

MINUTES

RANDOLPH COUNTY PLANNING BOARD

June 6, 2000

There was a meeting held at 6:30 p.m., on Tuesday, June 6, 2000, of the Randolph County Planning Board in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to Order the Randolph County Planning Board Meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the Members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Tommy Boyd, absent; Al Morton, present; Phil Ridge, present; Larry Brown, present; and Mark Brower, Alternate, present.
3. **Brown** made the motion, seconded by **Dorsett**, to approve the Minutes of the May 2, 2000, Randolph County Planning Board Meeting. The motion passed.
4. **REQUESTS FOR PROPERTY REZONING:**

Johnson announced that Terry Tucker had withdrawn his request for a residential subdivision located on George York Road due to perking problems.

- A. **WAYNE WRIGHT & OTHERS**, Staley, North Carolina, are requesting that 134.00 acres located on Wicker Lovell Road, Franklinville Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use. Parcel ID # 7783046310. The proposed Conditional Use Zoning District would specifically allow the development of an 80 lot subdivision for modular homes and Class A double-wide mobile homes on permanent masonry foundations.

Rick Smith, Ramseur Realty, represented Wright. Smith said that they realized that this request was inappropriate for this area (due to the density) and for this reason they have prepared a new site plan for the property. Smith provided the new site plan to the Board which reduced this request to 65 acres (instead of 125.5 acres) with 43 lots (instead of 80 lots). Smith provided a packet of information to the Board concerning this request. Smith stated that currently it cost \$82 per sq. ft. for a site built home, \$70 per sq. ft. for a modular home, and \$54 per sq. ft. for a double-wide mobile home with a permanent foundation. Smith said that there are currently 275 site built homes on the market at an average cost of \$135,036 and 54 mobile homes on the market at an average cost of \$68,457. Smith said that this would be an average monthly payment of \$1,125 for a site built home and \$510 for a mobile home. Smith said that the average monthly income for a

family Randolph County is \$49,300 and that the monthly payment for a site built home is too big of a financial shock for a young family. Smith said that they felt there should be some interim steps to minimize this financial shock and double-wides and modular homes provide that bridge from rent to the dream home. Smith said that they realized that their first attempt is too dense and without any soil data but that this new plan is less dense with soil data. Smith said that they new plan would be less dense and allow the developer 60 acres to develop in the future.

Johnson asked Smith if any consideration had been taken to the location of the existing power lines on the property. **Smith** answered that they tried to locate the proposed streets parallel to these lines, but this still may effect where the proposed residence could be placed. **Johnson** asked if DOT had given any approvals for the roads being proposed. **Smith** answered no. **Johnson** expressed concern for the large drop-off in the area where the new road is being proposed. **Dorsett** said that he noticed that there is a large drop off and said that he noticed other topography problems. Dorsett asked Smith if the septic tanks will be on the same lot as the residence it will service. **Smith** said that each lot will contain the home, septic system, and the well.

Brown asked Smith if they had checked to see the impact this will have on the schools. **Smith** said no, but Randolph County is expecting an increase of 20% in population within the next 10 years.

Mark Comfort, 3994 Bethany Church Road, said that Gray Chapel School currently has 584 students enrolled and was constructed for only 466 students. Comfort said that the school is currently at a capacity of 125% without any additional growth in the area. Comfort said that the high school is currently 10% over capacity. Comfort said that he appreciated the fact that the number of lots have been cut in half but this still basically doubles the number of residences within this area. Comfort said that there are also some \$135,000 homes in this area and that most of the homes in this area are site built. Comfort said that this development would lower the property values of this community. Comfort said that it appears that there is a lot of homework that needs to be done concerning the high voltage power lines, the streams on the property, and the proposed road approvals. Comfort reminded the Board that this property is close to that area that they wanted to see protected and preserved and this would put much pressure on this community (Comfort was referring to the Proposed Growth Management Plan of 1997).

Susan Burrows, 3141 Old Crossing Drive, said that all of the residents of this road are opposed to this development. Burrows said that this is a farming community and asked the Board to think about what this development would do to their community. Burrows said that she has talked with the School System and was told that this many new children would cause Grays Chapel School to loose their special classrooms to accommodate this many new students. Burrows also

spoke of her concern for the traffic this would create for the road system of this area.

Jimmy York, Wicker Lovell Road, presented the Board with a petition of 120 signatures of residents on Wicker Lovell Road opposed to this request. York said that there are only 83 homes along this 2 ½ mile long road (Wicker Lovell Road) from Old Liberty Road to Cedar Falls. York said that this would double the population in this area. York said that there is also a 70' right-of-way here for the high-voltage power lines and this would probably cause the developer to lose at least 12 additional lots. York questioned if this development would be fenced to keep these new people off of adjoining property. York said that the existing mobile home park in this area is already a noise problem and this would just increase that problem.

Steve Williams, 1749 Wicker Lovell Road, expressed concern for the effect that this development would have on the following:

- **traffic patterns
- **property values
- **country living turning into city living
- **noise problems
- **police protection

Williams added that he felt this developer needed to put this subdivision in Staley where he's from and not in their community. Williams said that if he wanted to live in the city he would have built in Asheboro. Williams said that this development is totally out of character with this area that has no subdivisions. Williams said that several of the residents in this area are elderly and they shouldn't have to put up with this added traffic.

Stacey Wicker, 2194 Wicker Lovell Road, spoke of the trash dump that is located on this property.

There were 59 citizens present in opposition to this request.

Dorsett expressed concern on two issues about this request:

1. Topography is a big thing and if the developer brings the road in where it is planned it will be running straight up. Dorsett discussed other site topo problems.
2. Dorsett expressed concern if changes were necessary (due to perking, power line right-of-way, topography, etc.) would this mean he would want the same number of lots.

Brown said that he would like to see what the developer wants to do before he comes up here. Brown said that what he has seen so far is a bad proposal.

Brower said that he could see that several people from this area were present, they have voiced their concerns, and the Board should listen to them.

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

- B. **RICK ALBERTS**, Thomasville, North Carolina, is requesting that 41.16 acres located on Post Road, Tabernacle Township, be rezoned from Residential Exclusive/Conditional to Residential Restricted/Conditional Use. Lake Reese Watershed. Parcel ID # 6795603706. The proposed Conditional Use Zoning District would specifically allow the development of a 5 lot subdivision for site built homes, modular homes or Class A double-wide mobile homes on permanent masonry foundations. Property Owner: Michael and Wanda Fayne.

Johnson explained to the Board that this request came to the Board sometime back for RE-CU for site built homes only.

Wendy McMichael, Alberts' Mother, said that they found out that they would have to build a State road which would cost several thousands of dollars. **Johnson** ask McMichael if they didn't realize that this is a requirement of the County - she answered no. **McMichael** said that they would set up a road maintenance agreement if this was approved.

Bill Kemp, 6145 Post Road, said that he owns 22 acres here and he didn't feel that the first zoning request should be changed. Kemp said that he didn't understand why you would want to change your plan only a year later. Kemp said that he is not living up to the conditions that he (Alberts) agreed to and he felt the Board should require him to.

Wayne Taylor, 4691 Kennedy Road, said he would like to see the first plan be upheld. Taylor said since that time he has brought in 2 additional mobile homes. Taylor said that this Board told him the 2 existing mobile homes had to be removed and he felt the Board should make him move these 4 mobile homes. Taylor said that he is opposed to more trailers here and he is waiting to develop his site built subdivision (which the Board has already approved) until he could see what the County is going to allow Alberts to do.

Wayne Roach, 6303 Post Road, expressed concern for what is on this property now. Roach presented the Board with pictures of this property. Road said that he would like to see site built homes in this area instead of mobile homes.

Donna Holsty, 6326 Post Road, said that she didn't agree with this and didn't want the zoning to be changed because this would effect their property values.

There were 5 citizens present in opposition to this request.

Craven said he didn't like to see the Board down-zone property. **Craven** made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be **denied**. The motion passed unanimously.

- C. **HAROLD BRILES**, Asheboro, North Carolina, is requesting that 50.03 acres located on Gopher Woods Road, Cedar Grove Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID # 7720445119. The proposed Conditional Use Zoning District would specifically allow the development of a 24 lot subdivision for site built homes and conventional modular homes.

Jon Megerian, attorney representing Briles, said that this area is appropriate for site built homes and they are proposing larger lot sizes than what currently exists in this area. Megerian said that their average lot size will be approximately 1.97 acres with minimum house size of 1200 sq. ft. on the first floor. Megerian said that they will make part of their conditional use permit the requirement that their restrictive covenants be at least as restrictive as the surrounding properties. Megerian said that this proposal is in harmony with the area. The applicant and his son, who is going to help him develop this property, live within ½ mile of the site. Megerian presented pictures of the property and the surrounding area. Megerian said that he realized that there is some concern of the neighbors about the road entrance to this property. Megerian said that this will be a State maintained and approved road just as Gopher Woods Road. Megerian said that this is a condition that must be met or the property cannot be developed.

Maxton McDowell was called away from the meeting due to an emergency at home. McDowell left the meeting at 7:30 p.m.

Dorsett questioned the ½ acre that appears to have been cut out from any lot or road (near the entrance of the proposed road). Megerian explained that this had to be wasted to meet road requirements and it would not be used for any type of building lot.

Jennifer Mitchell, 1600 Gopher Woods Road, said that she felt better about this request after speaking with Mr. Briles. Mitchell said that her main concern was the entrance and how close this would come to her garage. Mitchell talked about having to put up a chain linked fence to block off people from parking down this small road and said she thought this would help by having the road used for a residential street. Mitchell said that she was glad to see that the property would be divided into 25 lots (1 acre each) instead of 50 lots (½ acre each) like the existing Gopher Woods. Mitchell said her main concern is how close the actual road will come to her residence and garage.

Megerian said her point is well taken and his client will have the surveyor locate the actual road before the Commissioners' Meeting.

Terry Green, 1610 Gopher Woods, said that he is not opposed to the housing development but his bedroom is at the end of the house that will be right next to the road and he would like to see the developer help protect his privacy.

Ann Setree, 1570 Gopher Woods Road, said that she bought the 10 acres she lives on for privacy. Setree said that she is concerned about the water situation and perking problems this property may have. Setree said that Gopher Woods Road is not built for this much more traffic.

Morton said that he felt this is a well thought out subdivision and he didn't see anything wrong

with what the applicant is requesting. Morton said that he thought the developer should try to work out some type of buffers for those 2 homes that are being most effected.

Morton made the motion to recommend to the Commissioners that this request be approved with appropriate buffers for the two lots adjoining the road entrance.

Megerian said that his clients would agree to a reasonable buffer worked out with the Planning Staff.

Brown seconded this motion and the motion passed unanimously.

- E. **DAVID NELSON**, Greensboro, North Carolina, is requesting that 44.64 acres located on Mamie May Road, Providence Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID # 7785677355. The proposed Conditional Use Zoning District would specifically allow the development of a 39 lot subdivision for site built homes only.

Jerry King, Surveyor, represented the Nelsons and explained that Nelson was raised on this property and this is his inheritance. King said that Nelson wants to develop a nice subdivision and restrict it to site built homes with a minimum of 1250 sq. ft. of heated space. King said that 39 lots would be the maximum number of lots that they could develop but they feel once the perking is completed they will have between 25 and 30 lots with an average lot size of 1.5 acres. King explained that Mamie May Road has recently been paved and Nelson currently has 2 homes under construction on a portion of this property. King said that the mobile homes that are currently on the property will be removed and he felt this development would be a good asset to the community. King presented some proposed restrictions for the development.

David Scott Nelson said that he plans to construct nice homes (Nelson showed the Board a couple of the house plans he plans to use) with landscaped lots. Nelson said that he is proposing the type of restrictions he would like to see if he lived here and restrictions that would be nice for the community. Nelson said that he does plan to build his home in the second phase.

Mark Comfort, Bethany Church Road, explained that this is within the Grays Chapel School District which has a capacity of 466 students (which includes 4 mobile classrooms and an outbuilding) and currently without any new developments the school projects there will be 584 students attending the school next year. Comfort said that Eastern Randolph High School also is projecting 100 more students over capacity for the next school year. Comfort explained that the proposed entrance will be located between 2 sharp curves and he had concerns for school bus traffic safety. Comfort also said that the “density issue” rears its ugly head and this would be a huge increase for this area. Comfort said he felt more “homework” could be done by the developer (should know how many lots he will have - not just possibly 40 but probably 30). Comfort said that they are not totally opposed to the request but they are opposed to the density being proposed. Comfort reminded the Board that the fire department that services this area is totally volunteer.

Louise Pugh, 2713 Bruce Pugh Road, explained that she lives at the corner of Bruce Pugh Road and Mamie May Road. Pugh said that she also has 2 sons and 4 grandchildren that live next to the proposed subdivision. Pugh said that she is the media specialist at Grays Chapel School and she is very aware of the over-crowding problem that they have at the school. Pugh said this will only increase the problem. Pugh said she didn't feel like the land nor the community could support this request.

Joe Millikan, Bull Run Creek Road, talked about all the chicken, beef, and dairy farms in the community. Millikan said that there are 7 large chicken houses with ½ mile of this site (1 farm owned by Jack Fagg and the other by Robbie Coble). Millikan said that the community wanted the farmers to be protected. Millikan said that this just didn't fit in their community.

Barbara Trogdon, Mamie May Road, said that she has lived here for 55 years and that she didn't have anything against Nelson. Trogdon said that they paved their road last year and now people drive along this road now like it's a race track. Trogdon expressed her concern of for the additional traffic this would cause.

Carlton Johnson, 2423 Bruce Pugh Road, said that when people buy small lots in the country, their neighbor's property become their recreation area. Johnson said that the lots being proposed are too small.

There were 16 people present in opposition to this request.

Craven said he felt the concept was good but he was concerned about the density in this rural agricultural community. Craven said he felt this would be too many homes. For this reason he made the motion to recommend to the Commissioners that this request be **denied**.

Ridge said he felt what Nelson is trying to do is good but he did understand the density concern issue.

Morton said that he could appreciate the neighbors concerns but he felt this was a good plan.

Brown seconded Craven's motion to recommend denial. The motion failed by a vote of 2 to 3.

Morton made the motion, seconded by **Brower**, to recommend to the Commissioners that this request be **approved**. The motion passed by a 3 to 2 vote - **Brown** and **Craven** voted against the motion.

- F. **CHARLES VICKORY**, Mount Olive, North Carolina, is requesting that 7.50 acres located on Red Lane Road, Providence Township, be rezoned from Residential Agricultural to Residential Mixed/Conditional Use. Parcel ID #'s 7777475931 and 7777476237. The proposed Conditional Use Zoning District would specifically allow the development of a 7 space mobile home park.

Vickory said that he is the Elected District Attorney in the Mt. Olive, North Carolina community. Vickory said that there are 2 mobile homes currently located on this property and they have been there for a while. Vickory said that he is not in the real estate business nor is his brother who owns a furniture store in Pennsicola, Florida. Vickory said that this is family land owned jointly by him, his brother, and his mother. Vickory said that they felt the need for this property to be income producing. Vickory said that they have talked with their aunts and uncles about exchanging a portion of the land (from the side and rear of the property) to allow for more buffer along the adjoining property lines. Vickory said that prior to renting to anyone, they do personal interviews and criminal background checks and require the tenants to have new double-wide mobile homes. Vickory said that they do have restrictions that they will bring to the Commissioners' meeting. Vickory said that they didn't want to do anything to upset anyone but they felt their property should be income producing. Vickory said that his mother currently handles the 2 mobile home rental lots on the property and if she could not handle the additional lots, they would get someone to do this for her.

Dorsett asked if "joe blow" from down the road had a good record but a lot of junk or a trashy

mobile home, could he prevent him from renting the lot. **Vickory** said no - no one could.

Brown questioned if this would be compatible to the nice adjoining farm.

Vickory said that his entire family owned approximately 55 acres in this area. **Craven** said that if this was approved this could open the doors to more of the same development. **Vickory** said that there would not be more mobile homes on the family's land.

Tammy Hardin, 1186 Red Lane Road, said that she had to put up a privacy fence due to the problems they were having with the renters. Hardin said that they had several problems and described one situation where the renters were skinning and killing a live goat that they hung from the trees on Thanksgiving in 1998. Hardin also discussed a situation where she was run off the road by some of their renters and her husband was shot at (Hardin presented sheriff's dept. records where this person was arrested for these incidents). Hardin said that their renters have brought the community total fear. Hardin said that their attorney advised them to write a letter and notify the Vickory's of these problems and they tried this but the Vickorys refused to pick-up the certified letter mailed to them. Hardin showed the Board pictures of the lawns that had not been mowed in over a month.

There were 26 citizens present in opposition to this request.

Edith Lutz, represented Barbara Lutz and Dorothy Kozart (adjoining parcel owners), 1144 Red Lane Road, said these two ladies have spent all of their retirement savings to live here and this will bring their property values down. Lutz discussed the concern she had for additional crime in the area and this added development on this dirt road.

Don Osborne, 1110 Providence Church Road, said that just south of this property is a high concentration of site built homes in the range of \$170,000 - 300,000 value. Osborne also said that there are some mobile homes just north of this property but they are all individually owned (they are not rental lots). Osborne said he didn't know of any rental mobile home park in the immediate area. Osborne said to allow this would stop the development of the site built residential homes in this area and cause a domino effect on the development in this community. Osborne said that someone has to build more schools in this County and this doesn't come from lower end development. Osborne said the County should buffer the site built development to encourage it to continue.

William Hardin, 1186 Red Lane Road, said that this a nice neighborhood and he would like to keep it like that.

Gene Hiatt, 7561 Racine Road, said that he owns 105 acres and this would depreciate his property value and this would have an effect on the County's tax base. Hiatt said that he is a cattle farmer and this could effect his source of livelihood.

Jamie Lawson, 1138 Red Lane Road, said that they have a site built home with a full basement and this is a big investment. Lawson said that this would effect their property values, their schools, and the crime rate in the area. Lawson said that this would not be for the need of this community rather just for the Vickory's income. Lawson said that the Vickory's spoke of a buffer for the Hiatt's cows but they live on the west side of the property and they don't want to see the mobile home park either. Lawson said that the Sheriff's Department has been to this property several times for trouble.

Pete Osgood, 1192 Red Lane Road, said that they own two 5-acre tracts here and moved here

from Greensboro. Osgood said that they have a nice cedar siding home and they would like to see the area remain a nice farming community.

Craven said he felt the neighbors had spoken and everything had been said. For this reason Craven made the motion, seconded by **Morton**, to recommend to the Commissioners that this request be **denied**. The motion passed unanimously.

- G. **CENTRAL CAROLINA HOSIERY**, Asheboro, North Carolina, is requesting that 2.70 acres located at 3800 Zoo Parkway, Grant Township, be rezoned from First Environmental District to Light Industrial/Conditional Use. Parcel ID # 7669617577. The proposed Conditional Use Zoning District would specifically allow the operation of a hosiery mill in a pre-existing 101 x 152 building. Property Owner: Dorlan Hosiery, Inc.

George Fox, Burlington, N.C. representing Dolan Hosiery, presented the Board with a history of Dorlan Hosiery. Fox said that this facility was built in 1969 and was designed specifically for ladies hosiery. Fox said that from 1969-88 the greige hosiery operation ran until it was closed. Fox said that in 1989 the facility was leased for to Foothills Hosiery. Fox said that they vacated the facility in 1996. Fox said since this time the property has been for sale and they now have a potential buyer in Central Carolina Hosiery. Fox said that they are also a hosiery knitting mill manufacturing ladies hosiery. Fox said that this type of operation will create no noise, air, or water pollution and would be very safe for the surrounding community. Fox said that they are only asking for the property to be zoned from the same type of business that has operated there for so many years. Fox said that Paul Staley, who built the building, lives across the street and so does his sister, and they are not opposed to this zoning change.

Bill Morgan, Central Carolina Hosiery, provided the Board with a resume for Central Carolina Hosiery and samples of their product. Morgan explained the history of their business operation and described them as a boutique in the hosiery business. Morgan said that they only do greige goods here with no dyeing or chemicals. Morgan said that they started their business 3 years ago and they moved to their current facility at 139 South Church Street in Asheboro, after their facility (in New York) was devastated by a tornado on Labor Day in 1998. Morgan described the current facility they lease as having an air suction machine and air compressor that is oversized and above all noisy. Morgan said if this facility is approved they will be able to contain all of their noise creating equipment inside the building. Morgan said he felt this would be a credit to the community and they would be a good neighbor. Morgan presented pictures to the Board of the premises. Morgan said that there will be approximately 5-6 trucks a week visiting the facility and there will be 3 shifts with approximately 15 people on each shift. Morgan said there is ample parking existing for the facility.

Clyde Williamson, employee with Central Carolina Hosiery, said that he worked with Dorlan Hosiery in 1987 and that there were no problems with the neighbors concerning the noise.

Linda Maturi, 3779 Zoo Parkway, said that they moved here 2 years ago. Maturi said that they lost \$47,000 on their property they sold in Florida due to a spot zoning that had been approved. Maturi said that they enjoy the rural nature of this area. Maturi said they listen to the whippoorwills at night and they hear the lions from the zoo. Maturi said that they had gone to the existing facility operated by Central Carolina Hosiery and taped the noise their equipment make. Maturi played this tape for the Board. Maturi said that this noise is not anything they would want in their community. Maturi said that since Dorlan Hosiery closed, the County Commissioners has allowed over \$6 million of residential development in this area (Southwoods, Willow Downs, Twin Creek, Mallard Creek, etc.). Maturi said to permit this would be just dropping an industrial zoning into the E-1 Zoning District. Maturi provided the Board with a

petition of opposition with 51 signatures. Maturi said that there are other uses this building could be used for.

There were 7 citizens present in opposition to this request.

Charles Bullard, 1735 North Point Drive, said that he would like to see the site cleaned up but there have been 50+ homes built within ½ mile radius of the site since Dorlan Hosiery closed.

Wayne Maturi, 3779 Zoo Parkway, said that it is wrong for these people to move from an industrial area within the city out to this residential community.

Greg Gallimore, 4100 Zoo Parkway, said that he owns the adjoining parcel and was there when the hosiery plant operated and there was a noise problem then. Gallimore spoke of all the traffic that the Zoo has brought to this area and said that this site is located within a sharp curve. Gallimore said that this industrial operation is out of character with the neighborhood.

Morgan (with Central Carolina Hosiery) said that the building then now use is leased and the noisy machine (at this location) is 4 times the size they need for their operation. Morgan said that any use of the building would create additional traffic. Morgan said that they have no plans to ever expand because they want to remain a certain size.

Dorsett said that the noise would be less than the existing machine used (at their existing facility) but he felt the Board must protect the residential community that has grown up around this facility while it was vacant.

Craven said that this Board needs to decide if this business would be in harmony with the substantial residential development in the area.

Dorsett said that this would be allowing a manufacturing operation in the E-1 area and would be a deterioration of this district.

Morton said that there are several things to look at with this request. Morton said that maybe the owner should have kept the facility up while the residential community grew up. Morton said he didn't want to cause the property owner a hardship, but he felt this type operation would no longer be compatible to this area. For this reason Morton made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **denied**. The motion passed by a 5 to 1 vote - **Brower** voted against the motion.

- H. **HENRY DELK**, Denton, North Carolina, is requesting that his Conditional Use Permit on 9.49 acres located on US Hwy 64 West (property on left past Stuttts Road), Cedar Grove Township, be amended. Zoning District Light Industrial/Conditional Use. Parcel ID #'s 7731914306 and 7731917246. The proposed amendment would specifically allow an office complex and retail stores to be added to the existing Planned Unit Development.

Delk said that he wanted to building this new building for his wife to have a flower shop and other things in.

Johnson asked Delk about the property that currently has a Conditional Use Permit. Johnson told Delk that the existing outside storage makes the property look like a junkyard. Johnson asked Delk about his access and Delk replied that he has always used the access on Stuttts Road. Johnson asked Delk about the buffers that were suppose to be maintained on this property. **Johnson** told the Board that he had received a letter of opposition to this request be an adjoining

property owner, Rev. Stutts. Johnson told Delk that the Conditions of his existing permit regarding outside storage and required buffers is not being complied with and he needed to clear this situation up before the Commissioners meeting. **Delk** said that he understood and would take care of this problem. **Johnson** informed Delk that Zoning Code Enforcement Officials would be out to the site to see that these problems were resolved.

Morton made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be approved with the condition that the required buffers be put into place and the outside storage be cleaned up. The motion passed unanimously.

5. The meeting adjourned at 9:44 p.m. There were 148 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**