



Minutes

RANDOLPH COUNTY PLANNING BOARD

October 6, 2015

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, October 6, 2015, in the 2nd Floor Meeting Room, Randolph County Historic Courthouse, 145 Worth Street, Asheboro, North Carolina.

1. **Chairman Reid Pell** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Jay Dale**, Planning Director, called the roll of the members: **Reid Pell**, Chairman; **Wayne Joyce**, Vice Chairman; **Chris McLeod**; **Larry Brown**; **Jim Rains**; **Kemp Davis**; **Phil Ridge** and **Ralph Modlin** were present. County Attorney **Ben Morgan** was also present. Clerk to the Randolph County Board of Commissioners **Amanda Varner** filled in for Jill Wood who was absent.
3. **Rains** made the motion, seconded by **Brown**, to approve the minutes of the September 10, 2015, Randolph County Planning Board Meeting. The motion passed unanimously.
4. **REQUESTS FOR A SPECIAL USE PERMIT:**

Swearing in of the Witnesses: "Do you swear or affirm that the information you are about to give is the truth, the whole truth and nothing but the truth, so help you God."

One person took this Oath.

- A. **LARRY DAVIS**, Franklinville, NC, is requesting a Special Use Permit for a Planned Rural Development to allow the placement of a second rental mobile home on his property at 3533 Old Liberty Rd, Franklinville, as per site plan, Franklinville Township, Zoning District *RM/RA*, Tax ID# 7774937583.

Davis was present and requested the Special Use Permit for the addition of a second rental mobile home on the property.

There was no one present in opposition to the request.

Dale said there had not been any calls from neighbors and that this is the last addition Davis can make to the property due to the acreage. He also verified that the entrance would be off of the Ponderosa Mobile Home Park entrance and not Old Liberty Rd.

Rains said he believes it meets all the requirements necessary for the issuance of a Special Use Permit and made the motion to approve this request. **McLeod** seconded the motion. The motion passed unanimously.

5. **REQUESTS FOR A PROPERTY ZONING:**

- A. **PATRICK WRIGHT**, 795 Pleasant Ridge Rd., Franklinville, NC, is requesting that 11.24 acres, lot number 12, Pleasant Ridge Subdivision be rezoned from *CVOE-CU* to *CVOE-CD*. Tax ID#7791870067. The proposed Conditional Zoning District would allow the removal of a 35 ft. no-cut buffer along the southern border of lot number 12 and allow the applicant to construct his home on the property but access the property from Pleasant Ridge Rd instead of Sycamore Trl. Franklinville Township, Zoning District *CVOE-CU*.

Technical Review Committee Recommendation:

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the 2009 Growth Management Plan adopted by the Board of County Commissioners. The Technical Review Committee recommends to the County Planning Board that this request be approved.

Examples of Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.4 Innovative and flexible land planning techniques should be supported as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.

Board of Commissioners Resolution Adopting the Growth Management Plan, Policy #2. Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.

Wright was present and explained that he wished to build his home on a lot that is located on Sycamore Trail, but would rather access through the property he owns on Pleasant Ridge Rd. He stated he was not aware when he bought the property that there was a no-cut buffer on the lot. He wishes to construct his home in the wooded area and would need to cut trees to locate the driveway through the buffer line. Wright owns the property on both sides of the buffer line.

Dale stated the developer was contacted and had no issues with this request.

There was no one present in opposition to the request.

McLeod made the motion to recommend to the Commissioners that the request be **approved**. **Joyce** seconded the motion and the motion passed unanimously.

- B. **CRANFORD FARMS, LLC**, Asheboro, North Carolina, is requesting that 3.92 acres, located at 3504 Grange Hall Rd, Concord Township, be rezoned from *LI-CD* to *LI-CD*. Tax ID#7619007195. The proposed Conditional Zoning District would amend the existing Conditional District Permit to allow the addition of a display and sales of automobiles area with a maximum of six vehicles as per site plan.

Technical Review Committee Recommendation:

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the 2009 Growth Management Plan adopted by the Board of County Commissioners. The Technical Review Committee recommends to the County Planning Board that this request be approved.

Examples of Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 3.3 Light industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to insure compatibility with surrounding areas.

Policy 3.4 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.

Dale said he understands the facility is currently being used a warehouse and Mr. Cranford would like to store some automobiles inside and possibly sell them from the location.

Delbert Cranford, 2579 Grey Rabbit Run, Asheboro, explained that his request is to amend the existing Conditional Use to allow the addition of an antique car display area and possibly sell some of them. He stated the building is 100' x 200' building and is currently using only a small portion as warehouse space. He said no cars would be outside permanently because weather is hard on antique cars.

There was no one present in opposition to the request.

McLeod made the motion to recommend to the Commissioners that the request be approved. **Joyce** seconded the motion and the motion passed unanimously.

6. **REQUEST FOR ROAD RENAMING:**

A. CHRISTOPHER TROGDON, Randleman, NC, having obtained the required signatures, is requesting that a private drive known as *Smoketree Lane* be renamed to *Trogdon Way Trail*. The renaming request is from the intersection of Brown Oaks Road (SR2118) and Smoketree Lane to the end of Smoketree Lane, being a distance of approximately 3/10 of a mile.

Jeff Trogdon, 591 Cone Estates St., Randleman, stated his father, grandfather, and uncles were raised on land along this road and requested the change in honor and memory of those Trogdon family members.

Christopher Trogdon, 535 Smoketree Lane, Randleman, spoke in favor and said his family had lived along the road for more than 75 years.

There were two citizens present in favor of this road name change.

There were no citizens present in opposition of this request.

Davis asked if there would be any issues regarding the renaming with Emergency Services 911 and **Dale** stated he had verified there were no issues.

Rains made the motion to recommend to the Commissioners that the request to rename 3/10 of a mile of Poole Road, beginning at the intersection of Brown Oaks Road (SR2118) and Smoketree Lane to the end of Smoketree Lane, to Old Poole Road be **approved**. **McLeod** seconded the motion and the motion passed unanimously.

7. The meeting adjourned at 6:50 p.m. There were eight citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary

