

Randolph County Commissioners Minutes

April 3, 2006

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 Holmes, Frye, Kemp, Davis, and Lanier were present. Rev. Marion Smith, retired Social Services Director, gave the invocation and everyone recited the Pledge of Allegiance.

Recognition of Retirees

Chairman Holmes presented an engraved clock to Linda Allred, who is retiring from the County with 32+ years of service with Social Services.

Chairman Holmes presented an engraved clock to Assistant to the County Manager/Clerk to the Board Alice Dawson, who is retiring from the County with 23½ years of service to County Administration.

Public Comment Period

Pursuant to N.C.G.S. § 153A-52.1, Chairman Holmes opened the floor for public comment. No one spoke, and Chairman Holmes closed the public comment period.

Approval of Consent Agenda

On motion of Kemp, seconded by Frye, the Board voted unanimously to approve the Consent Agenda, as follows:

- *approve 3/13/06 meeting minutes;*
- *reappoint Suzanne West and Alice Dawson to Adult Care Home Community Advisory Committee;*
- *appoint Brad Rice to replace Charles Spivey on the Juvenile Crime Prevention Council.*

Agenda Additions

Chairman Holmes announced that Items *P. Approve Purchase of 911 Equipment—Neil Allen* and *Q. Consider Request to Grant Easement from New Century Drive to Land Adjoining Jail—Harold Holmes* and *Budget Amendment C. Purchase of 911 Equipment* would be added to the Agenda.

Action on New Appointments

On motion of Davis, seconded by Lanier, the Board voted unanimously to appoint Richard Wells as Interim County Manager.

On motion of Frye, seconded by Davis, the Board voted unanimously to appoint Amanda Jones as Deputy Clerk to the Board.

On motion of Kemp, seconded by Frye, the Board voted unanimously to appoint Cheryl Ivey as Clerk to the Board.

Administration of Oaths of Office

Chairman Holmes administered oaths of office to Interim County Manager Richard Wells and to Will Massie, Assistant County Manager/Finance Officer. Alice Dawson administered oaths of office to Cheryl Ivey, Clerk to the Board, and to Amanda Jones, Deputy Clerk to the Board.

Update on Asheboro City Schools' Teachey School Project

Dr. Diane Frost, Asheboro City Schools Superintendent, stated that on March 14, the Asheboro City Schools had the contractor's bid opening for the renovation project at Teachey Elementary School. The

total cost of construction, including the prior grading and design fees, is estimated now to be approximately \$5.4 million. The original projected cost of \$4.2 million was estimated two years ago. The City Schools has \$400,000 available in the Public School Building Capital Fund (ADM) that it can use for the Teachey project. That leaves another \$825,000 that needs to be added to the proposed financing plan tentatively scheduled for August 2006.

Dr. Frost also said that the County will need to take possession of the Teachey school property for two reasons. First, it may be needed as collateral for the financing agreement. Second, boards of education are not eligible for sales tax refunds.

Dr. Frost asked the Board to increase the Teachey financing by \$825,000 (\$5,025,000 total) and to accept transfer to the County of legal title to the Teachey Elementary School property.

Finance Officer Will Massie stated the increased cost of construction projects has been noticed since the hurricanes of last summer. He stated this inflationary effect will have a significant impact on the total cost of school construction projects to be included in the financing package proposed for August 2006. This will require more of the County's borrowing capacity for the approved high school projects, thereby delaying any future financing for school construction until 2011 or so. Upon discussion, Commissioner Frye suggested it might be better to leave the \$400,000 ADM grant monies for other City School projects between now and then. He asked if it would be practical to increase the proposed financing for all of the additional \$1,225,000 needed to fund the Teachey project. Mr. Massie stated that the elementary school portion was a small part of the upcoming financing, estimated at approximately \$41,000,000. Borrowing the extra \$400,000 would not have much effect on our ability to finance the current projects. Commissioner Kemp stated he believed the School Board would like to keep those grant funds for other needs in the school system.

On motion of Kemp, seconded by Frye, the Board voted unanimously to approve an increase in the Asheboro City Schools (Teachey School project) financing by \$1,225,000 (for a total of \$5,425,000), to accept transfer to the County of legal title to the Teachey Elementary School property and to authorize the Chairman to sign all documents leasing the property back to the City Schools and making them an agent of the County for the signing of construction contracts.

Award Contract for Scattered Site Housing CDBG Housing Rehabilitation Specialist

David Townsend, III, Public Works Director, stated that Randolph County has once again received a Scattered Site Housing Grant to utilize CDBG funds to rehabilitate homes for low- to moderate-income individuals. The County is in the process now of choosing which houses can be rehabilitated and needs to hire the services of a specialized firm to help with this type of rehabilitation work. Five individual firms that provide rehabilitation specialist services received the solicitation for proposals; however, the County received a bid from only one firm: Hobbs, Upchurch and Associates, P.A. He said this project has once again been set up so that the Public Works Department will serve as administrator on the grant but will continue to work closely with the Building Inspections Department to insure that quality work is performed on these rehabilitated units.

Mr. Townsend requested approval to enter into a contract in the amount of \$17,500 (7 homes at \$2,500) with Hobbs, Upchurch and Associates, P.A. to provide housing rehabilitation services for the 2006 CDBG Scattered Site Housing project subject to funding approval by North Carolina Department of Commerce. CDBG funds will be used to pay for these services and no local funds will be required.

On motion of Frye, seconded by Davis, the Board voted unanimously to approve a contract with Hobbs, Upchurch & Associates in the amount of \$17,500 for housing rehabilitation specialist services for the 2006 CDBG Scattered Site Housing Grant project, subject to approval by the N.C. Department of Commerce.

Adoption of Resolution for 10-Year Solid Waste Plan

David Townsend, III, Public Works Director, stated that the Public Works Department has met with the eight municipalities that team with the County in the 10-Year Solid Waste Plan. It is a requirement of the County to have a 10-Year Solid Waste Plan, which must be updated every three years. The proposed plan has been updated with some very minor revisions to the current plan; the Public Works Department believes the current plan is working well for the County and all municipalities with the exception of the City of Asheboro, which has its own 10-year plan. Mr. Townsend asked the Board to adopt the proposed resolution, which adopts the 10-year plan:

On motion of Davis, seconded by Kemp, the Board unanimously approved a resolution adopting the County's 10-Year Solid Waste Plan, as follows:

***WHEREAS**, better planning for solid waste will help protect public health and the environment, provide for an improved solid waste management system, better utilize resources, and control the cost of solid waste management; and,*

***WHEREAS**, NC General Statute 130A-309.A (b) requires each unit of local government, either individually or in cooperation with other units of local government, to develop a 10-year comprehensive solid waste management plan; and,*

***WHEREAS**, NC General Statute 130A309.09A (b) also requires this plan to be revised every three years, so the plan be a continuous 10-year comprehensive solid waste management plan; and,*

***WHEREAS**, the County of Randolph was represented on the original Randolph County Solid Waste Management Advisory Committee and has been involved in the new planning process;*

***NOW, THEREFORE BE IT RESOLVED** that the County of Randolph hereby approves the Randolph County Comprehensive Solid Waste Management Plan.*

Award Contract for Administration of 2006 Single-Family Rehabilitation Housing Finance Grant

David Townsend, III, Public Works Director, stated that the County has been given the opportunity to participate in a \$400,000 Housing Finance Grant, which is a new funding source for the rehabilitation of homes for low- to moderate-income homeowners. It is similar to the CDBG Grant that the County completed in 2005. However, there is a slight difference between the Housing Finance Grant and the CDBG Grant. The CDBG Grants are actually allocated to the Counties who will then hire a consultant to help administer them. The Housing Finance Grant is a competitive grant and has to be administered by a consultant, who is key part of whether the grant is funded. The Housing Finance Office has recommended Sandra B. Ridley as the consultant for this grant; she was recently notified that Randolph County has received the grant pending procedural steps. Mr. Townsend asked the Board to award a contract to Sandy Ridley in the amount of \$72,000 as Administrator of the 2006 Single-Family Rehabilitation Housing Finance Grant, subject to funding approval from North Carolina Housing Finance Agency. It will be supervised and managed by the Randolph County Public Works Department, with heavy involvement by Ms. Ridley's firm.

On motion of Kemp, seconded by Davis, the Board voted unanimously to award a contract to Sandy Ridley in the amount of \$72,000 for administration services for the 2006 Single-family Rehabilitation Housing Finance Grant, subject to funding approval from the North Carolina Housing Finance Agency.

Approval of Grant Assistance Policy for 2006 Single-Family Rehabilitation Housing Finance Grant

David Townsend, III, asked the Board to adopt an Assistance Policy for the 2006 Single-Family Rehabilitation Program, which is the required policy established with the Housing Finance Agency. He stated that Ms. Sandy Ridley helped develop this policy. This Housing Finance Project is similar to our CDBG projects and does require that we adopt an Assistance Policy, which spells out in detail who is eligible for the application and gives details of the program. This Assistance Policy will be distributed to the individual homeowners who want to apply for the grant.

On motion of Frye, seconded by Davis, the Board voted unanimously to adopt the 2006 Single-Family Rehabilitation Program Assistance Policy, as follows:

I. What is the Single-Family Rehabilitation Program? RANDOLPH COUNTY has been awarded \$400,000 by the North Carolina Housing Finance Agency (NCHFA) under the 2006 cycle of the Single-Family Rehabilitation Program (SFR2006). This program provides funds to assist with the rehabilitation of moderately deteriorated homes which are owned and occupied by lower-income households. The primary goal of the SFR2006 program is to encourage the comprehensive rehabilitation of scattered-site single-family housing units owned and occupied by low-income households. In addition to the \$400,000 from the NCHFA, USDA Rural Development has pledged an additional \$50,000 to the project. Randolph County plans to apply the funds toward the rehabilitation of about ten (10) houses scattered throughout Randolph County's jurisdiction.

This Assistance Policy describes who is eligible to apply for assistance under the SFR program, how applications for assistance will be rated and ranked, what the terms of assistance are and how the whole rehabilitation process will be managed with the County's approved application for funding and with NCHFA's SFR Program Guidelines.

The Funds provided by NCHFA come from the federal HOME Investment Partnership Program, through the U.S. Department of Housing and Urban Development (HUD). The County will also utilize USDA Rural Development's 504 and 502 Home repair Loan Program.

II. Who is eligible to apply? There are two major requirements to be eligible for SFR2006 assistance. First, the elderly or disabled homeowner's family or household income must be below a certain income limit. Secondly, the applicant's house must be deteriorated, but not too much so. Homes selected for rehabilitation must be capable of being brought up to standards with the limited funding available. Unfortunately, some otherwise eligible Randolph County families will be deemed ineligible because their homes fail this test.

More specifically, to be eligible for consideration, homeowners must meet the following requirements:

*Applicants for SFR rehabilitation assistance must prove that they own and occupy the property to be rehabilitated as their primary residence. If the property is listed with life estate, the Life Estate holder must have the right to legally sign a deed of trust.

*Applicants must reside within the jurisdiction of Randolph County.

*Applicants must fit one of the special needs categories targeted by this program: elderly or disabled. (These terms are defined on page 3 of this policy.)

*Applicants' homes must meet all of the tests listed below. (See "What types of houses are eligible?" next page)

*Applicants' household incomes must fall below 80% of the area median. (See column below.)

**2006 Income Limits for Randolph County
Single-Family Rehabilitation Program**

| Number Household | in | 30% of Median Income | 50% of Median Income | 80% of Median Income |
|-------------------------|-----------|-----------------------------|-----------------------------|-----------------------------|
| 1 | | \$ 11,800 | \$19,650 | \$31,400 |
| 2 | | \$13,450 | \$22,450 | \$35,900 |
| 3 | | \$15,150 | \$25,250 | \$40,400 |
| 4 | | \$16,850 | \$28,050 | \$44,900 |
| 5 | | \$18,200 | \$30,300 | \$48,450 |
| 6 | | \$19,500 | \$32,550 | \$52,050 |
| 7 | | \$20,850 | \$34,800 | \$55,650 |
| 8 | | \$22,200 | \$37,050 | \$59,250 |

III. What types of houses are eligible? Properties are eligible only if they meet all of the following requirements:

* The property must be owner-occupied, single-family house within the jurisdiction of Randolph County.

* The property must require at least \$5,000 worth of improvements in order to meet SFR program standards.

* The property must be free of environmental hazards and other nuisances as defined by the Randolph County Codes or any such hazards or nuisances must be corrected as part of the rehabilitation of the unit. The Rehabilitation Specialist will determine whether there are environmental hazards/nuisances present on the site and if they can be removed through rehabilitation.

* The property must be economically feasible to rehabilitate. This means that it must be possible to bring the unit into compliance with all SFR2006 rehabilitation standards at a hard cost not exceeding the program limits of \$40,000 or \$40 per square foot. The Rehabilitation Specialist will make this determination.

* Properties cannot be located in the right-of-way of any impending or planned public improvements. The Rehabilitation Specialist will assist in making this determination.

* The property must be current with all taxes. If the owner is unsure about this, he can call the Randolph County Tax Assessor's Office at (336) 318-6500 (Asheboro), (336) 819-3500 (Archdale/High Point/ Trinity), (336) 218-4500 (Greensboro/Liberty).

* The property cannot be located on a site that is endangered by natural environmental hazards. The Rehabilitation Specialist will work with the homeowner to make this determination, if needed.

* The property may not be located in a flood hazard area. (The County will verify whether the home is in the flood plain from their GIS mapping system).

* The property cannot have been repaired or rehabilitated with public/Federal funding of \$5,000 or more within the past 10 years.

* Prior to committing funds to a unit, the value of the property (assisted Unit) after the rehabilitation will not exceed HUD's "203(b)" limits, which are based on 95% of the median purchase price for comparable single-family housing for Randolph County.

* Mobile homes are not eligible for assistance under the Randolph County SFR Program. Mobile homes, duplexes and triplexes and the like are not eligible for assistance with this program. Modular homes, constructed to the North Carolina State Building Code at time of construction, that are permanently placed and taxed as real property, are eligible for assistance.

* The applicant must provide proof of current homeowners or fire insurance on the property.

How are applications ranked? There are many more eligible households (with eligible houses) than can be assisted with the available funds. (Statewide less than one eligible household out of 1,000 can be assisted under SFR06.) In order to make the process for selecting applicants equal and fair to all households within Randolph County, the program will be advertised in the county newspaper and a 30-day window will be available to select applicants for participation in the program. In addition the County will notify potential applicants with a letter from the waiting list for housing assistance being maintained by the County. Referrals will be encouraged from social service agencies, health care providers and County agencies. Also, flyers promoting this program will be made available at the County Administrative Building for anyone requesting information about the program. Applications received as a result of these efforts will be accepted for a period of no more than 30 days following the publication date of the official announcement concerning this program in the county-wide newspaper. This time period will be clearly stated in the public announcements and flyers distributed.

The County has devised the following priority system to rank eligible applicants to determine which of them will be selected for assistance and in what order. Randolph County will utilize their "Scattered-Site Housing Selection Committee" formed to identify families in need of housing assistance scattered throughout the county. After the applicants are identified, a preliminary application will be made to determine that the applicant meets the program goals and objectives, eligibility and eligible use of funds. From the list, the committee will select a pool of applicants, and these applicants will receive points for falling into certain categories of personal need. The applications will be ranked according to which receive the most points.

The applicants with the most points will receive the highest priority. Applications will be reviewed and applicants selected until all SFR Program funds have been committed. All applicants not selected for the SFR project will receive a notice of loan disposition within 30 days of making their application for this loan program as per the Equal Credit Opportunity Act. Copies of all applications for assistance and letters notifying applicants of loan dispositions will be kept on file at Randolph County for auditing purposes.

**Priority Ranking System for Randolph County's
2006 Single-Family Rehabilitation Program**

| <i>Special Needs (for definitions see below)</i> | <i>Points</i> |
|--------------------------------------------------|---------------|
| <i>Elderly Head of Household (62 or older)</i> | <i>4</i> |
| <i>Disabled Head of Household</i> | <i>4</i> |
| <i>Income (See Income Table above)</i> | <i>Points</i> |
| <i>Less than 30% of County Median Income</i> | <i>10</i> |
| <i>30% to 50% of County Median Income</i> | <i>8</i> |
| <i>50% to 80% of County Median Income</i> | <i>7</i> |

V. The definitions of special needs populations under SFR2006 are:

Elderly- An individual aged 62 or older.

Disabled- A person who has a physical, mental or developmental disability that greatly limits one or more major life activities, has a record of such impairment, or is regarded as having such impairment.

Head of Household- The person or person(s) who owns the house.

Household Member- Any individual who is an occupant (defined below) of the unit to be rehabilitated shall be considered a "household member." (The number of household members will be used to determine household size, and all household members are subject to income verification.)

Occupant- An occupant is defined as any immediate family member (mother, father, spouse, son/daughter of the head of household, regardless of the time of occupancy); or non-immediate family member who has resided in the dwelling at least 3 months prior to the submission of the family's application.

Recipients of assistance under the SFR program will be chosen by the above criteria without regard to race, creed, sex, color or national origin.

VI. What are the terms of assistance under SFR06? The County will provide several types of assistance to the homeowners whose homes are selected for rehabilitation. The County will determine the scope of work needed to meet SFR program standards, prepare a work write-up and bid documents, solicit competitive bids from approved contractors, provide contract documents, conduct a pre-construction conference, inspect work in progress, and disburse funds to the contractor.

To pay for the rehabilitation work, the County will provide the SFR funds in the form of interest-free, forgivable loans, forgivable at a rate of \$3,000 per year. As long as the borrower lives in the home, no payments on the loan will be required. Furthermore, no payment will be required as long as the house continues to be both owned and occupied by a household whose income is less than 80% of the median income. That means any heir who may inherit the property from the original borrower, or any buyer who may wish to buy the property to live in, may "assume" the loan, and make no payments, so long as they can document that they are income-eligible and the Assumption is approved by NCHFA.

Of course, if the recipient prefers, the loan can be paid off at any time either in installments or as a lump-sum payment.

In addition, each applicant will be referred to USDA Rural Development 504 loan program in order to qualify for \$5,000. These loans are generally given at 1-3% interest rate with a 20-year term. A payment on \$5,000 at 1% for 20 years is \$25.00 per month.

Each project must use a minimum of \$5,000 of SFR loan money, but not more than \$40,000 per unit or \$40 per square foot, whichever is less, in SFR loan money. Variances from these maximums will be considered on a case-by-case basis where certain exceptional expenditures, such as water and/or sewer installations, are necessary. The amount of funds will depend on the scope of work, as determined by the Rehabilitation Specialist, and the best bid received. The average SFR cost of rehabilitation for the 10 units to receive assistance must be less than \$32,000; therefore, some applicants may have to be declined in order to keep the average cost below that level. If this happens we will go to the next person on the list that has a home needing moderate repairs. If an applicant's house is not done in the 2006 SFR cycle in order to comply with the budget requirements but is a repairable house under the conditions of the program, we will look at that home again in the next cycle of SFR.

VII. What kinds of work will be done? Each house selected for assistance will be rehabilitated to meet all SFR Rehabilitation Standards. That means every house must, upon completion of the rehabilitation,

* Meet the US Department of Housing and Urban Development (HUD) Section 8 Housing Quality Standards and the County of Randolph's Minimum Housing Code. (These are so-called "hability standards" which set minimum standards for decent, safe and sanitary living conditions.)

* Meet or exceed the NCHFA SFR Rehabilitation Standards (These are standards designed to save energy and save money on monthly utility bills. They also result in healthier and more comfortable homes.)

* Retain no "imminent threats" to the house's "structural integrity." (This means the County will try to ensure that if the owner provides reasonable maintenance over the years the house should be capable of lasting at least 30 to 40 more years after rehabilitation. One good example of an imminent threat to structural integrity is a crawl space that is too damp. In time it might promote damage to framing through termites or fungi.)

* Where practicable, new or replacement items will be designed and/or selected with an eye to "universal design" principles. Reasonable measures to strengthen homes against natural disasters, such as those recommended by "Project Blue Sky," will be considered.

These requirements are spelled out in full in the County's SFR2006 Administrator's Manual which may be viewed, at reasonable times, upon request, at the Department of Public Works office.

In addition to the above items that must be done to satisfy NCHFA requirements, the scope of work may also include certain items meant to enhance or protect neighborhood and unit property values, and/or home modifications designed to enable frail or disabled household members to function more independently.

Generally, the County will specify that rehabilitation tasks be accompanied in the least-expensive method that is deemed adequate to meet program standards. The SFR assistance cannot be used for luxury or non-essential work.

Of course, contractors performing work funded under SFR2006 are responsible for meeting all local requirements for permits and inspections. All work done under the program must be performed to NC State Building Code standards. (This does not mean, however, that the whole house must be brought up to Building Code Standards.)

VIII. What about lead-based paint? Until it was discovered to be a health hazard, the metal lead was used for centuries to make house paints. Now we know that lead exposure is a serious problem for small children. Selling lead paint was outlawed in 1978, but many older buildings still contain lead paint and children are still being poisoned.

Under SFR2006, if a home selected for rehabilitation was built before 1978, it will be impacted by lead-based-paint requirements. Any homeowner receiving assistance can expect to receive specific information of the hazards of lead. As required by federal law, certified lead inspectors will make lead inspections of the homes to determine if there is the presence of lead. If lead is found, the appropriate measures required by the federal law will be implemented, which can include risk assessment, interim controls, safe work practices and lead abatement. All lead-hazard-reduction activities will be in accordance with OSHA standards for worker protection.

In either case, it may be necessary for the household to relocate during the construction process for protection against further lead poisoning. If relocations are required, any relocation expenses will be at the homeowners' expense. If adequate funds are not available for lead abatement or relocation through SFR, the County will not be able to repair the unit, unless the homeowner can provide additional funds.

IX. Who will do the work on the homes? *The County is obligated under SFR2006 to ensure that quality work is done at reasonable prices and that all work is contracted through fair, open and competitive process. To meet those very difficult requirements, the County will invite bids only from contractors who are a part of an "approved contractors' registry."*

To be on the registry, contractors must (1) fill out an application for, listing several references and recent jobs completed, and (2) receive the "conditional approval" of the County. Once a contractor who has been conditionally approved has successfully completed one job for the County, his or her status is upgraded to "regular approval", meaning that he/she will be allowed to bid on a regular rotation as long as he/she remains in good standing. (Homeowners who know of quality rehabilitation contractors that are not on the County's Approved Contractors Registry are welcome to invite them to apply.)

From three to five approved contractors will be invited to bid on each job, and the lowest responsive and responsible bidder will be selected for the contract. "Responsive and responsible means that the contractor is deemed able to complete the County's cost estimate.

X. What are the steps in the process, from application to completion? *Now that you have the information about how to qualify for the 2006 Randolph County Single-Family Rehabilitation Program, what work can be done, and who will do it, let's go through all the major steps in the process:*

Completing an Application form: *Homeowners who wish to apply for assistance must do so at the meeting to be held at a later date or by contacting Sandra Ridley or Patty Brown, at 336 318-6606. Proof of ownership and income will be required. Those who have applied for housing assistance from the County will not automatically be reconsidered. A new application will need to be submitted.*

Preliminary inspection: *The County's Rehabilitation Specialist will visit the homes of potential recipients to determine the need and feasibility of the home for rehabilitation.*

Screening of Applicants: *Applications will be rated and ranked by the County based on need factors and the feasibility of the house for rehabilitation. The households to be offered assistance will be selected by the Scattered-Site Housing Selection Committee. Household income will be verified for program purposes only (information will be kept confidential). Ownership of property will be verified along with other rating factors. From this review, the ten (10) most qualified applicants will be chosen according to the point system described above. There will also be a list of three (3) alternates.*

Applicant interviews: *Approved applicants will be provided detailed information on assistance, lead hazards, program rehabilitation standards and the contracting procedures associated with their project at the informational interview. Before proceeding with the rehabilitation of their home, applicants will be given five (5) days in which to decide whether to accept the loan and participate in the SFR program or not. Applicants will be encouraged to consult with family members and legal professionals in order to determine the best course of action for them.*

Title Searches: *An attorney selected by Randolph County will conduct a title search. This is required for all units and will be completed prior to loan closing and contract execution.*

Work write-up: *The County's Rehabilitation Specialist will visit the home again for a more thorough inspection. All parts of the home must be made accessible for inspection, including the attic and crawl space, if any. The owner should report any known problems such as electrical short circuits, blinking lights, roof leaks and the like. The Rehabilitation Specialist will prepare complete and detailed work specifications (known as the "work write-up"). A final cost estimate will also be prepared by the Rehabilitation Specialist and held in confidence until bidding is completed.*

Bidding: *Approved contractors will be notified of a house showing. The Rehabilitation Specialist will accompany these contractors to the home and go over the work write-up in depth. At this time we will need access to all parts of the house in order to prepare a bid. A bid opening will be conducted at the Public Works Office at a specified date and time. All bidders will be invited to attend.*

Contractor selection: *Within 48 hours of the bid opening, after review of bid breakdowns and timing factors, the lowest most responsible bid will be chosen. The bid will be awarded by the Randolph County Board of Commissioners at their next regularly scheduled meeting. These meetings are held once a month. After the award of the contract to the lowest most responsible bidder the homeowner will be notified of (1) the selection, (2) the amount, (3) the amount of the County's cost estimate and (4) if other than the lowest bidder is selected, of the specific reasons for the selection.*

Loan closing and Contract execution: *Loan contract documents will be executed; these will bind all parties and make the project official. The contract will be between the contractor and the homeowner, with the County signing as an interested third party. Contractors must submit proof of liability insurance.*

Pre-Construction conference: *A pre-construction conference will be held at the Public Works Office. At this time, the homeowner, contractor and program representatives will discuss the details of the work to be done. Starting and ending dates will be agreed upon, along with any special arrangements such as weekend or evening work hours and disposition of items to be removed from the home (such as old cabinets, etc.). The County will issue a "proceed order" at this conference, formally instructing the contractor to commence by the agreed-upon date.*

Construction: The contractor will be responsible for obtaining a building permit for the project before beginning work. The permit must be posted at the house during the entire period of construction. Program staff will closely monitor the contractor during the construction period to make sure that the work being done is according to the work write-up (which is made a part of the rehabilitation contract by reference) and in a timely fashion. Code Enforcement Officers will inspect the new work for compliance with the State Building Code, as with any other job. The homeowner will be responsible for working with the contractor toward protecting personal property by cleaning work areas as much as practicable. If the homeowners need to relocate their household items or themselves in order to avoid the inconvenience of construction it will be at their own expense.

Change Orders: All change orders to the scope of work must be approved by the owner, the contractor, the Rehabilitation Specialist and the Assistant to the Director of Public Works, and reduced to writing as a contract amendment (“change order”). If the change requires an adjustment in the loan amount, the change must be specified in the change order. Also a modification agreement stating these changes in the contract amount must be completed by the County and executed by the owner.

Progress Payments: The contractor is entitled to request a maximum of two partial payments during construction. When a payment is requested, the Rehabilitation Specialist will inspect the work within three days, list all items deemed 100% complete, and calculate a payment based on 90% of the total contracted amount of these completed items. Payments may be made twice a month only, on the 15th and 30th of each month.

Closeout: When the contractor declares the work complete, program staff will thoroughly inspect work. If deficiencies are observed, the contractor will be required to correct them. When the Rehabilitation Specialist and the homeowner are satisfied that the contract has been fulfilled, each will sign off and, after receipt of the contractor’s final invoice, the final payment will be ordered. The contractor will submit all lien releases prior to release of the final payment. All material and workmanship will be guaranteed for a one-year period after the date of the project completion.

Post-construction conference: Following construction, the contractor and the Rehabilitation Specialist will sit down with the homeowner one last time. At this conference the contractor will hand over all owner’s manuals and warranties on equipment. The contractor and Rehabilitation Specialist will go over operating and maintenance requirements for the new equipment and appliances and discuss general maintenance of the home with the homeowner. The homeowner will have the opportunity to ask any final questions about work.

Recordation and assignment: As soon as the final contract amount is known, including any amendments due to change orders, the County will have the loan documents recorded at the County Register of Deeds office and the loan will be “assigned” to NCHFA. That means that the loan will become part of the property of NCHFA, with original documents sent there for storage and “servicing.”

The Warranty period: It is extremely important that any problems with the work that was performed be reported to the Rehabilitation Specialist as soon as possible. All bona fide defects in materials and workmanship reported within one year of completion of construction will be corrected free of charge.

XI. What are the key dates? If after reading this document, you feel that you qualify for this program and wish to apply, please keep the following dates in mind (all meetings dates will be announced at a later date as approvals are received):

Applications available to the public starting _____.
A meeting will be held to go over the eligibility request on _____.
Awards made to loan recipients by _____.
All rehabilitation work must be under contract by _____.
All rehabilitation work must be completed by _____.

XII. How do I request an application? Just contact:

Sandra Ridley
259 Rankin Lake Road
Ellerbe, NC 28338
(886) 212-4988 (toll free)

Patty Brown
Randolph County
725 McDowell Road
P.O. Box 4728
Asheboro, NC 27204-4728
(336) 318-6606

XIII. Is there a procedure for dealing with complaints disputes and appeals? Although the application process and rehabilitation guidelines are meant to be as fair as possible, the County of Randolph realizes that there is still a chance that some applicants or participants may feel that they are not treated fairly. The following procedures are designed to provide an avenue for resolution of complaints and appeals.

During the application process:

If an applicant feels that his/her application was not fairly reviewed or rated and would like to appeal the decision made about it, he/she should contact Sandra Ridley within five days of the initial decision and voice his/her concern. If the applicant remains dissatisfied with the decision, the detailed complaint should be put in writing. A written appeal must be made within 10 business days of the initial decision on the application.

The County of Randolph will respond in writing to any complaints or appeals within 10 business days of receiving written comments.

During the rehabilitation process:

If the homeowner feels that the construction is not being completed according to the contract, he/she must inform the contractor and the Rehabilitation specialist.

The Rehabilitation Specialist will inspect the work in question. If he finds that the work is not being completed according to contract, the Rehabilitation Specialist will review the contract with the contractor and ask the contractor to remedy the problem. If the problem persists, a mediation conference between the homeowner and the contractor may be convened by the Rehabilitation Specialist and facilitated by the Program Administrator.

Should the mediation conference fail to resolve the dispute, the Program Administrator will render a written final decision. If the Rehabilitation Specialist finds that the work is being completed according to the contract, the complaint will be noted and the Rehabilitation Specialist and the homeowner will discuss the concern and the reason for the Rehabilitation Specialist's decision.

XIV. Will the personal information provided remain confidential? Yes. All information in applicant files will remain confidential. Access to the information will be provided only to County employees who are directly involved in the program, The North Carolina Housing Finance Agency, the US. Department of Housing and Urban Development (HUD), Rural Development and auditors.

XV. What about conflicts of interest? No officer, employee or other public official of the County, or member of the County Commissioners, or entity contracting with the County, who exercises any functions or responsibilities with respect to the SFR program, shall have any interest, direct or indirect, in any contract or subcontract for work to be performed with program funding, either for themselves or those with whom they have family or business ties during their tenure or for one year thereafter. Relatives of County employees, Commission Members and others closely identified with the County may be approved for rehabilitation assistance only upon public disclosure before the County Commissioners and written permission from NCHFA.

XVI. What about favoritism? All activities under SFR2006, including rating and ranking applications, inviting bids, selecting contractors and resolving complaints, will be conducted without regard to race, creed, sex, color or national origin.

XVII. Who can I contact about the SFR2006 program? Any questions regarding any part of this application or program should be addressed to:

Sandra Ridley
Program Administrator
259 Rankin Lake Road
Ellerbe, NC 28338
(866) 212-4988 (toll free)

Patty Brown
Randolph County
725 McDowell Road
Asheboro, NC 27204-4728
(336) 318-6606

These contacts will do their utmost to answer questions and inquiries in the most efficient and correct manner possible.

XVIII. If other resource referrals are needed, how will those be handled? Referrals for other services may be made to the Randolph County Department of Social Services.

Public Hearing/Approval of Rural Operating Assistance Program (ROAP) Grant Application

At 5:00 p.m. the Board adjourned to a duly advertised public hearing concerning the FY 2006-07 ROAP grant application. Roger King, Transportation Director, Randolph County Area Transit System, told the Board that this grant consolidates the Elderly and Disabled Transportation Assistance Program (EDTAP), the Work First Transitional/Employment Transportation Assistance Program (WF/EMP) and the Rural General Public Program (RGP) into a single package. The \$176,155 (\$72,821-EDTAP, \$17,387-WF/EMP, \$85,947-RGP) requested is based on formulas approved by the General Assembly.

Chairman Holmes opened the public hearing. No one was present to speak. Chairman Holmes closed the public hearing.

On motion of Davis, seconded by Kemp, the Board voted unanimously to approve the FY 2006-07 ROAP grant application and Appendix A Certified Statement.

Request for Participation in the CDBG Match for United Furniture Ind., LLC

Bonnie Renfro, Executive Director of Economic Development, stated that United Furniture is a Mississippi-based upholstered furniture company that first expanded to our state in 2002. The site in Randolph County currently employs 178 people and a recent addition in High Point employs 78. They are literally out of capacity and wish to consolidate and expand the former Confluence Watersports facility with a 60,000 square foot addition and 83 new jobs. Currently they produce 1/3 of their product line in our state. Their purchase of the Confluence facility is contingent upon sewer extension estimated at \$1.27 million. The City of Archdale will apply for a \$720,000 Community Development Block Grant and a \$500,000 NC Rural Center Grant to fund extension of a sewer line to the site. Ms. Renfro asked the Board to consider an equal share of a \$50,000 local match with the City of Archdale.

On motion of Frye, seconded by Lanier, the Board voted unanimously to appropriate \$25,000 to the City of Archdale for the County's share in the local match for a Rural Center Grant for United Furniture Industries, contingent on approval of the two grants.

Adoption of Order of Succession for Randolph County

Richard Wells, Interim County Manager, asked the Board to consider amending the County's Order of Succession

On motion of Kemp, seconded by Davis, the Board voted unanimously to amend the County's Order of Succession, as follows:

In case of absence or incapacity of the County Manager and in the absence of contrary direction from the Chairman or majority of the Board of Commissioners, those named below in order of succession are hereby authorized to make all decisions of an administrative nature which are normally made by the County Manager, including decisions involving expenditures of budgeted funds if the proper conduct of County business or an existing emergency warrants a decision to be made prior to the Manager's return. In reaching such decisions, the successor shall be guided by what is known to be Board policy, County Manager policy, and customary practice.

In cases of civil disturbance or natural disaster, the successor shall make every effort to notify the Manager, the Chairman, and/or members of the Board of Commissioners for guidance and direction.

The order of succession is:

- 1. Will Massie, Assistant County Manager/Chief Finance Officer*
- 2. Hal Johnson, Planning & Zoning Director*
- 3. Jane Leonard, Deputy Finance Officer*

This document is to be filed with the Randolph County Clerk to the Board of County Commissioners.

Presentation of Completed County Project

Alice Dawson, Assistant to County Manager/Clerk to the Board, stated that four years ago Randolph County implemented a management information system based on performance measurement. She and the County Manager held several discussions about the management information system and felt that an important component was missing—the understanding of daily operations in each service area as the context in which to apply the performance indicators. They also discussed the fact that the world of county government is a world of constant change: county commissioners come and go, as do department heads, supervisors, and even county managers. They decided that we should make some attempt to preserve the County's corporate history and to get a better handle on the services that we deliver.

Ms. Dawson implemented a plan to visit each department to interview the department head and supervisors and to observe work in progress until she had a working knowledge of all aspects of the daily activities in each area. She also researched the history of each department (when, how, and where it started; its different locations through the years; what federal/state/local rules it operates under; changes to its duties, etc.) In addition, she worked with departments to analyze and fine-tune the

departments' performance goals and measures. After completing her work in each department, she wrote a comprehensive narrative of all that she had learned.

Ms. Dawson worked on this project for over two years, and it is now complete. The information on each department has been compiled into a separate book. There is a wealth of information assimilated into each book that will be a tremendously valuable resource and great educational tool.

The Board commended Ms. Dawson on this project and asked her to see if this information could be placed on the County's website.

Adoption of Resolution Supporting Local Franchising Authority for Cable TV

Alice Dawson, Assistant to County Manager/Clerk to the Board, stated that federal legislation has been introduced in both the House and Senate which, if adopted, would significantly alter the ability of local governments to enforce local cable franchise agreements, manage and collect franchise fees, and eliminate mechanisms to collect the fees and enforce customer service standards. Ms. Dawson presented a resolution opposing the proposed legislation for the Board's consideration.

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

WHEREAS, the County of Randolph recognizes that there have been three bills recently introduced that would significantly alter or completely eviscerate the ability of local governments to enter into and enforce local cable franchise agreements and to manage and collect fees for the use of local rights of way, the most far reaching of which is S. 1504 introduced July 27, 2005 by Senator John Ensign (R-NV); and,

WHEREAS, the two earlier bills HR3146 and S.1349, sponsored by Representatives Blackburn (R-TN) and Wynn (D-MD), and by Senators Smith (R-Ore.) and Rockefeller (D-WV), respectively attempt to give municipalities the authority to collect franchise fees, but by eliminating local franchise agreements, eliminate the mechanisms used to collect those fees; and,

WHEREAS, the County of Randolph strongly opposes the Ensign bill or any other federal legislation that would eliminate local government authority to manage their local rights of way and ensure that the public is compensated for the use of those rights of way; and,

WHEREAS, the County of Randolph strongly endorses promoting competition for all consumers, but these bills would mean that fewer citizens will receive the benefit of video competition, leaving video providers free to choose the most lucrative communities; and,

WHEREAS, the County of Randolph's franchise is basically a lease and land management agreement, allowing private use of public land in exchange for compensation and services for the public, and these bills would leave cities with no authority to manage the use of their rights of way; and

WHEREAS, the bills would significantly limit the amount of fees the County of Randolph could collect, as well as limit the authority for the County of Randolph to enforce collection of a significant source of revenue to the General Fund in the amount of \$217,819 annually; i.e., a revenue source that has increased by 5% over the last five fiscal years; and,

WHEREAS, the County of Randolph would lose its authority to ensure that public safety is maintained by eliminating institutional networks that serve our police and firefighters, as well as losing its authority over video services' ability to create potholes in public roads and potentially damage water and sewer lines, without any municipal oversight;

NOW, THEREFORE, BE IT RESOLVED that as an elected leader, we stand ready and willing to welcome and promote video competition in the County of Randolph without abrogating local government authority to ensure service for all citizens and to receive compensation for private use of public land.

Bid Award for Live Scan Fingerprint Machine

Major Allen McNeill stated that the Randolph County Sheriff's Office installed a new LiveScan fingerprint machine in the Randolph County Jail in May of 1997 when the new jail opened. That device is now four years past its life expectancy. Bid requests for a new machine were issued in March of 2006

to interested bidders. Only one response was received from those bids. The bid received was from DataWorks Plus in Greenville, SC in the amount of \$52,850. Major McNeill said that they currently have sufficient money in their budget to make this purchase.

On motion of Davis, seconded by Kemp, the Board voted unanimously to award the bid for a LiveScan fingerprint machine to DataWorks Plus in the amount of \$52,850.

Announcement of NCACC District Meetings

Chairman Holmes announced the 2006 North Carolina Association of County Commissioners (NCACC) district meetings, which will focus on Medicaid solutions and commissioner involvement. Commissioners Holmes and Frye stated that they planned to attend.

Approval for Purchase of 911 Equipment and Budget Amendment

Neil Allen, Emergency Services Director, stated that the current lease on the equipment for the 911 center will expire on April 11, 2006. This lease includes all equipment needed to operate a 911 center except the radio control stations, which we already own. We have evaluated several options, including continuing the lease on a month-to-month basis, committing to a new one- or two-year lease, and outright purchase. Under each analysis, the \$87,461 buyout price is the most cost-effective solution. The equipment has been maintained with all software upgrade releases and still has a useful life of 2–3 years. The purchase would include CML Rescue-Star, E – 911 Controller, SeNTinel operator positions, Informer Call Stats Interface, Smart Terminal Interface, Net Clock, CML Comstar – Radio Controller, and 6 dispatch positions. Mr. Allen recommended that the County purchase the equipment and contract with Sprint to continue maintaining the technical support of the system. All costs will be paid out of the Emergency Telephone Fund, split evenly between the Wireline and Wireless resources. This solution will give us adequate time to develop specifications for an entirely new 911 system, with a target date of 2008 to evaluate the proposals.

On motion of Davis, seconded by Kemp, the Board voted unanimously to approve the buyout price of \$87,461 for our 911 equipment and to contract with Sprint to continue maintaining the technical support of the system and to approve Budget Amendment #34, as follows:

| 2005-2006 BUDGET ORDINANCE—EMERGENCY TELEPHONE SYSTEM FUND--AMENDMENT # 34 | | |
|---------------------------------------------------------------------------------------|------------------|-----------------|
| <i>Revenues</i> | <i>Increase</i> | <i>Decrease</i> |
| <i>Appropriated Fund Balance</i> | <i>\$ 87,461</i> | |
| <i>Appropriations</i> | <i>Increase</i> | <i>Decrease</i> |
| <i>Wireline</i> | <i>\$43,730</i> | |
| <i>Wireless</i> | <i>\$43,731</i> | |

Budget Amendment—Day Reporting Center

Will Massie, County Finance Officer, stated that the NC Department of Corrections has allocated additional funding for the Adult Criminal Justice Program. The additional funding will be used to assist with transportation cost. The budget requires an amendment of \$16,007.

On motion of Kemp, seconded by Frye, the Board approved Budget Amendment #35, as follows:

| 2005-2006 BUDGET ORDINANCE—GENERAL FUND--AMENDMENT # 35 | | |
|----------------------------------------------------------------|-----------------|-----------------|
| <i>Revenues</i> | <i>Increase</i> | <i>Decrease</i> |
| <i>Restricted Intergovernmental</i> | <i>\$16,007</i> | |
| <i>Appropriations</i> | <i>Increase</i> | <i>Decrease</i> |
| <i>Day Reporting Center</i> | <i>\$16,007</i> | |

Budget Amendments—Randleman Dam

Will Massie said that the Piedmont Triad Regional Water Authority has assessed Randolph County for its final share (\$112,136) of construction costs related to the transmission line, which crosses the lake. A preliminary cost was already budgeted; however, the final assessment is \$4,907 higher than expected. The Randleman Dam Capital Project Fund will need to be amended to reflect an additional transfer from the General Fund to cover this charge.

On motion of Frye, seconded by Kemp, the Board voted unanimously to approve the following budget amendments:

| RANDLEMAN DAM CAPITAL PROJECT ORDINANCE— AMENDMENT #5 | | |
|--------------------------------------------------------------|-----------------|-----------------|
| Revenues | Increase | Decrease |
| <i>Transfer From General Fund</i> | \$ 4,907 | |
| Appropriations | Increase | Decrease |
| <i>Dam Construction</i> | \$ 4,907 | |

| 2005-2006 BUDGET ORDINANCE—GENERAL FUND--AMENDMENT # 36 | | |
|----------------------------------------------------------------|-----------------|-----------------|
| Revenues | Increase | Decrease |
| <i>Appropriated Fund Balance</i> | \$ 4,907 | |
| Appropriations | Increase | Decrease |
| <i>Transfer to Randleman Dam Capital Project</i> | \$4,907 | |

Closed Session—Economic Development

At 5:55 p.m., on motion of Frye, seconded by Kemp, the Board voted unanimously to go into closed session to discuss matters relating to the location or expansion of business in the area, pursuant to N.C.G.S. 143-318.11(a)(4).

At 6:18 p.m., the Board returned to open session.

Consideration of Request for Easement Across County Property

The Board discussed a request made by a group of local businessmen for the County to grant an easement across County-owned property from New Century Drive to property adjacent to the jail. The group has no plans to develop it themselves; instead, they plan to sell the property to developers. This property is located within the City of Asheboro’s zoning jurisdiction. After discussion, the Board decided that they would need more information before they could make a decision on this request.

Rezoning Public Hearing

At 6:40 p.m., the Board adjourned to a duly advertised public hearing to consider rezoning requests. Hal Johnson, Planning and Zoning Director, presented the following requests, and Chairman Holmes opened the public hearing for comments on each request and closed it before taking action on each request.

1. **RONALD BLAKLEY**, Trinity, North Carolina, is requesting that 101.81 acres located at 8268 US Hwy 64 West, Tabernacle Township, be rezoned from RA to RLOE-CD. Rural Growth Area. Lake Reese Watershed. Tax ID#s 6792992948 and 7703013856. The proposed Conditional Zoning District would specifically allow the development of a 20-lot residential subdivision, as per site plan, for site-built homes only with a minimum house size of 1,600 sq. ft. The Planning Board reviewed this request

at public meeting on February 7, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Unified Development Ordinance and Growth Management Plan. This request was considered at the 3/13/06 Commissioners rezoning public hearing, and the Board voted to defer action on the request until the April meeting in order to give the applicant the opportunity to determine if D.O.T. would approve moving the subdivision entrance just west of the original proposed location. Mr. Johnson stated that the proposed entrance has now been moved 60 feet west of the original location. *Note: No public hearing was held at this meeting since a public hearing was held at the March Commissioners meeting.*

Policies within the Growth Management Plan supporting approval of this request:

Policy 6.16. The County should preserve scenic views and elements of the county's rural character by minimizing perceived density by minimizing views of new development from existing roads through use of natural buffers and open space.

Policy 6.22. New driveway connections should be designed in a way to minimize new locations on existing public roads.

Policy 6.23. The County should encourage the use of rural lot subdivision designs where the size of lots allow for open space and groundwater recharge areas preserved by careful siting of the principal and accessory uses as noted through subdivision plat notations and related deed restrictions.

On motion of Kemp, seconded by Davis, the Board voted 3-2, with Lanier and Frye opposing, to approve the amended request of Ronald Blakley, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.

2. **DAVID HEGE**, Franklinville, North Carolina, is requesting that 1.66 acres located on Old Brower Mill Road, Franklinville Township, be rezoned from RR to RA. Rural Growth Area. Tax ID# 7794487150. It is the desire of the applicant to use the property for residential purposes. The Planning Board reviewed this request at public meeting on March 14, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Unified Development Ordinance and Growth Management Plan.

Policies within the Growth Management Plan supporting approval of this request:

Policy 6.5. The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Evonna Hege, 3443 Old Brower Mill Rd., spoke in support of this request.

On motion of Frye, seconded by Davis, the Board voted unanimously to approve the request of David Hege, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.

3. **JULIA HARLEY**, Asheboro, North Carolina, is requesting that 0.60 acre located at 3154 Rainbow Loop, in Rainbow Park Subdivision, lots 180-183, Cedar Grove Township, be rezoned from RR to RA. Primary Growth Area. Tax ID# 7657755956. It is the desire of the applicant to use the property for residential purposes. The Planning Board reviewed this request at public meeting on March 14, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Unified Development Ordinance and Growth Management Plan.

Policies within the Growth Management Plan supporting approval of this request:

Policy 6.5. The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Elana Harley said that they will replace the old mobile home with a newer one.

On motion of Davis, seconded by Frye, the Board voted unanimously to approve the request of Julia Harley, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.

4. **DIAMOND QUALITY AUTOMOBILES, INC.**, Archdale, North Carolina, is requesting that 0.73 acres located on the corner of Bethel Drive Extension/Old Thomasville Road, Trinity Township, be rezoned from RA to HC. Primary Growth Area. Tax ID# 6798197117. It is the desire of the applicant to use the property for commercial purposes. The Planning Board reviewed this request at public meeting on March 14, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Unified Development Ordinance and Growth Management Plan.

Policies within the Growth Management Plan supporting approval of this request:

Policy 4.2. Highway-oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

Policy 4.4. Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

Mel Foster spoke in support of this request and added that 84 Lumber Company wants to put a sign on the corner of this property.

On motion of Frye, seconded by Kemp, the Board voted unanimously to approve the request of Diamond Quality Automobiles, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.

5. **SHARPE LEASING, INC.**, Greensboro, North Carolina, is requesting that the existing Highway Commercial/Conditional Zoning located at 5909 Harold Meadow Road, Providence Township, be amended to replace the existing conditions to allow the existing facilities to be used for a grading and paving business as per site plan. Secondary Growth Area. Sandy Creek Watershed. Tax ID# 8708138602. The existing Conditional Zoning allows the existing facilities to be used for a diesel repair business and propane gas sales and distribution. The Planning Board reviewed this request at public meeting on March 14, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Unified Development Ordinance and Growth Management Plan.

Policies within the Growth Management Plan supporting approval of this request:

Policy 4.4. Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

Policy 4.5. Effective buffering and/or landscaping should be provided where commercial development adjoins existing or planned residential uses.

Policy 4.6. Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.

Ivan Clayton, Vice President of Sharpe Leasing, said that the business was moving from Guilford County to this site.

On motion of Frye, seconded by Davis, the Board voted unanimously to approve the request of Sharpe Leasing, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.

6. **DAVID COCKMAN**, Liberty, North Carolina, is requesting that 3 acres located on the corner of Old Hwy 421 Road/Bulb Road, Liberty Township, be rezoned from RA to HC-CD. Primary Growth Area. Tax ID# 8708748290. The proposed Conditional Zoning District would specifically allow the construction of a mini-warehouse facility with approximately 225 storage units as per site plan. The Planning Board reviewed this request at public meeting on March 14, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Unified Development Ordinance and Growth Management Plan.

Policies within the Growth Management Plan supporting approval of this request:

Policy 4.2. Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

Policy 4.5. Effective buffering and/or landscaping should be provided where commercial development adjoins existing or planned residential uses.

David Cockman, applicant, said that the storage unit facility would not be an eyesore. He said these units are typically used for long-term storage so there wouldn't be a lot of traffic in and out of the facility. He plans to make the place very attractive and won't be using any bright or offensive colors.

Jon Megerian, attorney representing area neighbors, disagreed with Mr. Cockman's statements, saying that 225 storage units would generate a lot more traffic. Also, public auctions are typically held at storage facilities such as this one for people who fail to come back for their belongings. He said that Old Hwy 421 is a rural road, not a big highway. Near the proposed entrance to the facility is a blind curve. If the applicant plants buffers (foliage) there it would make the curve even more dangerous. He said that most citizens in the area were not aware of this request and didn't attend the Planning Board meeting.

About 18 people stood in opposition to the request.

Mr. Megerian presented a petition of opposition to the Board, containing over 100 names. He said that this area is not densely populated and the proposed facility would violate at least 4 policies of the Growth Management Plan.

Ann Morris spoke in opposition to the request and distributed photos of the area depicting its rural character and upscale homes.

A.C. Blackard, Jr. has lived in the area for 70 years and spoke in opposition to the request. He also said that this proposed facility would be out of character for this area. He is also concerned with the blind curve near the proposed entrance.

Elizabeth Chapell, 2217 Bobby Jean Rd., said that there are a lot of school buses from Guilford and Randolph Counties that drive this road. Her daughter hit a deer in the blind curve recently.

David Cockman spoke again, saying that the Leyland Cypress he intends to plant won't obstruct the view of oncoming traffic and that there wouldn't be a lot of additional traffic.

On motion of Frye, seconded by Lanier, the Board voted unanimously to deny the request of David Cockman due to concerns expressed by area residents about potential traffic safety problems and concerns that the secondary road would not support the traffic that could be generated should this rezoning request be approved, even though the request is consistent with the County's Growth Management Plan..

7. **IAI PROPERTIES**, Sophia, North Carolina, is requesting that 30.41 acres located on Branson Davis Road, New Market Township, be rezoned from RA to CVOE-CD. Secondary Growth Area. Randleman Lake Watershed. Tax ID# 7746417560. The proposed Conditional Zoning District would specifically allow the development of a 14-lot residential subdivision for site-built homes with a minimum house size of 1,400 sq. ft. The Planning Board reviewed this request at public meeting on March 14, 2006, and unanimously recommended that this request be approved as consistent with standards and policies contained within the Unified Development Ordinance and Growth Management Plan. This request was initially heard at the 2/6/06 Commissioners meeting and was referred back to the Planning Board for their consideration of the new site plan and to address the possibility of the new I-73 taking the drain field area. Mr. Johnson said that since the February meeting, they had learned that the planned route of the new I-73 will take out several of the off-site sewage systems. However, the developer says that he still wants the request rezoned to prove to the State that this would have fit in with the County's land use plan.

Policies within the Growth Management Plan supporting approval of this request:

Policy 6.5. The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long term quality of life in Randolph County.

Policy 6.13. Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Policy 6.14. Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes a leap frog development (i.e., leaving large vacant areas between developments).

Lester Davis, a partner with IAI Properties, said that if the Board will approve this request, it will prove to the State that this property can be developed. Once the State takes the proposed sewage sites for the new road he will reduce the number of lots to 7 and redraw the site plan.

On motion of Davis, seconded by Kemp, the Board voted unanimously to approve the request of IAI Properties, as consistent with the County's adopted comprehensive land use plans and outlined in the recommendations provided by the County Planning Board.

Adjournment

There being no further business, the meeting adjourned at 8:10 p.m.

J. Harold Holmes, Chairman

Darrell L. Frye

Phil Kemp

Robert B. Davis

Arnold Lanier

Cheryl A. Ivey, Clerk to the Board