said he was a young first-time home buyer in Candlewood Estates, which shows that young people do have the option of buying stick-built homes.

Farrell Brown, 2075 Grantville Lane, said that as a well digger, he deals with mobile home people every day and that they don't care about their property. He said that an 80' mobile home on a 100' lot is too crowded; the lots should be bigger.

Harry Craven, 1850 Woodglow Drive, stated that he is not opposed to the development, just to the type of housing planned. The mobile homes are not in keeping with what is already there.

Myra Brown, 2075 Grantville Lane, told Commissioners they shouldn't vote on this issue until they had walked over the entirety of the proposed development. She said Mr. McDowell finances some of his houses and that there is a lot of turnover in mobile homes because people can't keep up with their financing. With turnover comes junk, etc. She also voiced concern about the water table dropping with new development.

John Maness, 3642 Shady Knoll Drive, said the soil on the property in question is so poor that there will be problems with every well and septic tank. He said traffic is already bad on this road and that Leyland Cypress are worthless because they grow straight up, not out.

Chris Carmac, 1820 Woodglow Drive, said he is a first-time home owner and that is not unreasonable to expect something like Candlewood Estates. He said the proposal is too dense for the water table. He commented that the man who built his house (Jerry Craven) lives there.

Ed Lamb, 1779 Lantern Drive (Candlewood Estates), Asheboro, opposed the development as presented and voiced concerns about water and traffic.

Lane Moore, 2352 Spoons Chapel Road, said that with the cost of mobile homes running as high as \$80,000 - \$100,000, plus the cost of acreage, young people could as easily afford site-built homes. He cautioned that this development is too dense and what goes in there will determine what is done all around it.

Shannon Lanier, P.O. Box 5340, Buffalo Ford Road, Asheboro, opposed the request.

Bob Beane, 4445 Hwy 42 South, said he doesn't care what the Board decides, but he doesn't see how a speaker could say that everyone can afford to build a \$120,000 house; he also doesn't understand how one speaker can oppose mobile homes coming into the neighborhood when she lives in one herself.

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Commissioner Mason moved to deny the request of McDowell Timber Company as

presented. This motion died for lack of a second.

Further discussion ensued.

On motion of Davis, seconded by Mason, the Board voted 4-1, with Kemp opposing, to deny the request as presented.

The meeting adjourned at 8:05.

Phil Kemp, Chairman

Darrell L. Frye

J. Harold Holmes

Robert O. Mason

Robert B. Davis

Cheryl A. Ivey, Deputy Clerk to the Board