

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

**February 8, 2011**

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, February 8, 2011, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Reid Pell** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Reid Pell, Chairman, present; Wayne Joyce, Vice Chairman, present; Chris McLeod, present; Phil Ridge, present; Jim Rains, absent; Larry Brown, present; and Danny Shaw, absent. County Attorney Ben Morgan was also present.
3. **McLeod** made the motion, seconded by **Brown**, to **approve** the Minutes of the January 4, 2011 Randolph County Planning Board meeting. The motion passed unanimously.
4. **REQUEST FOR REZONING:**

**DOROTHY ALLEN**, Liberty, North Carolina, is requesting that 38.90 acres (out of 42.57 acres) located at the intersection of Greeson Country Road/NC Hwy 22N, Providence Township, be rezoned from RA to RLOE-CD. Tax ID# 7798318208. Sandy Creek Watershed. Rural Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 10-lot residential subdivision for site-built homes and conventional modular homes with a minimum house size of 1,400 sq. ft.

### **Technical Review 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** as consistent with the Growth Management Plan.

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

***Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major***

*housing source and as a reflection of the long term quality of life in Randolph County.*

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

**Jerry King**, Surveyor, representing Allen (the Allen Family was present for the meeting), was present and explained their intentions to divide the property for residential purposes. King said the average lot size is 3.4 acres with an average frontage of 300+ feet. King said that a couple of the lots will need off-site septic tanks. King presented the Board with a minor change of the subdivision to allow more acreage to lots 8 and 9. King said lot 10 will be purchased by the adjoining neighbor. King said that the two corner lots will probably access Greeson Country Road.

**Johnson** said that the neighbors that attended the Neighborhood Information Meeting were not opposed to the plan.

**King** said that the Duke Power right-of-way only restricts the property owner from building any structures in the right-of-way.

**There was no one present in opposition to this request.**

**McLeod** made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

*Danny Shaw entered the meeting.*

5. The meeting adjourned at 6:42 p.m. There were 6 citizens present for this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

*HAL JOHNSON*

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**Planning Director**

*JILL WOOD*

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**Date**

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**Clerk/Secretary**