

Minutes

Randolph County Commissioners

May 14, 2001

The Randolph County Board of Commissioners met in special session at 6:30 p.m. in the Commissioners Meeting Room, County Office Building, 725 McDowell Road, Asheboro, NC. Commissioners Kemp, Frye, Holmes, Davis, and Mason were present. The purpose of the meeting was to review the proposed Randolph County Growth Management Plan and related Randolph County Zoning Ordinance amendments.

Hal Johnson, Planning and Zoning Director, stated that the proposed Growth Management Plan was developed because of the accelerated pace of development in the county. The Plan then created the need for some changes in the current zoning regulations. He highlighted the Plan and related zoning amendments as follows:

Growth Management Areas

These include municipal growth areas (made up of the towns and cities, plus their extraterritorial zoning jurisdictions), primary growth areas (areas adjacent to municipalities where high growth is expected), secondary growth areas (where conventional residential subdivisions can still be expected), rural conservation areas (where development will require careful planning with buffers, dedicated open spaces, and preservation of scenic views), and watershed areas (which will allow only low-density development).

Overlays within Residential Zoning Districts

About 90% of rezoning requests are for major residential subdivisions. The proposed Plan offers three new overlay options: conventional residential (same requirements and lot sizes that are currently in place), rural residential (four-acre minimum lot size to allow for open space and well water recharge areas), and conservation (50% of the property must be dedicated open space, but smaller lot sizes within the total development may be smaller).

Development Impact Analysis

Applicants must submit to the County a Development Impact Statement with information concerning housing characteristics, water resources, traffic analysis, and public education impact.

Neighborhood Information Meeting

This meeting will involve the applicant, County staff, and adjacent property owners and will take place at the Randolph County Office Building prior to formal presentations at public hearings to the Planning Board and County Commissioners.

Industrial/Commercial Overlay Districts

These overlay districts will provide greater flexibility. They include industrial (accommodates special industrial projects that increase economic activity, job creation, and the tax base), rural business (allows neighborhood retail and service establishments to reduce travel distances and promote better livability in the rural communities), and commercial environmental (no change from current regulations except that County Commissioners will have final approval in rezoning).

Planned Unit Development (Special Use Permit)

The proposed revision would no longer allow this type of development in the Residential Agricultural District.

Planned Rural Development (Special Use Permit)

This addition will accommodate families who want to let other family members build on the same property without subdividing the land. No more than four dwelling units will be allowed, one of which must be the property owner.

Scenic Corridor Overlay District

This amendment establishes the mechanics for designating a scenic corridor in the future.

Forest Harvested

Clear-cut properties planned for major subdivisions must maintain a 35-foot no-cut buffer along all boundaries of the property.

Private Roads

This amendment will allow a private road to be a maximum length of 1320 feet and service no more than six lots with a minimum size of five acres.

Buffers

The new regulations give three levels of buffers based on the topography and characteristics of the property.

Commissioners discussed the need for there to be some setback requirements for wells from the property line. They directed Mr. Johnson to work with the Health Department staff to incorporate well setbacks into the new regulations. They also suggested that copies of the Growth Management Plan and Zoning Ordinance amendments be placed in all branch libraries and on the County’s web site. They then set a public hearing, to be held jointly with the Planning Board, for 6:30 p.m. on July 23 at RCC’s Learning Resources Auditorium, if it is available. The location will be announced later.

The meeting adjourned at 7:45 p.m.

Phil Kemp, Chairman

Darrell L. Frye

J. Harold Holmes

Robert B. Davis

Robert O. Mason

Alice D. Dawson, Clerk to the Board