

Minutes

Randolph County Commissioners

January 7, 2002

The Randolph County Board of Commissioners met at 4:00 p.m. in the Commissioners Meeting Room, County Office Building, 725 McDowell Road, Asheboro, NC. Commissioners Kemp, Frye, Holmes, Davis, and Mason were present. Rev. Tim Rogers, Victory Baptist Church, Seagrove, gave the invocation, and everyone recited the Pledge of Allegiance.

Changes to the Agenda

Chairman Kemp announced the deletion of appointment of Dr. Sam Christenberry to the Board of Health. Dr. Christenberry has changed his mind about serving at this time.

Consent Agenda

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

- *Approve minutes from December 3, 2001 meeting;*
- *Approve the following resolutions:*

WHEREAS, the Department of Transportation has investigated Windflower Lane and Pine Creek Ridge in the Woodridge Creek Subdivision; and

WHEREAS, the subject streets have been found to meet minimum requirements for addition;

***NOW, THEREFORE, BE IT RESOLVED** by the Randolph County Board of Commissioners that Windflower Lane and Pine Creek Ridge in the Woodridge Creek Subdivision be added to the Division of Highways' Secondary Road System.*

WHEREAS, the Department of Transportation has investigated Eagle Landing Drive, Eagle Point Drive and Eagle Nest Court in the Eagle Creek Subdivision; and

WHEREAS, the subject streets have been found to meet minimum requirements for addition;

***NOW, THEREFORE, BE IT RESOLVED** by the Randolph County Board of Commissioners that Eagle Landing Drive, Eagle Point Drive and Eagle Nest Court in the Eagle Creek Subdivision be added to the Division of Highways' Secondary Road System.*

WHEREAS, the Department of Transportation has investigated Rayle Farm Road and Rayle Farm Court in Murphy Acres Subdivision; and

WHEREAS, the subject streets have been found to meet minimum requirements for addition;

***NOW, THEREFORE, BE IT RESOLVED** by the Randolph County Board of Commissioners that Rayle Farm Road and Rayle Farm Court in Murphy Acres Subdivision be added to the Division of Highways' Secondary Road System.*

- *Appoint Beth Anne Moran to the Adult Care Home Community Advisory Committee (1-year initial term);*
- *Appoint Dr. Stephen Headlee (Optometrist) to the Board of Health (3-year term);*

- *Reappoint Tom White (Outside Member) to the Asheboro Planning Board (5-year term);*
- *Reappoint Sonny Bullard and Tom Kemp to the Randolph County Fire Commission (2-year term);*
- *Reappoint Judy Pike to the Randolph County Nursing Home Community Advisory Committee (3-year term);*
- *Reappoint Larry Brown to the Randolph County Planning Board (3-year term).*

Recognition of Randolph County Outstanding Volunteers for 2001

Ann Hoover, Chairman of the Randolph County Volunteer Advisory Board, recognized their outstanding volunteers: Anne Potter, Harold Davis, Happy Heifer 4-H Dairy Club, Rosanne Delmastro, Mildred Summerlin, Ash-Rand Rescue Squad & EMS, Inc., Larry Allgood, and George Bain. Chairman Kemp presented certificates of appreciation to the volunteers on behalf of the Board of Commissioners.

Randolph County Economic Development Corporation Annual Report

Bonnie Renfro, President of the EDC, reviewed 2001's economic picture for Randolph County. She pointed out that the slowdown in the economy, both locally and nationally, resulted in a new high unemployment rate of 5.2% and the consolidation and/or closing of some local business operations. On the other hand, \$40 million in new industrial investment and the creation of 500+ new jobs fueled the local economy. The EDC constructed a second speculative industrial building in the Liberty Business Park and purchased 47 acres in Randleman that will become the West Randleman Business Park. Ms. Renfro said the EDC Board's goals for this year are in the areas of workforce development, industrial product development, and creating a sustainable competitive edge.

Request for Resolution of Support Concerning Regional Land Use Transportation Planning

Hal Johnson, Planning Director, explained that P.A.R.T. (Piedmont Authority for Regional Transportation) was formed in 1998 to improve transportation through promoting regional cooperation and to provide a transportation planning process based on a selected land use scenario for the year 2025. P.A.R.T. has been working on land use policies with the municipalities and counties in developing a regional land use structure where a multi-modal system of transportation services can function.

Jim Yarbrough, Planning Consultant with P.A.R.T., provided transportation statistics and asked for support of P.A.R.T.'s long-range land use planning policies.

On motion of Frye, seconded by Holmes, the Board unanimously adopted the following resolution:

***WHEREAS**, the Piedmont Authority for Regional Transportation (P.A.R.T.) has been organized to promote regional cooperation in creating better transportation solutions for the region; and*

***WHEREAS**, in order to create better regional transportation options, it is essential that supportive and complementary land development patterns be established; and*

***WHEREAS**, there has been conducted a regional study identifying the most effective ways that land development and transportation can be coordinated; and*

WHEREAS, P.A.R.T. has asked local planning boards and land use decision-making bodies in the Piedmont Triad area to either adopt the recommended policies and actions from that study or to certify that the adopted comprehensive plan is consistent with those policies; and

WHEREAS, Randolph County is a participating member government of P.A.R.T., and is committed to the development of long-range transportation plans for Randolph County;

NOW, THEREFORE, BE IT RESOLVED BY THE RANDOLPH COUNTY BOARD OF COUNTY COMMISSIONERS THAT:

The Board of County Commissioners find that the 2025 Policies and Actions are appropriate for regional land use and transportation planning in the Piedmont Triad and will work to coordinate the County comprehensive plan with those policies and actions.

Randolph County Heritage Committee Recreation Master Plan

Mary Joan Pugh, Chairman of the Randolph County Heritage Committee, presented their recommendation for a parks and recreation master plan for Randolph County. The cost would be approximately \$50,000, and the Randolph County Tourism Development Authority has pledged \$10,000 for this project.

On motion of Davis, seconded by Frye, the Board unanimously voted to allocate up to \$40,000 over a two-year period for a parks and recreation master plan and approved the following budget amendment:

GENERAL FUND - # 16	
Revenue	Increase
<i>Fund Balance Appropriated</i>	<i>\$40,000</i>
Appropriation	Increase
<i>Planning & Zoning</i>	<i>\$40,000</i>

Annual Independent Audit Report

Will Massie, Deputy Finance Officer, presented the Comprehensive Annual Financial Report for year ended June 30, 2001. He stated that the County is in good financial shape and pointed out that actual costs in all major categories of expenditures were under budget. He reported that Sharrard McGee & Co., the firm who conducted the County's independent audit, has closed its Asheboro office. Mr. Massie recognized Steve Hackett, the individual who actually performed the County's audit, who was present to answer any questions the Board might have about the audit. The Board and Manager thanked Mr. Hackett for his good work.

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Commissioner Mason left the meeting at this point and did not return.
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Volunteer Agricultural Districts Ordinance

Hal Johnson, Planning and Zoning Director, stated that in August 2001, the County Commissioners had received a petition from the Randolph Livestock and Poultry Improvement Association requesting the adoption of an ordinance to establish voluntary agricultural districts. The Association felt that such an ordinance could work with the proposed Growth Management Plan so that growth and development in rural

areas would be accompanied by added protection of farms from non-farm development. Since that time the County Planning and Zoning Department, Cooperative Extension and Soil & Water Conservation District have been working with the agricultural community to develop a proposed Voluntary Agricultural District Ordinance. This process included a special meeting with Dr. Ted Feitshans, N.C. State University. Mr. Johnson noted that the Farmland Preservation Enabling Act of 1985, which authorizes counties to establish farmland preservation programs, includes voluntary agricultural districts. The voluntary agricultural district is an added way to recognize the importance of agriculture to the economic and cultural life of Randolph County. The proposed ordinance sets up an Agricultural District Advisory Board from 6 areas of the county, who would determine if a farm meets the criteria to be designated as a voluntary agricultural district.

Lynn Qualls, Cooperative Extension Director, reviewed the process used for getting the community involved. She said all segments of the agricultural community and all agriculture-related agencies had reviewed the draft ordinance being presented today.

County Attorney Alan Pugh questioned the legality of a County Commissioner serving on the advisory board since appeals are made to the County Commissioners. Ms. Qualls said staff would work on rewriting that section. Mr. Pugh also suggested that the Board consider making this ordinance a section of the Unified Development Ordinance.

Chairman Kemp instructed that this item be placed on the February agenda. At that time, they will vote on the ordinance and determine the makeup and start time for the advisory board.

Contract with Tax Reduction Specialists, Inc.

Jane Leonard, Deputy Finance Officer, stated that the County has been approached by Tax Reduction Specialists (a division of Utilities Reduction Specialists) about doing a sales tax reallocation audit. The fee for this service would be 30% of any refunds the County receives from the Department of Revenue.

Michael Blackburn of Tax Reduction Specialists explained that a sales tax reallocation is identifying the actual county that received the county tax on the original sale of merchandise. Often the non-profit agencies within a county do not properly file their claims for refund with the state. Such an audit would take 3-9 months to complete.

On motion of Frye, seconded by Holmes, the Board unanimously approved a contract with Tax Reduction Specialists and authorized the County Manager to execute the contract.

Rezoning Public Hearing

The Board adjourned to a duly advertised public hearing at 6:30 p.m. 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. YER XIONG, Asheboro, is requesting that 10.01 acres located at 5401 Millie Lane, Union Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use to allow the division of a 10.01-acre tract (within an exempt subdivision) into 2 lots that would allow doublewide mobile homes, modular or site-built homes. The Planning Board recommended unanimously that this request be approved.

No one spoke for or against this request.

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

2. THOMAS CROSS, Franklinville, is requesting that 2.78 located on Whites Memorial Road, Belle Cross Subdivision, Lot # 1, Franklinville Township, be rezoned from Residential Restricted to Residential Agricultural/Conditional Use to allow the placement of a singlewide mobile home. The Planning Board recommended unanimously that this request be approved with the condition that the property not be used for rental purposes.

No one spoke for or against this request.

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

3. DONALD LANIER, Asheboro, is requesting that 38.27 acres located on Soapstone Mountain Road, Columbia Township, Sandy Creek Watershed, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use (30.06 acres) and Residential Restricted/Conditional Use (8.21 acres). The proposed Conditional Use Zoning would specifically allow a 23-lot subdivision with 17 lots (totaling 30.06 acres) to be zoned Residential Exclusive/Conditional Use to allow site-built and conventional modular (off-frame) homes only and 6 lots (totaling 8.21 acres) to be zoned Residential Restricted/Conditional Use to allow site-built, modular or doublewide mobile homes on permanent masonry foundations with a minimum of 1,400 sq. ft. The Planning Board recommended unanimously that this request be approved.

Donald Lanier, 2615 Tot Hill Farm Road, Asheboro, said he had removed several old mobile homes from the property and had been sensitive to the adjacent McMasters Cemetery. He said the middle 6.3-acre lot is in the watershed and has a beaver pond on it but has room for a septic system. Houses on the new road would all face that road He asked to address the opposition's concerns after they speak.

Hazel Kimrey, 6844 Sandy Creek Church Road, Staley, had concerns about lack of buffers and play areas and proximity to the old Liberty dump. She said 7 houses in a 2-mile radius are for sale, and more houses are not needed in this area.

David Posey, 6367 Whites Chapel Road, said the proposed Growth Management Plan shows this area as a rural conservation area. He said he would like to see a reduction of lots to 14 and fewer doublewides.

Ted Fulk, 2151 Soapstone Mountain Road, said this road is like a community; it is not a development. He appealed to the Board to turn down this request.

Em Vastagh, 1707 Landis Drive, said the proposed development has too many houses, and the lots are too small.

On motion of Frye, seconded by Davis, the Board unanimously denied this request, noting that it is not in keeping with what is already in the area.

Approval of ADM Application for Debt Service Payment

Frank Willis, County Manager, reported that the Randolph County Board of Education has approved an application to draw down \$1,867,260 from the State Public School Building Capital Fund to pay a portion of the 1995 COP's debt service in this current fiscal year.

On motion of Davis, seconded by Holmes, the Board unanimously approved the Board of Education's application for State Public Building Capital Funds.

Approval of Resolution Designating Highway 705 as "Pottery Highway"

On motion of Frye, seconded by Holmes, the Board unanimously approved the following resolution:

WHEREAS, the pottery industry is a unique form of art and business activity centered in a region of Moore and Randolph Counties; and

WHEREAS, pottery from approximately 100 shops is sold annually to visitors from all over the world, many of whom personally visit these shops; and

WHEREAS, North Carolina Highway 705 traverses this area as the main highway for the pottery region; and

WHEREAS, North Carolina Highway 705 starts at NC 211 and ends at Interstate 73/74; and

WHEREAS, it is requested that signs be placed at both ends of North Carolina Highway 705 and at strategic points along the way denoting its designation as "Pottery Highway;"

NOW, THEREFORE, BE IT RESOLVED that the Boards of Commissioners in Moore and Randolph Counties proudly support these "world-famous potteries" by requesting the North Carolina Department of Transportation to formally designate North Carolina Highway 705 as the "Pottery Highway," with appropriate signage installed at both ends and strategic points along the way.

Set Date for a January Work Session on the Proposed Growth Management Plan

The Board set 6:00 p.m. on January 15 for a work session on the proposed Growth Management Plan.

Mental Health Reform Training for County Officials

Chairman Kemp reminded the Board of a mental health-training seminar set for January 17. The Clerk was instructed to register Commissioners Kemp and Holmes, County Manager Frank Willis, and Mental Health Director Maize Fleetwood.

Determine Meeting Date for March

Because of a National Association of Counties conference the first week in March, the Board decided to hold their regular March meeting on the 11th.

Budget Amendments - Juvenile Justice Programs, Library, Health Department

County Manager Frank Willis informed the Board that the Department of Juvenile Justice and Delinquency Prevention has notified the County that the budget approved by the NC General Assembly reduced our anticipated funding by \$5,000. The public library has received another e-rate refund from Information Technology Services in the amount of \$905.25. The Randolph Hospital Community Health Foundation has awarded the Health Department a \$2,000 grant to fund a day of education and training in pregnancy prevention for at-risk sixth graders at Braxton Craven School.

On motion of Davis, seconded by Holmes, the Board unanimously approved the following budget amendments:

GENERAL FUND - # 17	
Revenue	Decrease
<i>Restricted Intergovernmental</i>	\$5,000
Appropriation	Decrease
<i>Juvenile Justice Programs</i>	\$5,000

GENERAL FUND - # 18	
Revenue	Increase
<i>Miscellaneous</i>	\$905
Appropriation	Increase
<i>Public Library</i>	\$905

GENERAL FUND - # 19	
Revenue	Increase
<i>Miscellaneous</i>	\$2000
Appropriation	Increase
<i>Public Health</i>	\$2000

Closed Session for Economic Development

On motion of Frye, seconded by Davis, the Board unanimously voted at 8:05 p.m. to go into closed session to discuss matters relating to the location or expansion of business in the area served by the Board of County Commissioners, pursuant to N.C.G.S. 143-318.11(a)(4). They returned to regular session at 8:35 p.m.

Request to Address the Board

Don Lanier, whose rezoning request had been denied earlier in the meeting, asked to address the Board. Mr. Lanier stated that he had met with neighbors of the rezoning site prior to tonight's meeting and that he had understood they had all agreed on a compromise. Then they came to the meeting tonight and totally opposed his request. Mr. Lanier said the Board is getting incorrect information.

The Commissioners told Mr. Lanier that the number of lots and the density of the proposed development weighed heavier in their decision to deny the request than did comments made by the neighbors. They also pointed out that the compromise was that he would ask for 14 lots, all for doublewide mobile homes, but that was not what he asked for.

Mr. Lanier said that once he found out what the neighbors were going to say in the public hearing, he stayed with his original request.

Chairman Kemp told Mr. Lanier that a change to 14 lots would be a significant change in the request. With such an amended application, he could reapply without waiting the usual period of one year.

The meeting adjourned at 9:00 p.m.

Phil Kemp, Chairman

Darrell L. Frye

J. Harold Holmes

Robert B. Davis

Robert O. Mason

Alice D. Dawson, Clerk to the Board