

RANDOLPH COUNTY COMMISSIONERS MEETING AGENDA

August 3, 2026

Historic Courthouse, 145-C Worth St., 2nd Floor, Asheboro, NC

- I. Call to Order - *Chairman Frye***
- II. Pledge of Allegiance - *Bishop Michael Trogon***
- III. Special Recognitions**
 - Retirement of Will Massie with 26 Years of Service to Randolph County - *County Manager Zeb Holden and Chairman Frye*
- IV. Agenda Approval**
- V. Public Comment Period**
- VI. Consent Agenda**
 - A. Approve Board of Commissioners Regular Meeting Minutes of July 6, 2026 and Closed Session Minutes of July 6, 2026
 - B. Adopt Proclamation for Child Support Awareness Month
 - C. Adopt Proclamation of Employer Support of the Guard and Reserve Week
 - D. Adopt Resolution to Allow DOT to Abandon .06 miles of Earl Brown Rd.
 - E. Adopt Resolution Delegating Leasing Authority for the Agricultural Center
 - F. Approve the Five-Year Needs Assessment for Asheboro City Schools
 - G. Approve Budget Amendment - Sheriff's Office (\$10,000)
 - H. Approve Budget Amendment - Emergency Services (\$10,000)
 - I. Approve Budget Amendment - Encumbrance Carry Forwards
 - J. Reappoint Matthew Camp, Lt. Brandon Merrill, and Renee Bryant to the Animal Services Advisory Board
- VII. New Business**
 - A. Consider the Changes and Updates to the Unified Development Ordinance - *Kim Heinzer, Planning Director*
 - 1. General and Legislative Updates
 - 2. Data Centers
 - 3. Public Hearing
 - B. Consider Purchase of Three Crestline Ambulances - *Chief Jared Byrd*
 - C. Consider Proposal for Design of Welcome Center - *Paxton Arthurs, County Engineer*

RANDOLPH COUNTY COMMISSIONERS MEETING AGENDA

August 3, 2026

Historic Courthouse, 145-C Worth St., 2nd Floor, Asheboro, NC

- D. Consider Expenditure of Restricted Funds to Purchase In-Car and Body-Worn Cameras - *Chief Deputy Steven Nunn*
- E. County Manager's Update
- F. Commissioner's Updates
- G. Closed Session NCGS 143-318.11(a)(5) - Personnel

Upcoming Board Term Expirations

September - Piedmont Triad Regional Water Authority - Darrell Frye

October - Randolph County EMS Peer Review Committee - Jamie Bailey, Dana Crisco, Dr. Robert Dough, and Lynsay Saunders; Randolph County Tourism Development Authority - Leslie Brown, David Caughron, and Diane Villa

November - Randolph County Public Facilities Corporation - Justin Brubaker, Dana Crisco, Will Massie

Vacancies:

Randolph County Board of Equalization and Review - 1 seat

Animal Services Advisory Board - District 2 representative

Randolph County Aging Services Advisory Board - Retired Educator

Randolph County Adult Care Home Community Advisory Committee - 2 seats

Randolph County Juvenile Crime Prevention Council - 6 seats (one Nonprofit seat, one Faith Community seat)



Randolph County

Office of the County Manager
725 McDowell Road
Asheboro, North Carolina 27205
www.randolphcountync.gov

8/3/26

After 26 years of loyal and dedicated service, William L. Massie, Assistant County Manager / Finance Officer, retired from Randolph County on July 31, 2026.

Will came to Randolph County in July of the year 2000. Having previously worked in the private sector completing local government audits throughout North Carolina, he was recruited to join the organization by previous County Manager Frank Willis. Will started in a Deputy Finance Officer role, but his aptitude and work ethic were evident. And, when Manager Willis retired, Will's title was upgraded to Assistant County Manager / Finance Officer. While this is the role he kept until retirement, it is also noteworthy that he served as Interim Co. Manager for nearly 5 months during an integral time in 2024.

Since his arrival, Will has been 'in the room' and involved in the big decisions driving our county forward. At the heart of his work, however, Will was always thinking about departmental service levels and practical impacts on the citizens of Randolph County. He cared deeply about making sound, long-term decisions to minimize the financial burden on those living in our community.

Outside of his employment with Randolph County government, Will's servant heart is unmistakable. He has served in various capacities on numerous boards and committees, including the Tourism Development Authority, the United Way of Randolph County, and at his church, Central Church in Asheboro.

Will's career represents the absolute embodiment of service to the community. He NEVER seeks the spotlight, and typically defers earned credit to see his team praised. Will has led with integrity, accountability, and professionalism. His, are big shoes to fill.

With his newfound freedom, Will says he'd like "to do as little as Jackie will allow" 😊. He does hope to spend more quality time with his family. His wife Jackie, daughter Keri (and a grand-dog) will presumably be happy to have Will around a little more.

With the deepest gratitude and highest respect, we wish Will a retirement filled with joy, good health, and limited phone calls about work from administrative staff.

July 6, 2026

The Randolph County Board of Commissioners met in regular session at 6:00 p.m. in the 1909 Randolph County Historic Courthouse Meeting Room, 145 Worth Street, Asheboro, NC. Chairman Darrell Frye, Vice-Chairman Kenny Kidd, Commissioner David Allen, Commissioner Hope Haywood, and Commissioner Lester Rivenbark were present. Also present were County Manager Zeb Holden, Assistant County Manager/Finance Officer Will Massie, Deputy County Manager William Johnson, County Attorney Ben Morgan, Deputy Clerk Amber Cole, and Clerk to the Board Dana Crisco. Pastor Michael Mabe gave the invocation, and everyone recited the Pledge of Allegiance. The meeting was livestreamed on YouTube.

Special Recognition

100-year-old Centenarian Ms. Tula Schenck of Asheboro, was honored by the Board.

Public Comment Period

Pursuant to N.C.G.S. §153A-52.1, Chairman Frye opened the floor for public comment and closed it after everyone wishing to speak had done so. County Attorney Ben Morgan read aloud the Public Comment Rules of Procedure.

Judith West, 339 Gregg St., Archdale, said transparency should be the cornerstone of any government action. She would like to know the process used for selecting the Library Board of Trustees members.

Christy Overcash, 121 Ashland St., Archdale, is a School Librarian. She is concerned about the public libraries in Randolph County.

Pat Miller, 4194 Millers Mill Rd., Trinity, spoke about the Library Board of Trustees. She is asking for transparency in the process of selection of members.

Susan Scott, 516 W. Kivett St., Asheboro, spoke of the Library Board of Trustees ethics.

Charles White, 482 Fairfax Ct., Asheboro, is very upset about the lack of transparency for naming the members of the Library Board of Trustees. This issue is not going away and the citizens deserve that.

Harriet Moulder, 416 Rising Sun Way, Franklinville, read excerpts of a letter written to General George Washington to illustrate her belief that the wishes of the Founding Fathers are not being followed in regards to the Public Library.

Janice Carmac, 248 Browers Chapel Rd., Asheboro, is a housewife who took her children to the library regularly. She and her husband are both avid readers. Books open up a world for everyone.

Virginia Wall, 348 Lindley Ave., Asheboro, wants to understand the processes of what goes on in decision making. She thinks that some of the members may not be ethical and the process has not been transparent.

David Smith, 1803 Coxemoor Pl., Asheboro, wanted to address the Library Board of Trustees. He said he is concerned that the appointments are on the Consent Agenda. He said the City of Asheboro has spent money on the Asheboro Library. He thinks the process needs to be transparent.

Tim Saunders, 1402 Allred St., Asheboro, stated that he agrees that people have the right to agree or disagree. He disagrees with the Board's decision to disband the Library Board of Trustees.

Franklin Suggs, 412 Ivy Rock Ct., Randleman, stated that there are items in the library that he doesn't want to read. Children are supposed to be supervised by an adult who makes the decision on what the children read. He reads to get different perspectives.

Jimmy Stewart, 2790 Old Liberty Rd., Randleman, brought an issue regarding a road that DOT will not regulate. He is afraid that someone may get killed.

Approve Agenda

Chairman Frye noted that Consent Item K: Public Library Board of Trustees will be amended to reflect Donna Brown instead of Starr Ayers. Ms. Ayers does not reside in the appropriate district.

On motion of Kidd, seconded by Rivenbark, the Board voted 5-0 to approve the agenda, as amended.

Consent Agenda

On motion of Kidd, seconded by Rivenbark, the Board voted 5-0 to approve the Consent agenda, as amended, as follows:

- *approve Board of Commissioners Regular Meeting Minutes of June 1, 2026 and Special Meeting Minutes of May 28, 2026, June 3, 2026, June 4, 2026, June 8, 2026, and June 15, 2026, and Closed Session Minutes of June 8, 2026;*
- *elect Darrell Frye as Voting Delegate and David Allen as Alternate for the NCACC Annual Meeting in August;*
- *elect David Allen as Voting Delegate and Darrell Frye as Alternate for the Annual NACo Conference in July;*
- *approve Disposition of Retired K9 Officer Red;*
- *reappoint Scott Kidd and Tawanna Williams to the Piedmont Triad Workforce Development Board;*
- *approve TDA Budget Amendment - 2027_1 (\$15,760), as follows:*

2026-2027 Budget Ordinance		
General Fund – Budget Amendment #1		
Revenues	Increase	Decrease
<i>Investment Income</i>	<i>\$15,670</i>	
Appropriations	Increase	Decrease
<i>Personnel</i>	<i>\$15,670</i>	

- *approve TDA Budget Amendment - 2027_2 (\$30,000), as follows:*

2026-2027 Budget Ordinance General Fund – Budget Amendment #2		
Revenues	Increase	Decrease
Appropriated Fund Balance	\$30,000	
Appropriations	Increase	Decrease
Operating	\$30,000	

- approve Budget Amendment - Strategic Planning Grants (\$298,310), as follows:

2026-2027 Budget Ordinance General Fund – Budget Amendment #3		
Revenues	Increase	Decrease
Transfer from Wellness Reserve	\$298,310	
Appropriations	Increase	Decrease
Other Human Services Appropriations	\$294,560	
Other Cultural and Recreational Appropriations	\$3,750	

- approve Budget Amendment - P-card Encumbrance (\$448,100), as follows:

2026-2027 Budget Ordinance General Fund – Budget Amendment #4		
Revenues	Increase	Decrease
Appropriated Fund Balance	\$ 448,100	
Appropriations	Increase	Decrease
Administration	\$ 32,400	
Information Technology	\$ 55,000	
Tax	\$ 14,000	
Elections	\$ 7,000	
Register of Deeds	\$ 4,000	
Facilities Management	\$ 151,500	
Sheriff	\$ 35,000	
Animal Services	\$ 9,000	
Emergency Services	\$ 17,700	
Building Inspections	\$ 5,000	
Adult DRC	\$ 500	
Juvenile DRC	\$ 3,000	
Planning & Zoning	\$ 2,800	
Cooperative Extension	\$ 11,600	
Soil & Water	\$ 1,500	
Agricultural Center	\$ 3,500	
Public Works	\$ 2,000	
Public Health	\$ 42,100	
Social Services	\$ 15,500	
Veteran Services	\$ 500	
Child Support Services	\$ 1,500	

Public Library	\$ 33,000	
----------------	-----------	--

- *adopt Order of Succession Policy to be effective as of August 1, 2026;*
- *appoint Donna Brown, Jennifer Cole, Alvin Battle, Richard Callahan, Cindy Garrett, Steve Watson, Cynthia Rogers, Mary "Mimi" Cooper, and Michael Johnston to the Public Library Board of Trustees.*

County Manager Zeb Holden stated that the Library Board of Trustees Bylaws state that there will be a Commissioner Liason on the Board.

On motion of Kidd, seconded by Rivenbark, the Board voted 2-3 with Frye, Haywood, and Allen opposing to nominate Lester Rivenbark as Board Liaison to the Public Library Board of Trustees. The motion failed.

On motion of Haywood, seconded by Allen, the Board voted 3-2 with Kidd and Rivenbark opposed to nominate Chairman Frye as Board Liaison to the Public Library Board of Trustees.

Finance Officer Appointment

On motion of Haywood, seconded by Allen, the Board voted 5-0 to support the appointment of Michael McKenzie as Finance Officer to replace William Massie effective August 1, 2026.

Michael McKenzie was sworn in as Randolph County Finance Officer effective August 1, 2026.

Ace/Avant Grant Acceptance

Crystal Gettys, Business Recruitment Director with Randolph County Economic Development Corporation (EDC), said the EDC is tasked with identifying potential development of industrial sites and buildings throughout Randolph County for the purpose of attracting new companies to our community. The Hwy. 311 S. Site consists of 67.6 acres owned by Ace/Avant and zoned for industrial use with the potential of being served by Norfolk Southern Rail. The site is available for sale and has been marketed by the EDC for several years.

In 2023, the North Carolina Railroad awarded the County a \$500,000 grant through their Build-Ready Sites Program to aid in the provision of water and sewer to the Site. The County was the grant recipient but entered into a contract with Ace/Avant. Essentially, the contract stated that Ace/Avant would be responsible for any expenses over the grant amount and that, if the County was required to repay the grant for any reason, Ace/Avant would reimburse the County for the amount of repayment.

In order to access the site directly off Hwy. 311, site improvements for rail crossings will be necessary. The estimated costs for such improvements are \$925,596. The North Carolina Railroad has now awarded a second \$500,000 grant through their Build Ready Sites program to help offset the cost of this project. Any costs incurred over the amount of the grant shall be paid by the landowner, Ace/Avant. The EDC was the applicant on behalf of the landowner, however; it is a requirement that the funds be held and administered by a government entity. Like the previous grant, this NCR grant is performance based and requires that the property ultimately be conveyed to an industrial rail user. If the property is sold to a non-rail user, the grant provisions require repayment of all or a portion of the grant to NCR. If the County accepts this grant, the County

will enter into a contractual agreement with Ace/Avant whereby Ace/Avant shall be responsible for repaying any required claw back amounts. Furthermore, because the projects being accomplished by these two grants are on the same property, NCRR has agreed to amend the first grant so that the timeframes for performance under the two grants are identical.

The EDC believes that the improvement of this access point will increase the marketability of the site for future industrial development and investment. This is a great example of a true public-private partnership. The EDC is asking the Randolph County Board of Commissioners to accept and administer the NCRR Build-Ready Site grant and to authorize the Chairman to sign any agreements necessary to further this project, including but not limited to the new Build-Ready Site Agreement with NCRR, an amendment of the first Build-Ready Site Agreement with NCRR, and an agreement with Ace/Avant requiring them to market the property in accordance with the NCRR grant.

Chairman Frye recognized Mr. Michael Somero of Ace/Avant who serves on the Board of Equalization and Review and the Tax Commission.

Chairman Frye opened the Public Hearing and closed it after no one wished to speak.

On motion of Haywood, seconded by Rivenbark, the Board voted 5-0 to adopt the Resolution to Accept and Administer a NCRR Grant for Property Owned by Ace/Avant Real Property Company, LLC. and approve the associated Budget Amendment, as follows:

***RESOLUTION AUTHORIZING THE COUNTY OF RANDOLPH TO ACCEPT
AND ADMINISTER A NCRR GRANT FOR THE BENEFIT OF PROPERTY
OWNED BY ACE/AVANT REAL PROPERTY COMPANY, LLC***

WHEREAS, Section 158-7.1 of the North Carolina General Statutes authorizes a county to engage in site preparation for industrial properties or facilities, whether the industrial property or facility is publicly or privately owned; and

WHEREAS, Ace/Avant Real Property Company, LLC (“Owner”) is the Owner of a Site located at I-74 and US Highway 311 approximately 67.6 acres in size and more particularly described by parcel identification number 7745734117 (“Site”); and

WHEREAS, in order to attract an industrial customer, certain site preparation work needs to be undertaken in order to improve access to the Site (“Project”); and

WHEREAS, the North Carolina Railroad Company (“NCRR”) has created a program to increase the number of rail-served sites that are ready for development in North Carolina, thereby increasing the likelihood that new rail-using manufacturers will locate or expand, yielding additional job creation, rail use, and expanded local tax base in communities throughout the State; and

WHEREAS, in 2023, NCRR awarded Randolph County (“County”) a grant of five hundred thousand dollars (\$500,000.00) for costs relating to the provision of water and sewer to the Site (“Infrastructure Grant”); and

WHEREAS, NCRR has now agreed to award the County a second grant of five hundred thousand dollars (\$500,000.00), this grant to be used for costs related to access improvements to the Site (“Access Grant”); and

***WHEREAS**, the preliminary cost estimate of the access portion of the Project is nine hundred twenty-five thousand five hundred ninety-five and 62/100 dollars (\$925,595.62); and*

***WHEREAS**, the Owner shall be responsible for all costs associated with the access portion of the Project that exceed the five hundred thousand dollar (\$500,000.00) grant amount; and*

***WHEREAS**, the Access Grant agreement between NCRR and the County requires repayment unless certain conditions are met; and*

***WHEREAS**, it is necessary to amend the term of the Infrastructure Grant so that it aligns with the term of the Access Grant since both grants are for work accomplished on the same Site; and*

***WHEREAS**, the County shall enter into an agreement with the Owner requiring the fulfillment of the conditions required by NCRR; and*

***WHEREAS**, in the event any moneys are required to be repaid to NCRR under either grant the Owner agrees to indemnify and hold the County harmless; and*

***WHEREAS**, the Board of Commissioners of Randolph County has held a public hearing to consider whether to participate in this project by accepting and administering the Access Grant; and*

***WHEREAS**, this economic development project will stimulate and stabilize the local economy, promote business in the County, and result in the creation of a number of jobs in the County.*

***NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Randolph County, this 6th day of July, 2026, as follows:*

- 1. The County is authorized to accept and administer a grant from the North Carolina Railroad Company in the amount of five hundred thousand dollars (\$500,000.00) for assistance in providing access to the Site.*
- 2. The Chairman of the Board of Commissioners is authorized to sign a Build Ready Site Grant Agreement with the North Carolina Railroad Company for the administration of the Access Grant funds.*
- 3. The Chairman of the Board of Commissioners is authorized to sign an amendment to the Infrastructure Grant in order to align its term with the term of the Access Grant.*
- 4. The Chairman of the Board of Commissioners is authorized to sign an Agreement with Ace/Avant Real Property Company, LLC requiring adherence to the provisions of both grants, the payment of any costs over the grant amounts, and the indemnification of the County as outlined herein.*
- 5. County staff are authorized to proceed with the work outlined in the grant agreement, and the Chairman of the Board of Commissioners as well as County staff are authorized to sign any documents necessary to accomplish said work.*

<i>Hwy 311 South Grant Project Fund Amendment #1</i>		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>
<i>Restricted Intergovernmental – NC Railroad Grant</i>	<i>\$500,000</i>	
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>Utility Construction</i>	<i>\$500,000</i>	

Tax Assessor/Collector Matters

Tax Assessor Debra Hill gave the Annual Tax Settlement Report for the 2025-26 fiscal year as required by G.S. 105-373. She gave the following highlights of the year:

- The 2025-2026 overall collection percentage for all tax districts was 99.15% for real estate, business and individual personal property. The collection percentage for the County was 99.12%.
- 2025-2026 delinquent tax is \$1,321,952.90. Total delinquent taxes for all years are \$3,464,379.53. These amounts include \$82,929.77 due to bankruptcy.
- The Registered Motor Vehicle collection percentage was 99.91%. This percentage is for the taxes at the time of tag renewal.
- The amount of discount given for early payment was \$1,840,563.00. This represents 59.03% of annual taxes paid during the discount period.
- Minimal Tax Report. The total amount released for \$3.50 or less original principal amount tax bill was \$5,478.12.
- Total number of property tax bills for 2025-2026 was 104,111 and property taxes were paid on 158,429 registered motor vehicles at the time of tag renewal.
- A total of 34 properties were posted for sale but only 8 were sold. Approximately \$117,000 taxes and fees were collected from the sales.
- The net levy was \$155,892,840.00 and the total collections were \$155,558,290.00.

On motion of Allen, seconded by Haywood, the Board voted 5-0 to approve the Tax Settlement for FY 2025-26.

On motion of Allen, seconded by Haywood, the Board voted 4-1 with Kidd opposing to appoint Debra Hill as Tax Assessor for four years and charge her to collect the FY 2026-27 taxes.

2026-27 Classification and Pay Plan

Jill Williams, Human Resources Director, requested approval of the 2026-2027 Randolph County Classification Plan to be effective July 1, 2026. Board approval is required pursuant to the Randolph County Employee Policies and Procedures Manual and in order for us to be in compliance with the Office of State Human Resources requirements for filing our Pay Plan under G.S. 126 provisions known as the State Human Resources Act.

The Randolph County Classification Plan is made up of five (5) unique tables: Emergency Services, General Employees, Law Enforcement, Medical, and Tourism Development Authority (TDA). The TDA Board approved the addition of the 3% COLA to their classification plan on June 24, 2026, to be effective July 1, 2026.

Job titles / classifications are being updated for the Facilities Management and Custodial Services Departments. These job titles will be reflective of each department. For example, in Facilities Management, Maintenance Technician I & II positions will be updated to Facilities Technician I & II job titles.

Considering the retirement of Will Massie, the Assistant County Manager / Finance Officer job title will not be used after July 31, 2026. Effective July 1, 2026, Michael McKenzie will have the title of “Chief Financial Officer” with full duties as of August 1, 2026. Also, effective July 1, 2026, the Assistant County Manager job title will be reclassified to Deputy County Manager.

Outlined below are classifications that have been added, removed or reclassified during the budget process, along with those presented here.

GENERAL EMPLOYEE TABLE

Position Titles Added or Removed:

- Add: Chief Financial Officer, Grade 135
- Add: Event Coordinator, Grade 114
- Add: Parents As Teachers Lead Coordinator, Grade 117
- Add: Staff Attorney (approved during budget as Attorney I), Grade 127
- Remove: Administrative Secretary II, Grade 112
- Remove: Benefits Coordinator, Grade 117
- Remove: Chore Provider, Grade 100
- Remove: Community Social Services Assistant, Grade 104
- Remove: County Social Services Business Officer I, Grade 125
- Remove: Data Entry Operator I, Grade 104
- Remove: Data Entry Operator II, Grade 106
- Remove: Debt Setoff Coordinator, Grade 110
- Remove: Extension 4-H Program Specialist, Grade 116
- Remove: GIS Planner Grade, 118
- Remove: Human Resources Coordinator Grade, 118
- Remove: Human Services Coordinator I, Grade 114
- Remove: Human Services Coordinator II, Grade 116
- Remove: Human Services Coordinator III, Grade 119
- Remove: Income Maintenance Technician, Grade 110
- Remove: Library Accounting Clerk, Grade 108
- Remove: Management Information System Specialist, Grade 115
- Remove: Nutrition Program Supervisor, Grade 120
- Remove: Office Work Unit Supervisor IV, Grade 111
- Remove: Office Work Unit Supervisor V, Grade 113
- Remove: Processing Assistant IV Supervisor, Grad, 110
- Remove: Public Health Education Specialist, Grade 115
- Remove: Public Health Strategist, Grade 122
- Remove: Real Property Appraisal Technician, Grade 113
- Remove: Sales Analyst, Grade 113

- Remove: Substance Abuse Worker, Grade 112
- Remove: Tax Billing Clerk, Grade 110
- Remove: Veteran Service Technician, Grade 111
- Remove: Volunteer Services Director I, Grade 115
- Remove: Zoning Permitting Technician, Grade 114

*UPDATE TO GENERAL EMPLOYEE TABLE CLASSIFICATION CHANGED – TITLE, GRADE, OR BOTH			
*Original Title / Classification	Original Grade	*Reclassified Title / Classification	Reclassified Grade
Assistant County Manager	131	Deputy County Manager	132
Field Operations Manager	120	Field Operations Manager	118
Housekeeper	105	Custodian	105
Housekeeper Floater	107	Custodian Floater	107
Housekeeper Foreman	114	Custodial Services Director	116
Housekeeper Lead	108	Custodial Lead	108
Maintenance Director	127	Facilities Management Director	127
Maintenance Foreman	116	Facilities Foreman	116
Maintenance Operations Coordinator	116	Facilities Operations Coordinator	116
Maintenance Technician I	111	Facilities Technician I	111
Maintenance Technician II	114	Facilities Technician II	114

**All Original Titles / Classifications in this table, except for Field Operations Manager, are being removed and all Reclassified Titles / Classifications are being added. To be concise, these are not listed / duplicated on the previous page for titles / classifications being added or removed.*

EMERGENCY SERVICES TABLE

Position Title Added:

- Add: Community Paramedic, Grade 116

UPDATE TO EMERGENCY SERVICES TABLE CLASSIFICATION TITLE CHANGE			
Original Title / Classification	Original Grade	Reclassified Title / Classification	Reclassified Grade
Emergency Services Training Administrator	E219	Emergency Services Education & Compliance Officer	E219

On motion of Allen, seconded by Haywood, the Board voted 5-0 to adopt the FY 2026-27 Classification and Pay Plan, as presented.

Resolution of Support for Piedmont Legacy Trails

Mary Joan Pugh, Trails Coordinator, along with Jesse Day of the PTRC and Delancy Yokely of Piedmont Legacy Trails, provided an update on the expansion of the trails system in Randolph

County and the local and State funding that made it possible. This growth and its marketing have increased the number of visitors to the County.

Trails have a significant economic/tourism impact. The Randolph County Tourism Development Authority reports that in 2024, visitors spent nearly \$200 million in Randolph County. However, since trails are free and often a part of the trip, it's difficult to determine trail user spending. The TDA is purchasing an app for use in 2026 -27 that will better capture tourism spending on trails. AllTrails app data show that County trail recordings went from a monthly average of 75 in 2022 to 200 in 2024. Page views went from a monthly average of 4000 in 2022 to 6000 in 2024. Clearly, trail use is on the rise in Randolph County.

On motion of Kidd, seconded by Rivenbark, the Board voted 5-0 to adopt the Resolution of support for Piedmont Legacy Trails, as follows:

RESOLUTION OF SUPPORT FOR PIEDMONT LEGACY TRAILS

WHEREAS, Randolph County is rich in natural beauty and outdoor recreation opportunities, including the Deep River State Trail, the Deep and Uwharrie Rivers, the Uwharrie National Recreation Trail, portions of Uwharrie National Forest and the Birkhead Mountains Wilderness, multiple lakes and blueways, and a growing network of walking, biking, hiking, and paddle trails that provide recreation opportunities for residents and visitors alike; and

WHEREAS, these trails are distributed throughout the county providing opportunity for people of all abilities, ages and backgrounds to access our diverse natural, cultural, and historic resources; and

WHEREAS, our outdoor recreation assets stimulate economic growth by making our communities more attractive and vibrant places to visit, live, work and establish businesses and improve the overall health and quality of life for the people of Randolph County; and

WHEREAS, access to trails encourages movement - walking, riding, and paddling—reducing chronic disease and improving mental health; and

WHEREAS, trails provide safe routes, linking neighborhoods with schools, parks, and businesses, providing key amenities to neighborhoods and safe areas for our citizens and children to travel, exercise, play and connect with nature and communities; and

WHEREAS, Randolph County has invested in its compelling Heart of North Carolina brand, attracting visitors to our many county attractions, including outdoor recreation, and building community pride; and

WHEREAS, Randolph County has completed plans to develop, extend, and connect outdoor recreation assets in several areas of the county, including the Deep River Trail Conceptual Plan and various local trail and park plans, and has established the Randolph County Trails Coordinator position and Randolph County Trails Advisory Committee to coordinate countywide trail planning and implementation efforts, fostering collaboration among stakeholders and advancing a connected trail network within Randolph County and the greater Piedmont Triad region; and

WHEREAS, Randolph County trails are part of a larger, regional network of trails called Piedmont Legacy Trails, coordinated by Piedmont Land Conservancy, dedicated

to preserving important natural areas, and Piedmont Triad Regional Council, a regional planning organization; and

WHEREAS, Randolph County trails are part of “The Great Trails State”, North Carolina’s vast network of trails, including state trails, and local and regional trails.

WHEREAS, committing to this Resolution may help leverage funding from federal, state, local and private sources for trails.

NOW, THEREFORE, BE IT RESOLVED that the Randolph County Board of Commissioners supports outdoor recreation and Piedmont Legacy Trails in partnership with neighboring communities to implement a system of regional trails that connects our communities, people and regional points of interest for years to come.

Asset Inventory and Assessment (AIA)

Chris Hildreth, Infrastructure Coordinator, explained the bid process and why WithersRavenel was chosen for the project. On March 27, 2026, staff released a Statement of Qualifications (SOQS) for qualified engineering firms to provide professional engineering services towards an Asset Inventory Assessment (AIA) for the Seagrove Ulah Metropolitan Water District’s water and wastewater systems. An Asset Inventory and Assessment (AIA) is a process of identifying, cataloging, and evaluating the condition of an organization's infrastructure, allowing the organization to determine asset lifespans, and prioritize maintenance.

On May 1, 2026 two responses to the SOQs were received and a selection committee consisting of Randolph County and City of Asheboro staff selected WithersRavenel as its preferred engineering firm. Staff worked with WithersRavenel over the next four weeks to prepare an agreement for professional services for the AIA totaling \$264,000.

After working with WithersRavenel, Staff met with the North Carolina Department of Environmental Quality who is requiring a study of the existing spray field or land application method of wastewater removal that was not included in the original scope of work. It is expected that this work will cost approximately \$100,000.

On motion of Rivenbark, seconded by Haywood, the Board voted to 1) approve entering into a contract with WithersRavenel for the AIA of the Seagrove-Ulah Metropolitan Water District, 2) authorize the County Manager to sign the contract, and 3) approve the associated Project Amendments, as follows:

<i>Seagrove-Ulah WWTP Capital Project Ordinance Amendment # 14</i>		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>
<i>Transfer from Rural Water Infrastructure Project</i>	<i>\$364,000</i>	
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>Engineering</i>	<i>\$364,000</i>	

<i>Rural Water Infrastructure Capital Project Ordinance Amendment # 17</i>		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>

<i>Investment income</i>	<i>\$364,000</i>	
<i>Appropriations</i>	<i>Increase</i>	<i>Decrease</i>
<i>Transfer to Seagrove-Ulah WWTP Project</i>	<i>\$364,000</i>	

Resolution of Support

Paxton Arthurs, County Engineer, brought forth the Resolution in Support of the Interlocal Cooperation Between Randolph County, the City of Greensboro, and the Town of Liberty to Provide Public Utilities to Northeastern Randolph County.

Town of Liberty Mayor Filmore York and Town Manager Scott Kidd were invited to the podium to speak. Mr. Kidd stated that this initiative would set the Town of Liberty and Eastern Randolph County up for expansion and growth. Mayor York said there have been issues over the years and regionalization would help solve those for the town.

On motion of Allen, seconded by Haywood, the Board voted to adopt a Resolution in Support of Interlocal Cooperation Between Randolph County, the City of Greensboro, and the Town of Liberty, as follows:

RESOLUTION APPROVING THE NEGOTIATION AND EXECUTION OF INTERLOCAL AGREEMENTS (ILAs) WITH THE TOWN OF LIBERTY AND CITY OF GREENSBORO

WHEREAS, Randolph County has a long history of being a major regional partner for mutually beneficial growth and economic development in the region, through the founding of the Piedmont Triad Regional Water Authority and supporting infrastructure projects for its municipal partners that support utility system redundancy and regionalization; and

WHEREAS, Randolph County recognizes the challenges faced by the Town of Liberty in providing efficient water and wastewater services for citizens due to aging wells and infrastructure with limited capacity, and seeks to aid in finding solutions to these obstacles; and

WHEREAS, both the Town of Liberty and the City of Greensboro have adopted resolutions authorizing the development of an ILA between the Parties; and

WHEREAS, one or more ILAs between the three jurisdictions provides a beneficial partnership, that continues to support regional growth and development, utility system redundancy, and regionalization;

NOW, THEREFORE, BE IT RESOLVED, by the Randolph County Board of Commissioners:

- 1. Randolph County is fully committed to designing and constructing a water connection on the north side of Liberty with the City of Greensboro to provide Liberty with a cleaner more efficient method of providing its citizens with quality water service, provided that the Town of Liberty is committed to purchasing treated water from Randolph County.*
- 2. Randolph County commits to studying additional water supply alternatives with the Town of Liberty for long term solutions providing redundancy and capacity.*
- 3. Randolph County shall commit its full administrative support and cooperative resources in supporting the Town of Liberty to identify and implement viable solutions to its wastewater infrastructure issues to ensure sustainable development in northeastern Randolph County.*

4. *That the County Manager is authorized to negotiate and execute, on behalf of Randolph County, one or more ILAs with the Town of Liberty and City of Greensboro for the extension of water utility service to the Town of Liberty. The ILAs shall reflect and incorporate the considerations listed within this resolution.*

County Manager's Update

No report given.

Commissioner's Update

Commissioner Haywood shared that the Randolph County Wellness program will be featured at the NCACC conference in August. She also said that trails are part of wellness.

Closed Session

On motion of Kidd, seconded by Rivenbark, the Board voted 5-0 to go into Closed Session pursuant to NCGS 143-318(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

Regular Session Resumes

At 8:40 p.m., regular session resumed.

Adjournment

At 8:40 p.m., on motion of Allen, seconded by Rivenbark, the Board voted 5-0 to adjourn.

Darrell Frye, Chairman

Kenny Kidd

David Allen

Hope Haywood

Lester Rivenbark

Dana Crisco, Clerk to the Board



PROCLAMATION

Child Support Awareness Month 2026

Whereas, children are entitled to financial support from their parents and the Randolph County Child Support Services program continues to improve child support collections; and,

Whereas, Randolph County Child Support Services is dedicated to serving families and children throughout the state; and

Whereas, in fiscal year 2025-2026 \$ **8,280,960.82** in child support was collected from non-custodial parents of Randolph County children; and,

Whereas, there are over **3,123** support orders in place to ensure that these children receive financial support from their parents; and,

Whereas, Randolph County Child Support Services staff continues to be one of the top performing programs in the entire State of North Carolina; and,

Whereas, children who do not receive adequate financial and emotional support from their parents may experience greater difficulty in becoming healthy, happy, and productive citizens; and,

Whereas, many concerned and dedicated child support professionals, judges, sheriff's personnel, clerk of court staff, and legal personnel work to establish and enforce child support for Randolph County children.

Now, therefore, the Randolph County Board of Commissioners, does hereby proclaim August 2026, as **Child Support Awareness Month** and commend its observance to the citizens of Randolph County.

This the ____ day of August 2026.

Darrell Frye, Chair
Randolph County Board of Commissioners

Dana Crisco, Clerk to the Board
Randolph County Board of Commissioners



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

Randolph County Office Building 725 McDowell Road
Asheboro, North Carolina 27205 Telephone 336-318-6301

Darrell Frye, Chairman
Kenny Kidd, Vice-Chairman
David Allen
Hope Haywood
Lester Rivenbark

Zeb Holden, County Manager
Ben Morgan, County Attorney
Dana Crisco, Clerk to the Board

Employer Support of the Guard and Reserve Week August 16–22, 2026

WHEREAS, pursuant to a proclamation of the Governor of North Carolina, August 16–22, 2026 has been designated as Employer Support of the Guard and Reserve Week; and

WHEREAS, the National Guard and Reserve are essential to the strength, readiness, and national defense of the United States, serving in times of war, peace, and domestic emergency; and

WHEREAS, Employer Support of the Guard and Reserve (ESGR), a **Department of War** office, was established in 1972 to promote cooperation and understanding between Reserve Component Service Members and their civilian employers and to assist in resolving conflicts arising from an employee's military commitment; and

WHEREAS, the men and women of the National Guard and Reserve serve in an increasingly vital role in national defense and homeland security, and depend on the continued support of their civilian employers; and

WHEREAS, employers in Randolph County play a critical role in supporting Service Members by providing flexibility, understanding, and encouragement as they fulfill their military obligations; and

WHEREAS, it is appropriate to recognize and thank these employers for their continued commitment to the Guard and Reserve and their families.

NOW, THEREFORE, BE IT PROCLAIMED that **Randolph County** hereby designate **August 16–22, 2026** as “**Employer Support of the Guard and Reserve Week**” and encourage all businesses, organizations, and citizens to recognize and honor the critical role that employer support plays in maintaining a strong national defense and supporting those who serve.

This the 3rd day of August 2026.

Darrell Frye, Chairman
Randolph County Board of Commissioners



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

July 7, 2026

Randolph County

Randolph County Board of Commissioners
c/o Mr. Darrell L. Frye, Chairman
725 McDowell Rd.
Asheboro, NC 27205
Darrell.Frye@RandolphCountyNC.gov

Subject: Road Maintenance Abandonment – 0.063 miles of SR 2659, Earl Brown Road

Dear Sirs & Madam:

This is to request appropriate resolution for the abandonment of a portion of the above-mentioned street, SR 2659, also known as Earl Brown Road. Be advised that 0.018 miles of this road is being retained for State Maintenance. Please find attached a street summary and a county map showing the location of this street. This office has investigated the subject street and has agreed to grant the property owners' request for abandonment.

If you would forward the resolution directly to this office, I will attach it with other necessary documents and forward it through proper channels for abandonment from to the State System.

Sincerely,

DocuSigned by:

Justin I. Richardson
District Supervisor

JTR/jkm

Attachments

cc: Lisa Mathis, Board Member
Reuben Blakley, P.E., Division Engineer (rblakley@ncdot.gov)
Joseph McCaskill, County Maintenance Engineer (jjmccaskill@ncdot.gov)
Dana Crisco, Deputy Clerk to the Randolph County Board of Commissioners
(dana.crisco@randolphcountync.gov)
Zachary M. Shepherd & Angelia L. Shepherd, Property Owner
File

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8, DISTRICT 1
POST OFFICE BOX 1164
ASHEBORO, NC 27204

Telephone: (336) 318-4000
Fax: (336) 318-4573
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
300 DOT DRIVE
ASHEBORO, NC 27204

Date Petition Received by NCDOT: 06/23/2026

**North Carolina Department of Transportation
Division of Highways
Abandonment Petition**

North Carolina

County of Randolph

Petition request for the abandonment of Secondary Road 2659 from the State.

Maintained System

We the under signed, being all of the property owners on Secondary Road 2659
in Randolph County do hereby request the Division of Highways of the Department of
Transportation to abandon the road from the State Maintained System.

PROPERTY OWNERS

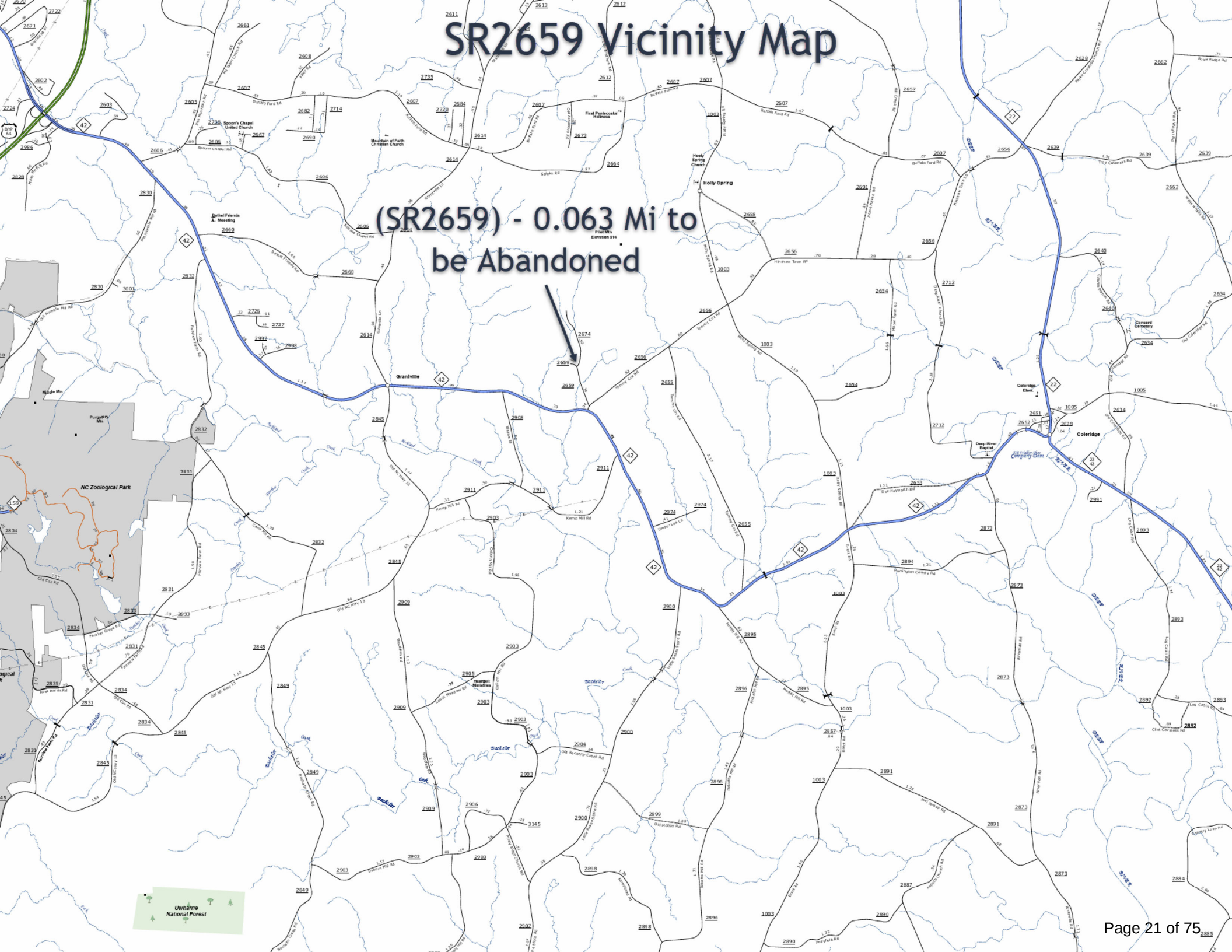
Printed Name and Signature

Address

<u>ZACH SHERPHOLD</u> 	<u>2767 EALL BROWN RD</u>
	<u>ASHEBORO NC 27205</u>

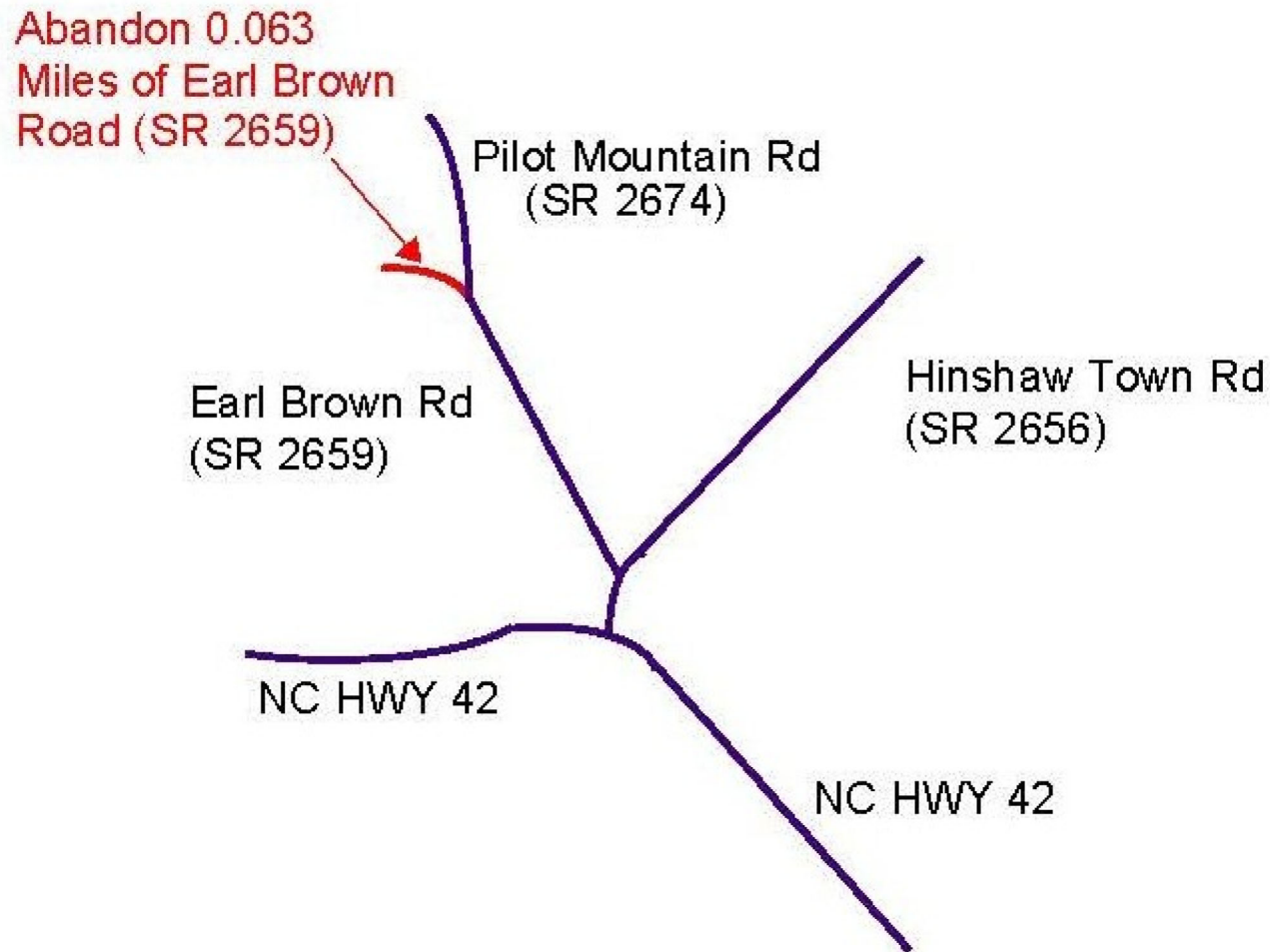
SR2659 Vicinity Map

(SR2659) - 0.063 Mi to
be Abandoned



Earl Brown Road (SR 2659)

Street Summary for Partial Abandonment





RANDOLPH COUNTY

BOARD OF COMMISSIONERS

Randolph County Office Building 725 McDowell Road
Asheboro, North Carolina 27205 Telephone 336-318-6301

Darrell Frye, Chairman
Kenny Kidd, Vice-Chairman
David Allen
Hope Haywood
Lester Rivenbark

Zeb Holden, County Manager
Ben Morgan, County Attorney
Dana Crisco, Clerk to the Board

RESOLUTION

WHEREAS, the Department of Transportation has investigated State Road 2659, also known as Earl Brown Road and has agreed to grant the property owners' request for abandonment.

NOW, THEREFORE, BE IT RESOLVED by the Randolph County Board of Commissioners that 0.063 miles of Earl Brown Road be abandoned by the Division of Highways Secondary Road System.

This the 3rd day of August 2026.

Darrell Frye, Chairman
Board of Commissioners

CERTIFICATE

This is to certify that the foregoing resolution was duly adopted at a meeting held by the Randolph County Board of Commissioner on August 3, 2026.

(seal)

Dana Crisco
Clerk to the Board



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

Randolph County Office Building 725 McDowell Road
Asheboro, North Carolina 27205 Telephone 336-318-6301

Darrell Frye, Chairman
Kenny Kidd, Vice-Chairman
David Allen
Hope Haywood
Lester Rivenbark

Zeb Holden, County Manager
Ben Morgan, County Attorney
Dana Crisco, Clerk to the Board

RESOLUTION DELEGATING LEASING AUTHORITY AT THE AGRICULTURAL CENTER

WHEREAS, Randolph County owns various parcels of property that it has no current need for; and

WHEREAS, North Carolina General Statute §160A-272 authorizes the Board of Commissioners to delegate to the County Manager or some other County administrative officer the authority to lease County property for periods of up to one year; and

WHEREAS, the Randolph County Agricultural Center offers space for rental on a short-term basis; and

WHEREAS, in order to facilitate operational efficiency, the Randolph County Board of Commissioners desires to delegate the authority to enter into short-term lease agreements of Agricultural Center rental space to administrative staff;

NOW, THEREFORE, THE RANDOLPH COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:

The Deputy County Manager, the Director of the Agricultural Center, and the Agricultural Center Event Coordinator are each individually authorized to enter into leases of space at the Agricultural Center hourly, daily, or other short-term periods of less than fifteen days.

Adopted this 3rd day of August, 2026.

Darrell L. Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners



July 15, 2026

To: Randolph County Board of Commissioners

From: Dr. Aaron Woody, Superintendent
Asheboro City Schools

Subject: Office of School Facilities – Five Year Needs Survey

Every five years, local boards of education are required by G.S.115C-521(a) to submit their Facility Needs Assessment (long-range plans) to the State Board of Education. Asheboro City Schools has completed the survey and the Asheboro City Schools Board of Education has approved the information.

Asheboro City Schools is seeking the approval of the Randolph County Commissioners to authorize the Chairman to sign the acknowledgment as required per the survey. The acknowledgment states:

The Randolph County Board of Commissioners has received and reviewed a copy of this Facility Needs Survey prior to submission to the State Board of Education. This acknowledgement does not constitute an endorsement of, or commitment to fund, the projects identified in this submission.

A copy of the survey will be provided following our Board of Education meeting on July 23, 2026.



RANDOLPH COUNTY SHERIFF'S OFFICE
SHERIFF GREGORY J. SEABOLT

727 McDowell Road
Asheboro, North Carolina 27205
Phone: 336.318.6699 Fax: 336.318.6618

Memo

To: Randolph County Board of Commissioners
From: Sheriff Greg Seabolt
Date: August 3, 2026
Re: Budget Amendment – Paytel Communications

The Randolph County Sheriff's Office has been awarded a \$10,000 grant from Paytel Communications. These funds are designated for the purchase of three wrap restraint systems w/ helmets, and two compatible wrap carry carts.

These items will be utilized to secure combative individuals in an upright, seated position. This equipment will significantly enhance detention officer safety and mitigate the risk of injury to both staff and detainees by preventing individuals from kicking or causing self-harm during transport of processing.

Please approve the following budget amendment:

2026-2027 Budget Ordinance

Budget amendment # _____

General Fund

Revenues	Increase	Decrease
Miscellaneous	\$10,000	
Appropriations	Increase	Decrease
Sheriff	\$10,000	



Make Checks Payable to:
Safe Restraints, Inc.
 1701 EL Nido #771
 Diablo, CA 94528

Quote

DATE July 2, 2026
Quote Number TF07022026RCSO

Bill To:
 Cynthia Hayworth
 Randolph County Sheriff's Office
 727 McDowell RD
 Asheboro, NC 27205

Prepared by Patrick Pethel
Phone: 408 603 9007
Email ppethel@commandsourcing.com

Comments or special instructions: Tax will be assessed by purchaser on items ordered out of the state of California. 4% service charge on payment by Credit Card. Return Policy:

Qty	Description	Amount
3	Wrap Restraint System W/Helmet at \$1595/Each	\$4,785.00
2	Wrap Carry Cart @ \$2495/Each	\$4,990.00
	Shipping	\$220.12
	Conditional Repair support 5 years	
	Free "Train the Trainer" Classes	
TOTAL:		\$9,995.12
Sales Tax:		
GRAND TOTAL:		\$ 9,995.12

THANK YOU FOR YOUR BUSINESS!



Randolph County
DEPARTMENT OF
EMERGENCY SERVICES

760 New Century Dr.
Asheboro, NC 27205

Ph: 336-318-6911
Fax: 336-318-6951



Office of Emergency Management

MEMORANDUM

To: Randolph County Board of Commissioners
From: Christie McCorquodale, Emergency Management Coordinator
Date: July 6, 2026
Re: Budget Amendment – Hazardous Material Emergency Preparedness

Randolph County Emergency Management, on behalf of the Randolph County Local Emergency Planning Committee, received a Hazardous Material Emergency Preparedness grant in order to conduct an exercise to better prepare for a hazardous material incident.

This grant is 100% reimbursable up to \$10,000.

Please consider the following budget amendment to the General Fund:

2026-2027 Budget Ordinance

General Fund

Budget amendment #BA 2027-06270229

Revenues	Increase	Decrease
Restricted Intergovernmental	\$ 10,000	
Appropriations	Increase	Decrease
Emergency Services	\$ 10,000	

Randolph County Administration



Memo

To: Randolph County Board of Commissioners
From: Michael McKenzie, Chief Financial Officer
Date: July 24, 2026
Re: Budget Amendment – Encumbrance 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. An encumbrance is created when a contract is entered into or a purchase order is issued. Once a contract is completed or a purchase order filled, the encumbrance is removed, replaced by an expenditure or liability.

Encumbrances outstanding at 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.

At June 30, 2026, the encumbrances to be carried over to the 2026-2027 General Fund budget totaled \$8,138,451.

These encumbrances consist of funds committed for public safety projects, service contracts, technology purchases, technology contracts, grant program costs, capital outlay, and restricted funds. This includes items such as remaining funds from the Board approved paging systems and Viper projects for Emergency Services and the Shaw Building HVAC replacement project. Funds related to in progress strategic planning initiatives, building reuse projects, and facility management projects are included as well.

The Opioid Abatement Fund had remaining funding of \$167,170 for existing program awards that could be carried forward. The Solid Waste Management Fund had encumbrances of \$14,500 to be brought forward as well.

Please approve the following budget amendment:

2026-2027 Budget Ordinance

Budget Amendment # _____

Revenues	Increase
Appropriated Fund Balance	\$ 6,483,863
Restricted Intergovernmental	\$1,174,440
Transfer from Well Being Reserve	\$480,148
Appropriations	Increase
Administration	\$ 327,489
Information Technology	\$ 546,786
Tax	\$ 275,898
Register of Deeds	\$ 26,693
Facilities Management	\$ 1,194,896
Sheriff	\$ 1,848,299
Animal Services	\$ 10,415
Emergency Services	\$ 952,203
Building Inspections	\$ 15,752
Other Public Safety Appropriations	\$ 9,743
Planning & Zoning	\$ 25,200
Agricultural Center	\$ 25,000
Other Economic Development Appropriations	\$ 877,526
Public Health	\$ 555,195
Social Services	\$ 797,291
Veteran Services	\$ 26,276
Child Support Services	\$ 32,724
Other Human Service Appropriations	\$ 187,441
Public Library	\$ 110,917
Other Cultural and Recreational Appropriations	\$ 292,707

Opioid Abatement Fund	
Revenues	Increase
Appropriated Fund Balance	\$ 167,170
Appropriations	Increase
Human Services	\$ 167,170

Solid Waste Management Fund	
Revenues	Increase
Appropriated Fund Balance	\$ 14,500
Appropriations	Increase
Solid Waste Management	\$ 14,500



Randolph County

Administration
725 McDowell Road
Asheboro, North Carolina 27205
www.randolphcountync.gov

MEMORANDUM

To: Randolph County Commissioners

From: Kim Heinzer

Date: July 24, 2026

Subject: Unified Development Ordinance (UDO) Revisions and Legislative Updates

The North Carolina General Assembly, through its legislative role, provides for counties and municipalities to adopt and enforce zoning regulations. Every year the General Assembly makes changes to general statutes including the statutes that impact zoning regulations and 2025 and 2026 were no exception.

Along with the legislative changes there are a few general modifications:

- Updates to the floodplain section of the UDO to reflect the new State Model Floodplain Ordinance in anticipation of adopting the updated flood maps for Randolph County.
- Addition of language for temporary RV as an allowable use in catastrophic events.
- Requirement modifications for Development Impact Analysis and neighborhood information meetings.
- Removal of duplicate definitions

In addition to the general modifications are significant additions to the ordinance governing data centers:

- Perimeter Security location to be added to the site plan
- Requiring Closed-Loop water or liquid cooling system
- Must be connected to an existing electric grid prior to Certificate of Occupancy
- Power Generators only to be used during emergency outages or for routine testing
- Noise Impact study required before and after completion of the project
- Decommissioning Requirements

Following this cover memo is a summary of all the recommended changes to the Randolph County Unified Development Ordinance.

The Randolph County Planning and Zoning Board unanimously recommended forwarding these changes to the Board of Commissioners for approval at their July Meeting.

Staff requests that the Board approve the updated Unified Development Ordinances.

Summary of Changes to the *Randolph County Unified Development Ordinance*

The following changes are proposed to the Unified Development Ordinance, which involve required legislative updates as well as general updates to provide clarity and adjustments to our existing regulations.

1. Floodplain Section of UDO (Article 900) has been updated to reflect the new State Model Floodplain Ordinance in anticipation of adopting the updated flood maps for Randolph County. The continued participation in the National Flood Insurance Program is based on the approval of these changes and includes moving the definitions specifically for floodplain to this section of the Ordinance.
2. Legislative Updates
 - Definition Updates
 - Recording requirements and processes relating to properties when zoning jurisdiction is split by County lines
 - Changes as they relate to down-zoning and Voluntary Ag Districts
 - Requirements related to denied or withdrawn Rezoning, Special Use, or Variance requests
 - Clarification of vested rights
 - Prohibiting zoning from setting minimum square footage on structures
 - Limits placed on local government to regulate the display of American Flags on private property.
 - State of NC or UNC construction projects being exempt from County zoning
3. General Updates:
 - Requirement modifications for Development Impact Analysis and Neighborhood Information Meetings (going from **will** prepare to **may** prepare Pg.180/181)
 - Removing electromagnetic frequency referencervs from the regulation requirements for Telecommunication Towers, as they are regulated by the FCC (Pg.259/262).
 - Clarification for front yard setbacks to make definition clearer for citizens
 - Removed marginal land from the additional land requirements for development (Pg.335)
 - Added Temporary RV as an allowable use (temporary residence) in catastrophic events (fire or natural disaster damage to primary residence, Pg. 264)
4. Data Processing Facility requirements (Pg. 214)
 - Perimeter Security location to be added to the site plan
 - Requiring Closed-Loop water or liquid cooling system
 - Must be connected to an existing electric grid prior to Certificate of Occupancy
 - Power Generators only to be used during emergency outages or for routine testing
 - Noise Impact study required before and after completion of the project
 - Decommissioning Requirements



READERS GUIDE

In 1905, the North Carolina General Assembly passed the first law to allow land development regulations in North Carolina.

On June 28, 2019, the North Carolina General Assembly passed NCGS § 160D, *An Act to Clarify, Consolidate, and Reorganize the Land-Use Regulatory Laws of the State*, along with several other bills that made changes to land-use laws in North Carolina.

The process to approve these changes started in 2015 when changes were first introduced by the North Carolina Homebuilders Association. The North Carolina Bar Association Zoning, Planning, and Land Use Section introduced changes to the statutes that they thought needed to be included, and other organizations got involved. The North Carolina House of Representatives passed the bill in 2015, but the North Carolina Senate did not take up the bill. In 2017, the Senate passed the bill, but the House of Representatives did not consider the bill. Finally, in 2019, both houses of the North Carolina General Assembly took up the bill, passed it, and reconciled the bill with it ultimately being signed by the Governor on July 11, 2019. ~~Other revisions to the North Carolina General Statutes continue even today as this Ordinance is adopted.~~

~~Since the original adoption of NCGS § 160D, the North Carolina General Assembly had made numerous changes to the statutes, and, as a result, Randolph County has had to updated the *Randolph County Unified Development*. Over the years, there have also been changes to various Ordinances as directed by various State agencies such as the North Carolina Department of Environmental Quality and the North Carolina Department of Public Safety. When these changes are required the Planning Staff works to make the changes as required and brings these updates to the Randolph County Planning Board and the Randolph County Board of Commissioners for their review and ultimate adoption. The Planning Staff wishes to thank the Randolph County Planning Board, the Randolph County Board of Commissioners and the citizens of Randolph County for their review, adoption and understanding of the required changes. The changes contained in NCGS § 160D are numerous and complex. The Staff of the Randolph County Department of Planning and Zoning has worked for over a year implementing the changes as required by the new statutes. Part of the process of the overhaul was to make *The Randolph County Unified Development Ordinance* more user friendly and to comply with certain statutory provisions contained in NCGS § 160. What follows is the revised and updated *Randolph County Unified Development Ordinance*.~~

~~Readers and users shall make note of the following information.~~

~~1. Session Law 2019-111, the law that created NCGS § 160D, had a different numbering sequence. The Reconciliation Commission changed the numbering sequence, and the information contained in this *Randolph County Unified Development Ordinance* matches that sequence for most of this Ordinance.~~

2. ~~The existing *Randolph County Unified Development Ordinance* has been reformatted. Information that was previously contained in Article II (Zoning) of the previous Ordinance can be found in Article 600.~~





Whenever a city or Randolph County, according to NCGS § 160D-202, acquires jurisdiction over a territory that heretofore has been subject to the jurisdiction of another local government, any person who has acquired vested rights in the surrendering jurisdiction may exercise those rights as if no change of jurisdiction had occurred. The city or Randolph County acquiring jurisdiction may take any action regarding such a development approval, certificate, or other evidence of compliance that could have been taken by the local government releasing jurisdiction according to its development regulations. Except as provided in this subsection, any building, structure, or other land use in a territory over which a city or Randolph County has acquired jurisdiction is subject to the development regulations of the city or Randolph County.

209: SPLIT JURISDICTION

If a parcel of land lies within the planning and development regulation jurisdiction of more than one local government, for this Ordinance, the local governments may, by mutual agreement according to Article 20 of Chapter 160A of the North Carolina General Statutes and with the written consent of the landowner, assign exclusive planning and development regulation jurisdiction under this Ordinance for the land including all development phases on the land, entire parcel to any one of those local governments.

In the event no mutual agreement or written consent under the above section exists, the landowner of land lying within the planning and development regulation jurisdiction of more than one local government may elect the planning and development regulations of the local government where the majority of the total acreage of the parcel of land is situated.

~~Such a mutual agreement~~ This section shall only apply to planning and development regulations and shall not affect taxation or other non-regulatory matters. The mutual agreement is evidenced by a resolution formally adopted by each governing board and recorded with the ~~Randolph County~~ Register of Deeds in every County where the land is located and within 14 days of the adoption of the last required resolution.

210: PENDING JURISDICTION

After consideration of a change in a local government jurisdiction has been formally proposed, the local government that is potentially receiving jurisdiction may receive and process proposals to adopt development regulations and any application for development approvals that would be required in that local government if the jurisdiction is changed. No final decision is made on any development approval before the actual transfer of jurisdiction. Acceptance of jurisdiction, adoption of development regulations, and decisions on development approvals may be made concurrently and may have a common effective date.



hearing. In computing such period, the day of publication is not to be included, but the day of the hearing shall be included.

B. DEVELOPMENT REGULATION ADOPTION

Any development regulations adopted according to NCGS § 160D shall be adopted by ordinance. If the newly adopted development regulation applies to any matter addressed in this Ordinance, this Ordinance shall be deemed amended when the proposed ordinance is adopted.

C. ORDINANCE REQUIRED

A development regulation adopted under this Chapter shall be adopted by ordinance.

D. DOWN-ZONING¹

No amendment to zoning regulations or a zoning map that down-zones property ~~shall be initiated, nor is it enforceable shall be initiated, enacted, or enforced~~ without the written consent of all property owners whose property is the subject of the down-zoning amendment, ~~unless the down-zoning amendment is initiated by the local government~~. For purposes of this section, *down-zoning* means a zoning ordinance that affects an area of land in one of the following ways:

- (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage; ~~or~~
- (2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage; or
- (3) By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.

E. VOLUNTARY AGRICULTURAL DISTRICTS OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICTS

Randolph County requires additional review of rezoning projects in Voluntary Agricultural Districts per NCGS 106-740 and Session Law 2025-12. Any parcel in a Voluntary Agricultural District or Enhanced Voluntary

¹ HB161 has been filed in the North Carolina General Assembly in 2025. If adopted as a general statute, this section of the *Randolph County Unified Development Ordinance* would be removed.



Agricultural District must have the following review process completed by a State or local public agency or governmental unit:

- (1) The agency or body that intends to rezoning the qualifying farmland requests that the Randolph County Voluntary Agricultural District Advisory Board hold a public hearing and make a recommendation on the rezoning;
- (2) The Randolph County Voluntary Agricultural District Advisory Board has forty-five days from the date is received the request for a public hearing to hold the hearing and submit findings and recommendations; and
- (3) Randolph County must wait one hundred and twenty days after the Randolph County Voluntary Agricultural District Advisory Board submits findings and recommendations to initiate the rezoning.

409: NOTICE OF HEARING ON PROPOSED ZONING MAP AMENDMENTS

A. MAILED NOTICE

Subject to the limitations of this Article, the ordinance provides the way zoning regulations and the boundaries of zoning districts are to be determined, established, and enforced, and from time to time amended, supplemented, or changed, following the provisions of this Article. The owners of affected parcels of land and the owners of all parcels of land abutting that parcel of land shall be mailed a notice of the hearing on a proposed zoning map amendment by first-class mail at the last addresses listed for such owners on the county tax abstracts. For this section, properties are *abutting* even if separated by a street, railroad, or other transportation corridors. This notice must be deposited in the mail at least ten but not more than twenty-five days before the date of the hearing. If the zoning map amendment is being proposed in conjunction with an expansion of municipal extraterritorial planning and development regulation jurisdiction under NCGS § 160D-202, a single hearing on the zoning map amendment and the boundary amendment may be held. In this instance, the initial notice of the zoning map amendment hearing may be combined with the boundary hearing notice, and the combined hearing notice mailed at least thirty days before the hearing.

B. OPTION OF MAILED NOTICE FOR LARGE-SCALE ZONING MAP AMENDMENTS

The first-class notice required under subsection (A) of this section is not required if the zoning map amendment proposes to change the zoning designation of more than fifty parcels, owned by at least fifty different property owners, and Randolph County elects to use the expanded



The plan consistency statement is not subject to judicial review. If a zoning map amendment qualified as a *large-scale rezoning* under NCGS § 160D-602 (d), the Randolph County Planning Board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken.

B. STATEMENT OF REASONABLENESS

When adopting or rejecting any petition for a zoning text or map amendment, a brief statement explaining the reasonableness of the proposed zoning shall be approved by the Randolph County Planning Board. The statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of any area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development and the development permissible under the proposed amendment; (iv) why the action is in the public interest; and (v) any changes or conditions warranting the amendment. If a zoning map amendment qualifies as a *large-scale rezoning* under NCGS § 160D-602 (b), the Randolph County Planning Board statement on reasonableness may address the overall rezoning.

C. APPEALS

Any appeals of the decision to adopt or reject any zoning text or map amendment made by the Randolph County Planning Board shall be made to the Randolph County Board of Commissioners as outlined in Article 400, Section 411 (A) above. The requirements for a Statement of Reasonableness and Plan Consistency Statement shall be the same for an appeal as it exist for the original action by the Randolph County Planning Board. This includes amending the adopted comprehensive or land-use plan as outlined in this section.

D. SINGLE STATEMENT PERMISSIBLE

The Statement of Reasonableness and the Plan Consistency Statement required by this section may be approved as a single statement.

E. REHEARING OF WITHDRAWAL OR DENIED REQUEST

~~No such proposed change in the Zoning Ordinance or map if denied by action of the Randolph County Board of Commissioners or the Randolph County Planning Board may be resubmitted within one year from the date of such denial, unless the Board that denied such request unanimously finds that changing conditions in the area or new information concerning the property requested for rezoning warrant a resubmission for change in the Zoning Ordinance or map. The Randolph County Unified Development Ordinance may not include waiting periods prohibiting a landowner.~~



developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval (ex. Special Use Permit or Variance).

Quasi-judicial requests are subject to judicial review as provided for in Article 600, Section 620.

413: MORATORIA

A. AUTHORITY

Randolph County may adopt temporary moratoria on any development approval required by law, except for developing and adopting new or amended plans or development regulations governing residential uses. The duration of any moratorium shall be reasonable considering the specific conditions that warrant the imposition of the moratorium and may not exceed the period necessary to correct, modify, or resolve such conditions.

B. HEARING REQUIRED

Except in cases of an imminent and substantial threat to public health or safety, before adopting a development regulation imposing a development moratorium with a duration of sixty days or any shorter period, the Randolph County Board of Commissioners shall hold a legislative hearing and shall publish a notice of the hearing in a newspaper having general circulation in the area not less than seven days before the date set for the hearing. A development moratorium with a duration of sixty-one days or longer, and any extension of a moratorium so that the total duration is sixty-one days or longer, is subject to the notice and hearing requirements of NCGS § 160D-601.

C. EXEMPT PROJECTS

Absent an imminent threat to public health or safety, a development moratorium adopted under this section does not apply to any project for which a valid building permit issued according to NCGS § 160D-1108 is outstanding, to any project for which a Special Use Permit application has been accepted as complete, to development outlined in a site-specific vesting plan approved according to NCGS § 160D-108.1, to development for which substantial expenditures have already been made in good faith reliance on a prior valid development approval or to preliminary or final subdivision plats that have been accepted for review by Randolph County Planning and Zoning staff before the call for a hearing to adopt the moratorium. A preliminary subdivision plat accepted for review by Randolph County Planning and Zoning before the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval



change, alter, impair, prevent, diminish, or otherwise delay the development or use of the property allowed by this Ordinance, except where a change in State or federal law mandating Randolph County enforcement occurs after the development application is submitted that has a fundamental and retroactive effect on the development or use. A vested right obtained by permit or other local government approval shall not preclude the use or extinguish the existence of any other vested right or use by right attached to the property.

D. DURATION OF VESTING

Upon issuance of a development permit, the statutory vesting granted by subsection (C) of this section for a development project is effective upon the filing of the application under NCGS § 143-755, for so long as the permit remains valid under the law. Unless otherwise specified by this section or other statutes, local development permits expire one year after issuance unless work authorized by the permit has substantially commenced. A local land development regulation may provide for a longer permit expiration period. For this section, a permit is issued either in the ordinary course of business of Randolph County or by Randolph County as a court directive.

Except where a longer vesting period is provided by statute or land development regulation, the statutory vesting granted by this section, once established, expires for an uncompleted development project if development work is intentionally and voluntarily discontinued for not less than twenty-four consecutive months, and the statutory vesting period granted by this section for a nonconforming use of property expires if the use is intentionally and voluntarily discontinued for not less than twenty-four consecutive months. The twenty-four-month discontinuance period is automatically tolled during the pendency of any board of adjustment proceeding or civil action in a State or federal trial or appellate court regarding the validity of a development permit, the use of the property, or the existence of the statutory vesting period granted by this section. The twenty-four-month discontinuance period is also tolled during the pendency of any litigation involving the development project or property that is the subject of the vesting.

E. MULTIPLE PERMITS FOR DEVELOPMENT PROJECT

Subject to subsection (D) of this section, where multiple local development permits are required to complete a development project, the development permit applicant may choose the version of each of the local land development regulations applicable to the project, and update the submittal of the application for the initial development permit. This provision is applicable only for those subsequent development permit applications filed within eighteen months of the date following the approval of an initial permit. This subsection does not limit or affect the duration of any vested right established under subsection (D) of this section. For



Any regulation relating to building design elements adopted under NCGS § 160D may not be applied to any structures subject to regulation under the North Carolina Residential Code except under one or more of the following circumstances:

- (1) The structures are in an area designated as a local historic district according to Part Four of Article Nine of NCGS § 160D;
- (2) The structures are in an area designated as a historic district on the National Register of Historic Places;
- (3) The structures are individually designated as local, State, or national historic landmarks;
- (4) The regulations are directly and substantially related to the requirements of applicable safety codes adopted under NCGS § 143-138;
- (5) Where the regulations are applied to manufactured housing in a manner consistent with NCGS § 160D-907 and federal law; or
- (6) Where the regulations are adopted as a condition of participation in the National Flood Insurance Program.

Regulations prohibited by this subsection may not be applied, directly or indirectly, in any zoning district or conditional zoning district unless voluntarily consented to by the owners of all the property to which those regulations may be applied as part of and in the course of the process of seeking and obtaining a zoning amendment or zoning, subdivision, or development approval, nor may any such regulations be applied indirectly as part of a review according to NCGS § 160D-604 or NCGS § 160D-605 of any proposed zoning amendment for consistency with an adopted comprehensive or land-use plan or other applicable officially adopted plans.

For this subsection, the phrase *building design elements* is defined in Article 100, Section 102.

Nothing in this Ordinance affects the validity or enforceability of private covenants or other contractual agreements among property owners relating to building design elements.

C.

MINIMUM SQUARE FOOTAGE LIMIT DESIGN METHODOLOGY AND CONSTRUCTION STANDARDS



~~The zoning regulations shall not set the minimum square footage of any structures subject to regulation under the North Carolina Residential Code. A zoning or other development regulations shall not do any of the following:~~

- ~~(1) Set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code;~~
- ~~(2) Require a parking space to be larger than nine feet wide by twenty feet long unless the parking space is designated for handicap, parallel, or diagonal parking;~~
- ~~(3) Require additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings; or~~
- ~~(4) Establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by the Department of Transportation.~~

~~For purposes of this section, the term *public road* shall mean any road, street, highway, thoroughfare, or other way of passage that is owned by a city or the Department of Transportation.~~

603: ZONING DISTRICTS

A. TYPES OF ZONING DISTRICTS

Randolph County has divided its territorial jurisdiction into zoning districts of any number, shape, and area deemed best suited to carry out the purposes of this Article. Within those districts, this Ordinance applies regulations and restrictions to the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land. Zoning districts may include, but are not limited to:

- (1) Conventional districts in which a variety of uses are allowed as permitted uses or uses by right, and that may also include uses permitted only with a Special Use Permit;
- (2) Conditional districts in which site plans or individualized development conditions are imposed; or



owners of individual parcels may apply for permit modification so long as the modification would not result in other properties failing to meet the terms of the Special Use Permit or regulations. Any modification applies only to those properties whose owners apply for the modification. . If a special use permit expires and does not vest, the current zoning classification or regulation for the property applies.

D. **VARIANCES**

When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the Randolph County Zoning Board of Adjustment shall vary any of the provisions of the zoning regulation upon a showing of evidence by the applicant of **all** the following requirements:

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the Variance, no reasonable use can be made of the property;
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the public, may not be a basis for granting a Variance. A Variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability;
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing the property with knowledge that circumstances exist that may justify the granting of a Variance is not self-created hardship; and
- (4) The requested Variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

No change in permitted uses may be authorized by a Variance. Appropriate conditions may be imposed on any Variance if the conditions are reasonably related to the Variance. Any other development regulation that regulates land use or development may provide for a Variance from the provisions of those ordinances consistent with the provisions of this subsection.



be used for bona fide farm purposes becomes subject to the exercise of the municipal extraterritorial planning and development regulation jurisdiction under NCGS 160D. For purposes of complying with State or federal law, property that is exempt from municipal zoning under this subsection shall be subject to the *Randolph County Flood Damage Prevention Ordinance*.

D. **BEEHIVES**

Restrictions on beehives shall be consistent with the limitations of NCGS § 160-645.

E. **VOLUNTARY AGRICULTURAL DISTRICTS**

Randolph County requires additional review of rezoning projects in Voluntary Agricultural Districts per NCGS 106-740 and Session Law 2025-12. Any parcel in a Voluntary Agricultural District or Enhanced Voluntary Agricultural District must have the following review process completed by a State or local public agency or governmental unit:

- (1) The agency or body that intends to rezoning the qualifying farmland requests that the Randolph County Voluntary Agricultural District Advisory Board hold a public hearing and make a recommendation on the rezoning;
- (2) The Randolph County Voluntary Agricultural District Advisory Board has forty-five days from the date is received the request for a public hearing to hold the hearing and submit findings and recommendations; and
- (3) Randolph County must wait one hundred and twenty days after the Randolph County Voluntary Agricultural District Advisory Board submits findings and recommendations to initiate the rezoning.

608: ZONING DISTRICTS

According to the authority granted in NCGS § 160D-703, the Randolph County Board of Commissioners divides the County into zoning districts with the designations as listed below, including any corresponding Conditional Districts. Furthermore, any Conditional Use District heretofore adopted by the Randolph County Board of Commissioners is changed to a Conditional District according to NCGS § 160D-703 upon the effective date of this Ordinance.

DISTRICT	NAME
CC	Community Commercial District



- (f) Proposed landscaping, with property buffers between other uses;
- (g) Location of flood hazard areas and any other lands not suitable for development;
- (h) Size and location of signs;
- (i) Location and type of security lighting; and
- (j) Water resource and stormwater management provisions.

L. WATERSHED OVERLAY DISTRICT

(1) PURPOSE AND USES PERMITTED

The *Watershed Overlay District* is designed to promote the public health, safety, and general welfare of the citizens of Randolph County. Specific information regarding this overlay district can be found in Article 800, Watershed Protection Ordinance.

615: PROCEDURES FOR SUBDIVISION OVERLAY DISTRICTS

A. DEVELOPMENT PRE-CONFERENCE

The applicant may meet with the designated Randolph County Planning and Zoning Staff on-site to discuss the overall design of the development and identify Open Space Areas that could be incorporated into the plan before filing for rezoning.

B. SUBMITTAL OF PRELIMINARY PLAT AND APPLICATION

The required information for the preliminary plat can be found in Article 700, Section 719, in this Ordinance. The preliminary plat may be submitted electronically.

C. TECHNICAL REVIEW

The Planning Staff ~~may~~**will** prepare a *Development Impact Analysis* under the requirements of this Ordinance. The Planning Staff shall also review the preliminary plat to ensure that it contains the required information found in Article 700, Section 719 in the Ordinance, and for clarity and understanding.

D. PLANNING STAFF RECOMMENDATIONS

The Planning Staff shall review the proposal for consistency with all applicable standards in this Ordinance. The Planning Staff shall make recommendations in writing to the applicant or surveyor, at which time the applicant may choose to revise and resubmit the preliminary plan. The



applicant or surveyor will be told of the cut-off date for the final submission of the preliminary plat and the payment of any fees associated with the rezoning.

E. NEIGHBORHOOD INFORMATION MEETING

Randolph County ~~mayshall~~ sponsor a Neighborhood Information Meeting involving the developer, Randolph County Planning and Zoning Staff, and adjacent property owners. The informal meeting is designed to provide a time when adjoining property owners might meet with the developer and the Randolph County Planning Staff to review preliminary residential subdivision proposals before the formal presentation at public hearings to the Randolph County Planning Board. The Neighborhood Information Meeting ~~mayshall~~ be held by the Randolph County Planning and Zoning Department before scheduling the Randolph County Planning Board hearing. The notifications shall follow the procedures as outlined in NCGS § 160D, except for the legal advertisement, which shall not be required for Neighborhood Information Meetings. Also, the property for which the rezoning is proposed shall be posted before the public hearing.

F. TECHNICAL REVIEW COMMITTEE

The Technical Review Committee ~~mayshall~~ meet again in person or via electronic communications, including electronic mail, after the Neighborhood Information Meeting to consider the input received from the meeting. The Committee discusses all the information submitted and then makes a recommendation to the Randolph County Planning Board based upon the entirety of the proposal and its compliance or non-compliance with this Ordinance and the *Randolph County Growth Management Plan*.

G. ZONING CHANGE PROCEDURES

The applicant shall follow those procedures outlined in this Ordinance within Article 400, Sections 408 through 412.

616: IMPACT ANALYSIS FOR MAJOR RESIDENTIAL REZONING REQUESTS

A. PURPOSE AND INTENT

Development policies outlined in the *Randolph County Growth Management Plan* and regulated through this Ordinance are specifically designed to encourage long-term planning among property owners, developers, and ~~the~~ County government. The *Development Impact Analysis* is a key component of major residential rezoning requests. Its use allows the Randolph County Board of County Commissioners, Randolph County Planning Board, the citizens and appropriate staff to determine the feasibility of a rezoning proposal based on its impact on the



community and the capacity of Randolph County to provide adequate public facilities.

B. IMPACT ELEMENTS

The Technical Review Committee may shall prepare ~~information outlined in thea~~ *Development Impact Analysis* for all major residential subdivision development proposals. ~~or related Special Use Permit applications.~~ The *Development Impact Analysis* may shall consist of the following elements and shall use the best available data at the time of completion:

(1) — HOUSING DEVELOPMENT ANALYSIS

~~Existing housing patterns such as subdivisions, types of housing, etc.;~~

(2) — WATER RESOURCES

~~Proposed water resources and availability of public infrastructure. Proposed sewage disposal systems;~~

(3) — TRAFFIC ANALYSIS

~~Estimated number of trips generated, the volume of existing traffic on roads adjacent to and within one mile of the tract, directional distribution of traffic, and capacity analysis;~~

(4) — PUBLIC EDUCATION

~~The expected number of students generated for each dwelling unit using the Student Information Management System data as provided by the public school systems, the location of public schools expected to serve the development, and their student capacity; and~~

(5) — AGRICULTURAL IMPACT

~~Adjoining active working farms shall be noted on development plans. All well locations must be documented on subdivision plats with a setback of not less than one hundred feet from the farm's property lines. Farm operations that begin after the development of a major residential subdivision must abide by the one hundred foot waste setback rule (on the farm property).~~

(1) Housing development analysis;

(2) Water resource analysis;

(3) Traffic analysis;

(4) Public education analysis; or



(5) Agricultural impact analysis.

617: ADOPTED SCENIC CORRIDOR OVERLAY DISTRICT PLAN

A. NC HIGHWAY 705 SCENIC BUSINESS OVERLAY DISTRICT

The purpose of the *NC Highway 705 Scenic Business Overlay District* is to establish guidelines for new development and rezoning requests along the NC Highway 705 (Little River Road) Corridor from its intersection with Interstate 73/74 to the town limits of Seagrove. The *Scenic Business Corridor Overlay District* would affect only rezoning requests that are within five hundred feet along each side of the NC Highway 705 right-of-way. The overlay district is designed to strengthen the value of the corridor as a special entryway to the Seagrove area's unique pottery, crafts, and related heritage assets. The district is also designed to create visually pleasing and pedestrian-friendly land use standards that will help retain the scenic neighborhood characteristics long associated with the NC Highway 705 community.

(2) PURPOSE AND USES PERMITTED

The *Scenic Business Overlay District* shall be considered as an overlay district to the *Highway Commercial District*. To accomplish the objectives of the *Scenic Business Overlay District Corridor Plan*, the following land use issues shall be considered:

- (a) Appealing streetscapes with trees, natural buffers, and provisions for pedestrian-friendly land-use standards that can enhance walkability and accessibility;
- (b) Provision for specific retail options that support locally made crafts, pottery, and related activities that enhance and promote the natural heritage of the Seagrove community;
- (c) The absence of large parking lots facing the street, with related new building setback standards;
- (d) The design of buildings, rooflines, colors, and landscaping is critical to the environment that supports safety and a sense of community. Lighting and signs have a big impact on the appearance of a neighborhood. Standards will limit the type, size, color, and brightness; and



DATA PROCESSING FACILITY

Zoning Districts: *HI*

Parking: Off-street parking and loading shall be provided per Article 600, Section 634.

Signs: Signs shall be permitted as described in Article 600, Section 635.

Site Considerations: The use of cargo containers, railroad cars, truck trailers, and other similar containers is strictly prohibited.

All outdoor equipment shall be at least 1,000 feet from any schools, daycare facilities, hospitals, churches, youth camps, public parks, community centers, community recreation centers, and existing residential structures.

Required Plans:

- a. Scaled drawings of all locations and sizes of all buildings, and equipment including noise-muffling devices.
- b. Site plan showing any schools, daycare facilities, hospitals, churches, youth camps, public parks, community centers, community recreation centers, and existing residential structures within 1,000 feet of any outdoor equipment.
- c. Location and type of perimeter security and lighting.
- d. Location and total power supplied by any solar panels.
- e. If solar panels are included on the site and **not** on the building, the provisions under Article 600, Section 621, Detailed Regulations for Specific Uses, Solar Energy Facility shall apply.
- f. Information stating that all electronic waste generated at the facility will be handled by a North Carolina Department of Environmental Quality licensed electronic waste recycling firm.
- g. Submit a certification sealed by a professional engineer that the facility will use a closed-loop water or a liquid cooling system that will result in a minimum



of water consumption as allowed in NCGS 143-355.5 (A). This certification shall also include estimated daily water usage for liquid cooling systems and how water will be supplied to the facility.

- h. Submit a certification that all applicable Federal and State regulations have been met.
- i. The facility must be connected to the existing electric grid prior to the final Certificate of Occupancy.
- j. On-site generators may only be used for (i) emergency power during grid outages and (ii) routine testing up to four hours a month.

Screening:

A Level III buffer around the property lines.

Noise Impact Study and Compliance:

The property owner and/or applicant shall have a pre-construction sound study performed by a third-party licensed acoustic engineer to determine baseline ambient noise levels as measured in decibels (dBa) along all exterior property lines of the proposed data center. The study shall provide data on the measured A-weighting, C-weighting, and Z-weighting and narrowband frequency analysis/tonal analysis. The noise study shall include a noise contour map and shall be sealed and signed by the licensed acoustic engineer. Ambient noise/decibel levels shall be documented from all perimeter property lines of the subject property on which the data center is proposed. The pre-construction noise study shall be submitted as part of the application.

Data centers shall be constructed to incorporate sound mitigation methods sufficient to prevent the sound levels emitted from the data center structure(s) from exceeding permitted decibel levels during normal operations. Post-construction sound levels along the exterior property lines of the data center site shall not exceed the documented pre-construction sound level as measured in dBA, dBC, and dBZ or 60 dBA, whichever is greater.

Decommissioning:

A data processing facility that ceases operations for a period of twelve consecutive months shall be considered decommissioned and/or abandoned unless the property owner, or other responsible party with a legal ownership



interest, provides substantial evidence demonstrating the intent and ability to resume operations.

Upon decommissioning or abandonment, the property owner or operator shall ensure that all technological hardware, infrastructure including, but not limited to, private on-site substations, fuel, and any hazardous materials including biocides, treatment chemicals, or similar substances are removed from the site and disposed of in accordance with all applicable Federal, State, and local laws and regulations. All materials shall be removed in a manner that eliminates any threat to public health, safety, or the environment.

As part of the decommissioning plan, the applicant shall provide financial assurance sufficient to cover the estimated cost of decommissioning, plus an additional ten percent contingency. Acceptable forms of financial assurance include a performance or surety bond, irrevocable letter of credit, or segregated cash escrow deposit held by a FDIC-insured financial institution authorized to do business in the State of North Carolina.

The estimated decommissioning cost shall be prepared, signed, and sealed by an independent professional engineer licensed in the State of North Carolina, which shall be reviewed and resubmitted to the Planning Department at least once every five years during the operational life of the facility.



TEMPORARY RECREATIONAL VEHICLE

Zoning District: All residential zoning districts.

- Details:**
- a. Temporary recreational vehicles, as defined by this Ordinance, are allowed in cases of catastrophic damage, such as fire, to the **primary dwelling** on a parcel
 - b. Temporary recreational vehicles must meet all requirements of Randolph County Building Inspections.
 - c. Temporary recreational vehicles must meet all requirements of Randolph County Environmental Health for sewage disposal and water supply.
 - d. Temporary recreational vehicles may only be used for a temporary residence for either (i) six months or (ii) until the repair or rebuilding of the primary dwelling is complete, whichever is last.
 - e. Temporary recreational vehicles must be disconnected from all utilities after either (i) six months or (ii) until the repair or rebuilding of the primary dwell is complete, whichever is last.
 - f. If the repair or rebuilding of the primary dwelling will take longer than six months, the property owner or the permit applicant shall contact the Randolph County Planning Director who may approve a three-month extension of the placement of the temporary recreational vehicle.



TELECOMMUNICATION TOWER

Zoning Districts: All districts.

Guidelines and Requirements:

Except as expressly stated, nothing in this Ordinance shall limit Randolph County from regulating applications to construct, modify, or maintain wireless support structures, or construct, modify, maintain, or collocate wireless facilities on a wireless support structure based on consideration of land use, public safety, and zoning considerations, including aesthetics, landscaping, structural design, setbacks, and fall zones, or State and local building code requirements, consistent with the provisions of federal law provided in NCGS § 160D-930. For purposes of this Ordinance, public safety includes, without limitation, federal, State, and local safety regulations, but does not include requirements relating to radiofrequency emissions of wireless facilities.

Any person who proposes to construct a new wireless support structure or substantially modify a wireless support structure within the planning and development regulation jurisdiction of a local government must do both of the following:

- (1) Submit a completed application with the necessary copies and attachments to the appropriate planning authority; and
- (2) Comply with any local ordinances concerning land use and any applicable permitting processes.

Purpose and Compliance:

The purpose of this section is to ensure the safe and efficient integration of facilities necessary for the provision of advanced mobile broadband and wireless telecommunications services throughout the community and to ensure the ready availability of reliable wireless service to the public, government agencies, and first responders, to further the public safety and general welfare.

The deployment of wireless infrastructure is critical to ensuring first responders can provide for the health and safety of all residents of North Carolina and, consistent



with section 6409 of the Middle-Class Tax Relief and Job Creation Act of 2012, 47 USC § 1455 (a), create a national wireless emergency communications network for use by first responders that in large measure will be dependent on facilities placed on existing wireless communications support structures. Therefore, it is the policy of this State to facilitate the placement of wireless communications support structures in all areas of North Carolina. The following standards shall apply to Randolph County's actions, as a regulatory body, in the regulation of the placement, construction, or modification of a wireless communications facility.

The placement, construction, or modification of wireless communications facilities shall conform to the Federal Communications Act, 47 USC § 332, as amended, section 6409 of the Middle-Class Tax Relief and Job Creation Act of 2012, 47 USC § 1455 (a), and per the rules promulgated by the Federal Communications Commission.

Minimum Lot Size:

The minimum lot size requirement shall be per the Zoning District in which it is located.

Administrative Approvals:

The following uses may be approved by the Randolph County Planning Director after conducting an administrative review:

- a. Installing an antenna on an existing structure other than a tower (such as a building, sign, light pole, water tower, or other free-standing, non-residential structure) that is more than fifty feet in height, so long as such addition does not add more than twenty feet to the height of the existing structure;
- b. Installing an antenna on an existing non-residential structure other than a tower (such as a building sign, light pole, water tower, utility pole, or other free-standing, non-residential structure) in any commercial or industrial district that is less than fifty feet in height, so long as such addition does not add more than twenty feet to the height of the existing structure;



- c. Installing an antenna on an existing tower of any height, including a pre-existing tower, and further including the placement of additional buildings or other supporting equipment used in connection with said antenna, so long as the addition of said antenna adds no more than twenty feet to the height of said existing tower; or
- d. Replacing an existing tower that adds no more than twenty feet to the overall height of the existing structure.

Required Plans:

The site plan drawn to scale must include, but is not limited to, the following information:

- a. Property lines;
- b. Proposed structures;
- c. Existing structures within five hundred feet of any part of the tower structure;
- d. Proposed points of egress and ingress;
- e. Fencing and setbacks; and
- f. Proposed buffers.

The site plan shall indicate all locations for equipment buildings in addition to those proposed for use by the applicant.

Buffers:

In areas where a visual block from adjacent properties is necessary, a Level III buffer shall be required.

Fencing:

The base of the tower and each guy anchor shall be surrounded by a security fence or wall at least eight feet in height unless the tower and all guy anchors are mounted entirely on a building over eight feet in height. The tower's guy anchors may be screened or fenced separately to comply with the requirements of this subsection.

Setback Requirements:

Setback of the base of the tower from all adjacent property lines shall be one foot for each foot in height. This setback may be reduced by the Randolph County Planning Board of



Adjustment upon a finding that failure to grant a setback reduction would have the effect of prohibiting the provision of personal wireless services, that the reduction serves the general intent and purpose of this section and the adopted *Randolph County Growth Management Plan* and that the reduction will not substantially interfere with or injure the rights of others whose property would be affected by the reduced setback. In no case shall the setback be reduced to less than fifty percent of the tower height. To encourage shared use of towers, applications for towers that will operate with more than one user immediately upon completion may have a ten percent reduction in the required setbacks, but in no case shall the setbacks be less than those required for the underlying zoning district. Also, to encourage the construction of monopole structures, monopole towers may have a twenty percent reduction in the required setbacks. To encourage the location of towers in existing forested areas with a minimum depth of sixty-five feet, the tower may have a twenty percent reduction in the required setbacks. In no case shall the setback be less than those required for the underlying zoning district. Said setback reductions shall only be allowed upon a professional engineering certification that states that the structure's construction will cause the tower to crumble inward so that, in the event of a collapse, no damage to structures on adjacent zoning lots will result.

Towers shall have a minimum setback of 1,500 feet from other towers unless evidence is provided that demonstrates that reasonable efforts have been made to lease space on an existing tower or that an existing tower will not technically satisfy the applicant's needs to provide coverage in the area.

Site Considerations:

No outside storage shall be allowed on any telecommunication facility site.

Associated buildings located in any residential district shall not be used as an employment center for any worker. This provision does not prohibit the periodic maintenance or periodic monitoring of equipment and instruments.

The color of the tower shall be neutral, except to the extent required by Federal law, to minimize its visual impact.

No commercial advertising shall be allowed on the facility's site.



Other Requirements:

Communication companies are encouraged to locate telecommunication antennas on or in structures other than a tower. Such structures may include church steeples, transmission line towers, utility/light poles, and water towers. Where such facilities are not available, co-location of facilities is encouraged. Priority for co-location on the proposed tower shall be given to antennas that will serve a public safety need for Randolph County.

Evidence that the applicant has investigated the possibilities for locating the proposed facilities on an existing tower where a minimal level of coverage can be provided. Such evidence shall consist of:

- a. Copies of letters sent to owners of all existing towers within a one-mile radius of the proposed site, requesting the following information:
 - (1) tower height;
 - (2) existing and planned tower users;
 - (3) whether the existing tower could accommodate the proposed antenna without causing instability or radio frequency interference; and
 - (4) if the proposed antenna cannot be accommodated on the existing tower, an assessment of whether the existing tower could be structurally strengthened ~~or whether the antenna's transmitters and related equipment could be protected from electromagnetic interference~~, and a general description of the means and projected cost of shared use of the existing tower.
- b. A copy of all responses required by subsection 4a (1);
- c. A summary explanation of why the applicant believes the proposed facility cannot be located on an existing tower.



- d. A summary explanation of why the applicant believes that the use of an alternative tower structure is not possible.
- e. Provision of sound engineering evidence demonstrating that the location in the proposed district is necessary and in the interest of public safety, or is a practical necessity.
- f. Evidence that the tower will be utilized by a wireless provider.

Under section 6409 of the Middle-Class Tax Relief and Job Creation Act of 2012, 47 USC § 1455 (a), Randolph County may not deny and shall approve any eligible facilities request as provided in this section. Nothing in this Part requires an application and approval for routine maintenance or limits the performance of routine maintenance on wireless support structures and facilities, including in-kind replacement of wireless facilities. Routine maintenance includes activities associated with the regular and general upkeep of transmission equipment, including the replacement of existing wireless facilities with facilities of the same size. Randolph County may require an application for collocation or an eligible facility request.

A collocation or eligible facilities request application is deemed complete unless Randolph County provides notice that the application is incomplete in writing to the applicant within 45 days of submission or within some other mutually agreed-upon period. The notice shall identify the deficiencies in the application which, if cured, would make the application complete. Randolph County may deem an application incomplete if there is insufficient evidence provided to show that the proposed collocation or eligible facilities request will comply with federal, State, and local safety requirements. Randolph County may not deem an application incomplete for any issue not related to the actual content of the application and subject matter of the collocation or eligible facilities request. An application is deemed complete on resubmission if the additional materials cure the deficiencies indicated.

Randolph County shall issue a written decision approving an *Eligible Facilities Request Application* within 45 days of



such application being deemed complete. For a collocation application that is not an eligible facility request, Randolph County shall issue its written decision to approve or deny the application within 45 days of the application being deemed complete.

Randolph County may impose a fee not to exceed \$1,000 for technical consultation and the review of a collocation or eligible facilities request application. The fee must be based on the actual, direct, and reasonable administrative costs incurred for the review, processing, and approval of a collocation application. Randolph County may engage a third-party consultant for technical consultation and the review of a collocation application. The fee imposed by Randolph County for the review of the application may not be used for either of the following:

- (1) Travel expenses incurred in a third-party review of a collocation application; or
- (2) Reimbursement for a consultation or other third-party, based on a contingent fee basis or results-based arrangement.

Evidence that the communications tower is structurally designed to support at least one additional user, and the special use application includes a statement that the owner of the tower is willing to permit other users to attach communication facilities, on a commercially reasonable basis, which do not interfere with the primary purpose of the tower. Towers over 180 feet in height shall be structurally designed and constructed to accommodate at least two additional users. The tower owner may require that such other users agree to negotiate regarding reasonable compensation to the owner from any liability that may result from such attachment.

The telecommunications tower shall meet all applicable FAA standards, *Randolph County Municipal Airport Overlay District Standards*, and shall not restrict or interfere with air traffic or air travel from or to any existing or proposed airport. Applicant must provide evidence that the tower would meet all FAA standards before issuance of permits to construct. Any lighting shall not project onto the surrounding residential property.



The Randolph County Planning Director shall notify all known airports within a five-mile radius of the application to locate a tower.

~~To protect the public from unnecessary exposure to electromagnetic radiation, the tower owner shall provide documentation, such as a signed affidavit, indicating that the power density levels do not exceed levels certified by the FCC.~~

Notice shall be provided to the Randolph County Planning Director when the tower is placed out of service. Towers that are not used for six months or more shall be removed by the property owner within 120 days.

Randolph County's review of an application for the placement or construction of a new wireless support structure or substantial modification of a wireless support structure shall only address public safety, land development, or zoning issues. In reviewing an application, Randolph County may not require information on or evaluate an applicant's business decisions about its designed service, customer demand for its service, or quality of its service to or from an area or site. Randolph County may not require information that concerns the specific need for the wireless support structure, including whether the service to be provided from the wireless support structure is to add additional wireless coverage or additional wireless capacity. Randolph County may not require proprietary, confidential, or other business information to justify the need for the new wireless support structure, including propagation maps and telecommunication traffic studies. In reviewing an application, the local government may review the following:

- (1) Applicable public safety, land-use, or zoning issues addressed in its adopted regulations, including aesthetics, landscaping, land-use-based location priorities, structural design, setbacks, and fall zones;
- (2) Information or materials directly related to an identified public safety, land development, or zoning issue including evidence that no existing or previously approved wireless support structure can reasonably be used for the wireless facility placement instead of the



construction of a new wireless support structure that residential, historic, and designated scenic areas cannot be served from outside the area or that the proposed height of a new wireless support structure or initial wireless facility placement or a proposed height increase of a substantially modified wireless support structure or replacement wireless support structure is necessary to provide the applicant's designed service; and

- (3) Randolph County may require applicants for new wireless facilities to evaluate the reasonable feasibility of collocating new antennas and equipment on an existing wireless support structure or structures within the applicant's search ring. Collocation on an existing wireless support structure is not reasonably feasible if collocation is technically or commercially impractical or the owner of the existing wireless support structure is unwilling to enter a contract for such use at fair market value. Randolph County may require the information necessary to determine whether collocation on existing wireless support structures is reasonably feasible.



Except as provided in NCGS 143-345.5, Randolph County zoning regulations apply to the erection, construction, and use of buildings by the State of North Carolina and its political subdivisions.

Except as provided in NCGS 143-345.5, Randolph County zoning regulations shall not apply to the construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, demolition, or use of any building or property by the State of North Carolina if the project is managed by the State Construction Office, or The University of North Carolina.

Except as provided in NCGS 143-345.5, Randolph County zoning regulations shall not apply to the construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, demolition, or use of any building or property by the State of North Carolina if the project is managed by the Legislative Services Commission.

Notwithstanding the provisions of any general or local law or ordinance, no land owned by the State of North Carolina may be included within an overlay district or a conditional zoning district without the approval of the Council of State or its delegate.

For properties exempt under this control of the State Construction Office, The University of North Carolina or the Legislative Services Commission, The State Construction Office or the Legislative Services Commission shall consult with Randolph County with regard to all of the following:

- A. Water and sewer services to be provided to the project;
- B. Stormwater implications of the project;
- C. Impacts on traffic patterns and parking;
- D. ~~Permitter~~Permitter buffering, landscaping, tree protection, and riparian buffer requirements; and
- E. Local environmental regulations.

628: MULTIPLE HOMES ON ONE PARCEL

Multiple homes are allowed on one parcel, provided that the following requirements are met.

- A. No more than two dwelling units are permitted on the parcel, and one of the dwelling units shall be occupied by the owner of the property.



Skylights, domes, flagpoles, cooling towers, and structures for the housing of elevator equipment, stairways, tanks, fans, air conditioning, or similar equipment required for the operation or maintenance of buildings may be erected above the height limit in any district.

(4) **FREE-STANDING CHIMNEYS, TANKS:**

Chimneys, smokestacks, tanks, and similar structures that are structurally independent of a building or located directly upon the land may be erected above the height limit in any district.

C. FRONT YARD SETBACK

All buildings erected must meet the requirements of the definition of *lot front* as found in Article 100, Section 102. Specifically, all buildings should have its primary façade directed towards the primary road. If it is necessary for the primary façade to be turned away from the road, the main entrance for the building shall be thirty-five feet from any property line, easement or right-of-way and the remainder of the building shall meet all other setback as outlined in Article 600, Section 631.

633: DEVELOPMENT AGREEMENTS

A. AUTHORIZATION

The General Assembly finds:

- (1) Development projects often occur in multiple phases over several years, requiring a long-term commitment of both public and private resources;
- (2) Such developments often create community impacts and opportunities that are difficult to accommodate within traditional zoning processes;
- (3) Because of their scale and duration, such projects often require careful coordination of public capital facilities planning, financing, and construction schedules, and phasing of the private development;
- (4) Such projects involve substantial commitments of private capital, which developers are usually unwilling to risk without sufficient assurances that development standards will remain stable through the extended period of the development;
- (5) Such developments often permit communities and developers to experiment with different or nontraditional



Any use for which a Special Use Permit is issued, as provided in this Ordinance, shall, without further action, be deemed a conforming use unless otherwise provided in this Ordinance or otherwise provided as a condition of issuance of such permit. Any extension by or addition to such use shall meet all requirements of this Ordinance.

642: LIMIT LOCAL GOVERNMENT AUTHORITY TO REGULATE THE DISPLAY OF AMERICAN FLAGS ON PRIVATE PROPERTY.

Randolph County shall not prohibit an official governmental flag from being flown or displayed if the official government flag is flown or displayed:

- (1) In accordance with the patriotic customs set forth 4 U.S.C §§ 5-10 as amended; and
- (2) Upon private or public property with the consent of either the owner of the property or of any person having lawful control of the property.

Notwithstanding the above section: (i) for the purpose of protecting the public health, safety, and welfare, reasonable restrictions in flag size, number of flags, location, and height of flagpoles are not prohibited, provided that such restrictions shall not discriminate against any official governmental flag in any manner; and (ii) with respect to the flag of the United States of America and the flag of the State of North Carolina, however, enforcement of a restriction as to a particular property shall require evaluation of and written findings of fact to document the public health, safety, and welfare concerns justifying enforcement of the Ordinance at that particular property. If a traffic-based justification is asserted concerning such flag on a particular property, a site study conducted by the North Carolina Department of Transportation shall be performed to evaluate whether traffic concerns will arise with manner or placement of the display of such flag at a particular location, and such flag shall only be prohibited if the North Carolina Department of Transportation determined traffic concerns would in fact arise.

6423: FLOW CHARTS FOR PUBLIC HEARING REQUESTS

A. PURPOSE OF FLOW CHARTS

The following flow charts are intended to give interested citizens and developers an illustration of the process of the various hearing types allowed in this Ordinance. The charts do not indicate the entire process, such as internal processes, but do contain the process for each type of case.



~~(1)~~ **MARGINAL LAND**

~~Land subject to flooding or land that may aggravate the flood hazard or increase danger to life or property if developed, and land uninhabitable for other reasons, shall not be considered platted for occupancy and shall not be used in determining the minimum lot area or maximum lot depth.~~

~~(2)~~**(1) FRONTAGE ON A PUBLIC STREET**

Every lot shall front or abut on a public street (except where private roads are permitted) and shall have a minimum of one hundred feet at the building line.

~~(3)~~**(2) DOUBLE AND REVERSE FRONTAGE**

Double frontage and reverse frontage lots shall be avoided, except where required in unusual circumstances specifically approved by the Randolph County Planning Board.

~~(4)~~**(3) SIDE LOT LINES**

Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines.

~~(5)~~**(4) AREA AND DIMENSIONS OF LOTS**

All lots shall conform to the minimum dimensional requirements for each zoning or as approved through the rezoning process.

H. SEWER FACILITIES SERVING LOTS

Where public sewer facilities are not available and individual sewage disposal systems are planned, the sub-divider, at his own expense, shall have the site investigated by Randolph County Public Health or another authorized, qualified, individual, firm, or agency, to determine whether or not such individual facilities are feasible and shall present proof that appropriate soil tests have been conducted and that each lot in the subdivision not served by public sewage disposal systems has been approved by Randolph County Public Health for sewage disposal systems before the final plat approval.

The site investigation for sewage disposal shall include soil evaluations. The number of soil evaluations needed and the depth of test holes shall be determined by the Randolph County Environmental Health Sanitarian.

Where individual septic systems are planned, minimum lot sizes specified in this Ordinance may need to be increased as required by the results of a soil and site evaluation performed by Randolph County Public Health, a Licensed Soil Scientist, or an Engineered Operation Permit under 15A NCAC 18A.1900.



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

Randolph County Office Building 725 McDowell Road
Asheboro, North Carolina 27205 Telephone 336-318-6301

Darrell Frye, Chairman
Kenny Kidd, Vice-Chairman
David Allen
Hope Haywood
Lester Rivenbark

Zeb Holden, County Manager
Ben Morgan, County Attorney
Dana Crisco, Clerk to the Board

Ordinance Amending the *Randolph County Unified Development Ordinance*

WHEREAS, the North Carolina General Assembly and the *Randolph County Unified Development Ordinance* allow for the amendments of zoning regulations as necessary to achieve the goals of adequate light and air; preventing the overcrowding of land, avoiding undue concentration of population; lessening congestion in the streets, securing safety from fire, panic, and dangers; facilitating the efficient and adequate provision of transportation, water, sewer, schools, parks, and other public requirements; and to promote the health and well-being of the community; and

WHEREAS, the Randolph County Planning Board considered legislative updates, floodplain updates, and changes to RV allowable uses, development impact analysis, and definitions in the *Randolph County Unified Development Ordinance* which affect county zoning; and

WHEREAS, the Randolph County Planning Board has held a public meeting on the proposed changes and recommends to the Randolph County Board of Commissioners that these amendments be adopted.

THEREFORE, BE IT ORDAINED that the Randolph County Board of Commissioners has hereby held a public hearing and adopts by this Ordinance the proposed amendments as recommended by the Randolph County Planning Board, as included in the agenda packet, and as may be amended, and shall take effect and have full power on August 3, 2026.

Adopted this 3rd day of August 2026.

Darrell Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

Randolph County Office Building 725 McDowell Road
Asheboro, North Carolina 27205 Telephone 336-318-6301

Darrell Frye, Chairman
Kenny Kidd, Vice-Chairman
David Allen
Hope Haywood
Lester Rivenbark

Zeb Holden, County Manager
Ben Morgan, County Attorney
Dana Crisco, Clerk to the Board

Ordinance Amending the *Randolph County Unified Development Ordinance*

WHEREAS, the North Carolina General Assembly and the *Randolph County Unified Development Ordinance* allow for the amendments of zoning regulations as necessary to achieve the goals of adequate light and air; preventing the overcrowding of land, avoiding undue concentration of population; lessening congestion in the streets, securing safety from fire, panic, and dangers; facilitating the efficient and adequate provision of transportation, water, sewer, schools, parks, and other public requirements; and to promote the health and well-being of the community; and

WHEREAS, the Randolph County Planning Board considered regulations regarding data processing facilities in the *Randolph County Unified Development Ordinance* which affects county zoning; and

WHEREAS, the Randolph County Planning Board has held a public meeting on the proposed changes and recommends to the Randolph County Board of Commissioners that these amendments be adopted.

THEREFORE, BE IT ORDAINED that the Randolph County Board of Commissioners has hereby held a public hearing and adopts by this Ordinance the proposed amendments as recommended by the Randolph County Planning Board, as included in the agenda packet, and as may be amended, and shall take effect and have full power on August 3, 2026.

Adopted this 3rd day of August 2026.

Darrell Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners



Randolph County

DEPARTMENT OF EMERGENCY SERVICES

760 New Century Drive
Asheboro, NC 27205
www.randolphcountync.gov

Ph: 336-318-6911
Fax: 336-318-6951



Office of the Chief

TO: Randolph County Board of Commissioners

FROM: Jared Byrd, Director of Emergency Services

DATE: August 3, 2026

RE: REQUEST TO PURCHASE THREE (3) CRESTLINE CCLP-166 TYPE 1
AMBULANCE

Included in the FY26-27 budget for Emergency Services was the replacement of three ambulances in our fleet, all with over 350,000 miles.

We are requesting the Board of Commissioners to consider the approval to purchase three (3) Ford F450 4x4 Crestline CCLP-166 Type I ambulance through the Savvik group purchasing contract #2023-05 in the amount of \$287,793 each, for a total cost of \$863,379.

These ambulances currently have a 7–11-month lead time to delivery.

We currently have several other Crestline ambulances in our fleet and have been satisfied with their performance.



RANDOLPH COUNTY PUBLIC WORKS
725 McDowell Road
Asheboro, North Carolina 27205
Telephone (336) 318-6605 * Fax (336) 636-7573

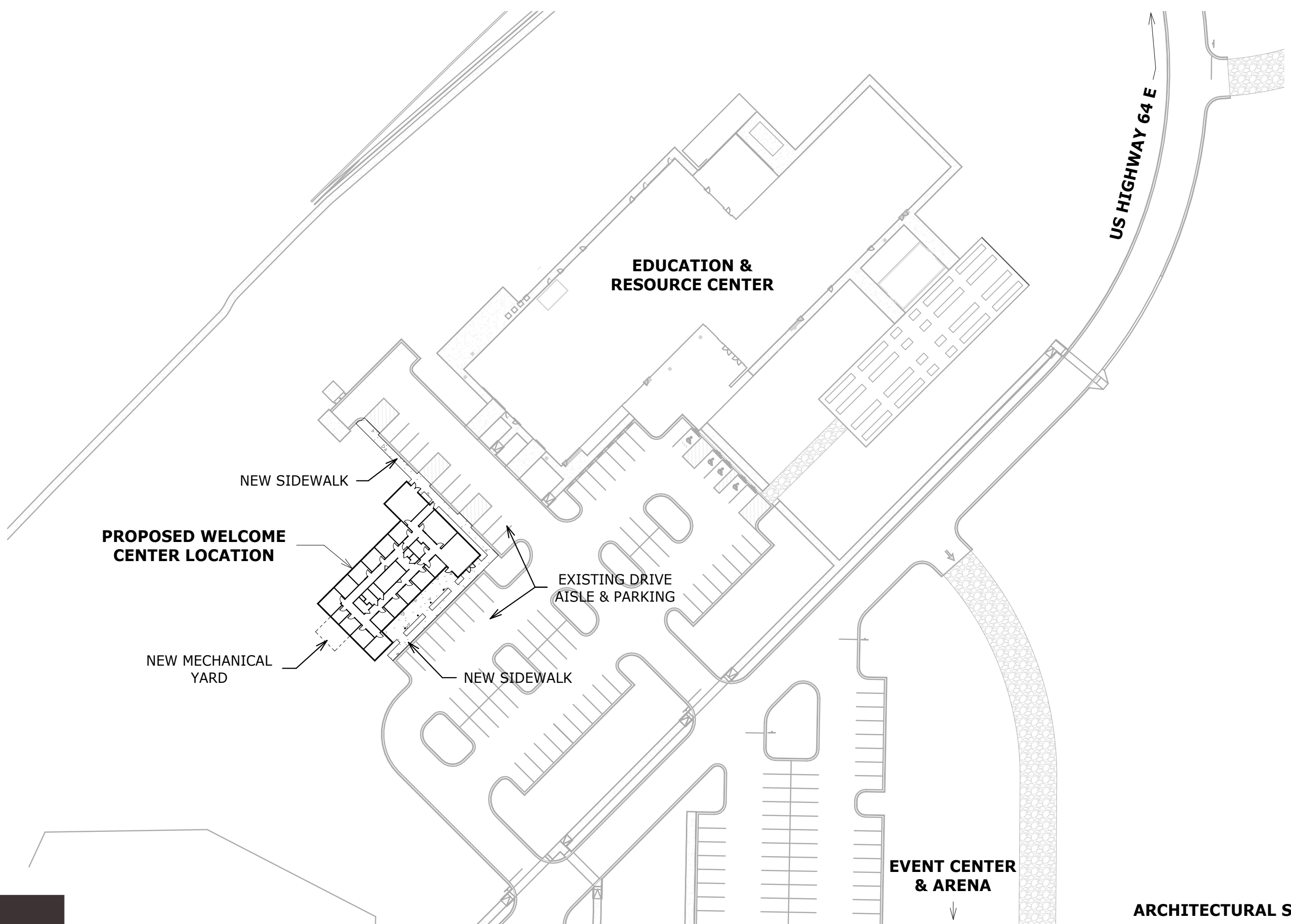
Memo

To: Randolph County Board of Commissioners
From: Paxton Arthurs, Randolph County Engineer
Date: July 23, 2026
Re: Design of Welcome Center

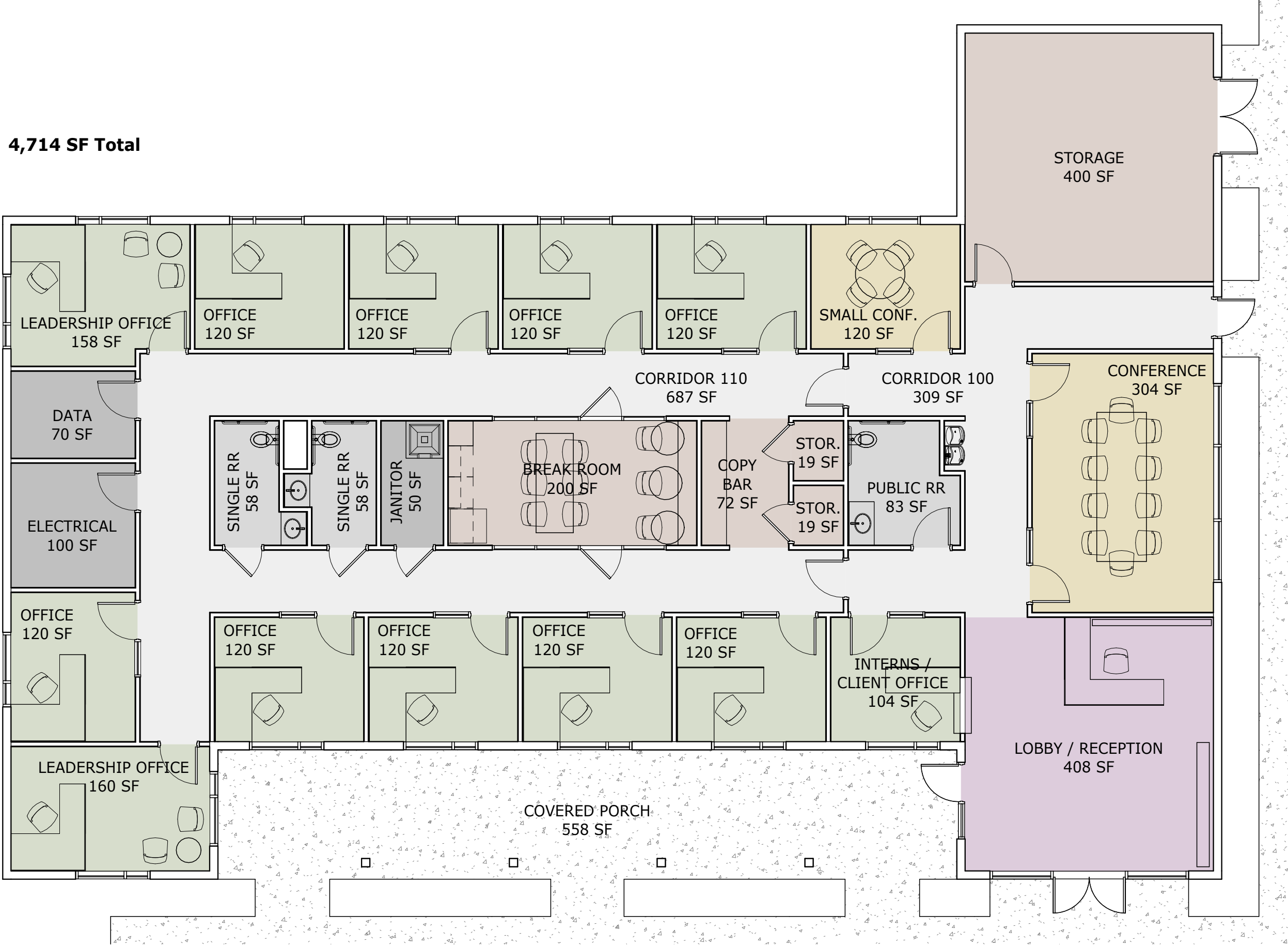
With the opening of the Agricultural Center, multiple new positions have been established to schedule and oversee events. At this time, these employees are working from future offices in Cooperative Extension; however, this is only a temporary measure and we will ultimately need extra office space. Additionally, there has been interest in finding a new home for Tourism Development that is more accessible and visible to the public. An additional shared building at the Agricultural Center would satisfy both of these needs.

Earlier this year, we hired HH Architecture, who was the lead designer for the initial project, to meet with Agricultural Center and Visitor Center staff, and develop a preliminary design and budget (attached). The estimated cost of this project is just under \$ 3 million and there are funds remaining in the Agricultural Center budget to cover this expense. I will be at your August meeting to go over these details and to present a proposal for design, bidding, and construction administration of this project. I will be glad to answer any questions at that time.

Thank you



4,714 SF Total





Randolph County
Welcome Center

June 5, 2026

Construction Cost Estimate

Construction Costs			
Item	Quantity	Cost	Total
Construction Estimate	4734	462	\$2,185,443
Sitework	7200	21	\$152,525
Escalation (10%)			\$233,797
Sub-Total Owner's Costs			\$2,571,765
Services			
Item	Quantity	Cost	Total
Preliminary Design			\$18,100
Design Services			\$275,000
Sub-Total Service			\$293,100
Owner Costs			
Item	Quantity	Cost	Total
Furniture / Fixtures / Equipment	2367	35	\$82,845
Technology	4734	10	\$47,340
Sub-Total Construction Costs			\$130,185
Total			\$2,995,050



RANDOLPH COUNTY SHERIFF'S OFFICE

SHERIFF GREGORY J. SEABOLT

727 McDowell Road
Asheboro, North Carolina 27205
Phone: 336.318.6699 Fax: 336.318.6618

Memo

To: Randolph County Board of Commissioners
From: Sheriff Greg Seabolt
Date: 08/03/2026
Re: Expenditure of Law Enforcement Restricted Funds

The Randolph County Sheriff's Office requests approval to utilize \$95,243.00 in Law Enforcement Restricted Funds to purchase body-worn cameras and in-car camera systems.

Body-worn and in-car cameras have become essential tools in modern law enforcement, enhancing accountability, transparency, officer safety, and evidence collection. These systems help document law enforcement interactions, protecting both deputies and the citizens they serve while strengthening public trust.

The requested funding will cover the first-year costs of two separate contracts. The body-worn cameras contract totals \$331,938.16 over a five-year term, and the in-car camera contract totals \$115,419.81 over a four-year term. Combined, the total value of both contracts is \$447,357.97.

The initial expenditure of \$95,243.00 will fund the 2026-2027 year of both contracts, with future annual payments to be budgeted over the remaining terms of the agreements.

-
- Approve the expenditure of restricted law enforcement funds for the items listed above.
 - Approve the following budget amendment to the General Fund.
-

2026-2027 Budget Ordinance

Budget amendment # _____

General Fund

Revenues	Increase	Decrease
Restricted Fund Balance Appropriated	\$95,243.00	
Appropriations	Increase	Decrease
Sheriff	\$95,243.00	

"When keeping the job means more than doing the job, Mission is lost!"