



# THE RANDOLPH RECAP

AUGUST 15, 2022

SPECIAL COMMISSIONER MEETING AGENDA SUMMARY

## AGENDA ITEMS:

- Unified Development Ordinance Amendment
- Consider Addition of Three Code Enforcement Officers
- Budget Amendment-Additional Encumbrances Carryforwards
- Establish Northwest Randolph Human Services Center Capital Project



Critical issues facing our community and county government have never been greater as we progress in the 3rd decade of the 21st Century. The Randolph County Board of Commissioners holds regular public meetings on the first Monday of each month, beginning at 6:00 pm, in the 2nd Floor Meeting Room at the Historic Courthouse, 145 Worth Street, Asheboro, N.C. At each meeting, issues impacting our county and citizens are presented and evaluated by the County Commissioners.

Randolph County government is committed to providing citizens with the opportunity to access information and obtain the latest news and public updates regarding the county and its government. The Randolph Recap is a new addition to the Randolph County web page. It will provide monthly highlights and summaries from County Commissioner meetings. It will also highlight information on current issues facing the County Commissioners and the Departments and agencies of Randolph County government. The Randolph-Recap will serve as one of the various communication outlets, including Facebook, Twitter, Instagram, and print media, that will update and communicate with our Randolph County citizens.

We hope the Randolph Recap is helpful to you and would appreciate your input and comments as we move forward.



**Hal Johnson**  
Randolph County Manager



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## Unified Development Ordinance Amendment

On June 14, 2022, Randolph County Planning Board held a public hearing and discussion regarding the Cluster Overlay Subdivision zoning district and ways to better the district for developers and the County. After much discussion, the Planning Board voted unanimously to recommend that the Randolph County Board of Commissioners amend the Randolph County Unified Development Ordinance, pertaining to the Cluster Overlay Subdivision regulations. County Manager, Hal Johnson presented the Planning Board recommendations to the County Commissioners. Specifically, the Planning Board recommends:

- Change the district name from Cluster Overlay Subdivision to Conservation Subdivision Overlay.
- Reduce the required open space from fifty percent to between thirty and forty percent.
- Allow lot frontages in the Secondary Growth Areas to reduce from one hundred feet to ninety feet in this district.
- Reduce the base density in Primary and Secondary Growth Areas in this district from 40,000 sq. ft to 30,000 sq. ft. and from 3 acres in Rural Growth Areas to 1.5 acres.

Commissioners held a public hearing regarding the Randolph County Unified Development Ordinance. No public speakers came forward during the public hearing.

*Commissioners voted unanimously to set the required amount of open space for the district at 30%.*

*Commissioners approved a motion pursuant to article 400 section 408-C on Randolph County Unified Development Ordinance to approve the ordinance to amend the Randolph County Unified Development Ordinance, article 600 section 614, to include the new zoning overlay district, conservation subdivision overlay district, that is included in the board of commissioners agenda submitted during the Randolph County Unified Development Ordinance amendment presentation and based upon the determination of consistency and findings of reasonableness and public interest statement that is included in the board of commissioners agenda submitted during the amendment presentation and as may be amended incorporated into the motion to be included in the minutes and that the request is also consistent with the Randolph County growth management plan.*

*Commissioners voted unanimously to approve a motion adopting the resolution amending the Randolph County Unified Development Ordinance.*



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## Consider Addition of Three Code Enforcement Officers

Randolph County has shown continued growth over the past several years in the Archdale/Trinity area of the County. New housing has increased a great deal, especially the number of home sites that are pending approval or have been approved for new housing. Also, as construction has commenced on the Megasite, infrastructure needs have increased. There have been several inquiries about land development for commercial, industrial, and housing use in the Northeastern part of Randolph County surrounding the Megasite. The inspections department is requesting three additional Code Enforcement Officer positions. These new officers will be primarily responsible for the building and electrical trades and are essential to maintain strict building schedules and provide timely service to the citizens of Randolph County.

*Commissioners unanimously approved the addition of three new Code Enforcement Officer positions and the associated budget amendment.*

## Budget Amendment- Additional Encumbrances Carryforwards

N.C. General Statute 159-26 requires a county with a population over 50,000 to maintain an accounting system that records and shows encumbrances. Encumbrances outstanding on June 30th are added to the current year's budget by amending the budget ordinance, balances are reported in the County's year-end financial statements as part of the restricted by state statute portion of fund balance. The Board previously approved encumbrance carryforwards at the August 1 meeting. However, the totals did not include all the outstanding purchase orders and outstanding contracts. At June 30, 2022, the additional encumbrances to be carried over to the 2022-2023 General Fund Budget total \$2,442,754. The encumbrances consist of funds committed for renovation/maintenance projects, service contracts, technology purchases, related contracts, grant program costs, and vehicle capital outlay.

*The board unanimously approved the budget amendment for additional encumbrances as presented.*



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## Establish Northwest Randolph Human Services Center Capital Project

The County has the opportunity to purchase the vacant office building at 215 Balfour Drive in Archdale. This property is owned by the US Marshal's office and has been offered for sale in a bidding process. The building is 17,325 sq. ft. and sits on over three acres. The County has offered \$1.4M for the property, which has been accepted. The tax value of the property is \$1,816,740. The County has proposed using the building for an Archdale-Trinity area human services branch, including Public Health and DSS.

*The board unanimously approved the authorization of purchase of the 215 Balfour Drive property for \$1.4M, authorized the Chairman to sign the purchase documentation, authorized a request for qualifications for architectural services, and approved the budget amendment and project ordinance to establish the Northwest Randolph Human Services Center Capital Project Fund.*