

MINUTES

RANDOLPH COUNTY PLANNING BOARD

September 7, 2000

There was a meeting held at 6:30 p.m., on Thursday, September 7, 2000 of the Randolph County Planning Board in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Maxton McDowell**, Chairman, called the Randolph County Planning Board Meeting to Order 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, absent; Phil Ridge, present; Larry Brown, present; and Mark Brower, Alternate, present.
3. **Brower** made the motion, seconded by **Brown**, to approve the Minutes of the August 8, 2000, Randolph County Planning Board Meeting. The motion passed unanimously.

Lane Moore, Eastern Randolph High School Teacher, and his Civics Class students, are in attendance tonight. Johnson told the Board that Moore spent some time last summer with our department to become more familiar with local government. Johnson talked to the students and explained the land use issues the Planning Board works with and thanked them for their attendance to this public meeting and explained that they would see how this part of local government effects their lives and community.

4. SPECIAL USE PERMIT REQUEST:

- A. **ROBERT DAVIS**, Randleman, North Carolina, is requesting a Special Use Permit to operate a rural family occupation of a used car dealership (3-car display) at his residence located on .8 acre, 6847 Davis Country Road, New Market Township, PIN# 7747652421, Zoning District RA.

Davis was not present. The Board took no action on this request.

5. REQUESTS FOR PROPERTY REZONING:

- A. **KEN MCDOWELL**, Asheboro, North Carolina, is requesting that 69.81 acres located off Hwy 42 South, Grant Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. PIN# 7689322605. The proposed Conditional Use Permit would specifically allow a 29 lot expansion to Hayfield Acres Subdivision for site built homes only.

Johnson explained that this originally came to the Planning Board two months ago and the plan at that time was to link the new state road to Linnie Court and the Planning Board was concerned about the density of development and the linkage of the road to Linnie Court and the traffic problems this may would cause. The Planning Board originally denied this request and listed 3 main concerns:

1. Deed Restrictions should be the same as those existing in Hayfield Acres
2. Development should be redesigned to require access from Hwy 42 (instead of Linnie Court)
3. No new road connection should be allowed on Linnie Court

The Board of Commissioners sent this back to the Planning Board due to the fact that he had not answered these concerns and because of his willingness to do so the Commissioners sent this back to the Planning Board.

Ken McDowell was present and said that they have agreed to answer all of these concerns and feels this new plan does so. McDowell said there would only possibly be only one driveway connection. Johnson asked McDowell about the 3 lots platted as Grassy Acres and if they would have the same restrictions as Hayfield Acres. McDowell answered yes.

Pamela Johnson, 2698 Hayfield Acres, said that she wanted to make sure that it was clarified that Grassy Acres would be rezoned. Johnson answered that this would be included in this request and that it why he questioned McDowell about this. Johnson thanked McDowell for the changes he made and the support for their community's request.

Dorsett said that he would like to commend McDowell for his cooperation with the Board. Dorsett said that McDowell had answered all of the Board's concerns with his new design.

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

- B. **K & L ENTERPRISES**, Ramseur, North Carolina, is requesting that 36.20 acres located Old Humble Mill Road (across from Talmer Wright Road), Grant Township, be rezoned from First Environmental (E-1) to Residential Exclusive/Conditional Use. PIN# 7679646664. The proposed Conditional Use Permit would specifically allow the development of a 7-lot residential subdivision for site built homes and conventional modular homes only.

Ken McDowell was present and explained that the design of this division was due to the perking of the property. McDowell said that there would not be any driveway connections to Old Humble Mill Road. McDowell said that D.O.T. has approved his connection to Old Humble Mill Road. McDowell said that this would be only 7 lots and they would not be cutting any more timber off the land than what is necessary to construct the road. McDowell said that they would not disturb any of the timber along the existing road except for the entrance of the new street. Johnson said that this would be a concern because of this being within the E-1 area (zoning district around the Zoo) and that he would recommend that the Board establish a buffer along the road. **Brower** asked McDowell would he have a problem with a 25' to 50' of the road. McDowell said that they would not touch anything within 35' of the road-right-of-way. Brower asked if he would be opposed to this being added as a condition. McDowell said that he would not have any problem with a buffer as long as he would get the street entrance.

There was no one present in opposition to this request.

Dorsett said he did feel that a buffer should be established.

Brower made the motion to recommend to the Commissioners that this be **approved** with the condition that the developer works with the Planning Staff to establish an appropriate buffer along Old Humble Mill Road and that this buffer design continue to protect the intent of the E-1 District. **Dorsett** seconded this request and the motion passed unanimously.

- C. **PIEDMONT TRIAD REGIONAL WATER AUTHORITY**, Greensboro, North Carolina, is requesting that .59 acre (out of 4.97 acres) located on U.S. Hwy 311 (just south of Marlboro

Church Road), New Market Township, be rezoned from Residential Agricultural to Residential Agricultural/Conditional Use. PIN# 7746010471. The proposed Conditional Use Permit would specifically allow a 185' water tank to be constructed.

John Kime, Director of the Piedmont Triad Water Authority, and **Phil Brower**, Engineer for the project was present. **Kime** explained the Authority make-up and said that they have been purchasing property and working on this project for approximately 10 years and feel they are now to a position to finalize this tank site. Kime said there will be 2 tanks involved with this project and this site would serve the Randolph County customers and the second site would be located in Guilford County at Hwy 62/Coltrane Mill Road for the Guilford customers. Kime explained that they are restricted to a site due to topography requirements for the hydraulics that would be required. Kime discussed the fact that they are currently with legal action to acquire the property. Kime discussed the Water Authority and explained that they are a partnership of local government and has same powers as cities and counties do. **Dorsett** asked if the 2 tanks would be adequate to draw all the water for the 6 governments. **Kime** explained the process of how the water will be distributed and said that it would come from these 2 tanks. **Brown** asked what other options they had and Kime answered that they didn't feel they had another option. **Brown** questioned about the option on the site behind New Market School. **Kime** answered that due to the opposition of that site they have attempted to move away from that residential site.

There was no opposition present for this request.

Johnson said that the Water Authority has worked closely with the County to find a site that would have the least amount of impact.

Craven made the motion, seconded by **Ridge**, to recommend to the Commissioners that this be approved. The motion passed unanimously.

- D. **JIMMY HODGE**, Sophia, North Carolina, is requesting that approximately 21 acres (out of 47.41 acres) located on U.S. Hwy 311 (3/10 mile north of Loflin Dairy Road), New Market Township, be rezoned from Highway Commercial to Residential Agricultural/Conditional Use. PIN# 7736849969. Randleman Lake Watershed. The proposed Conditional Use Permit would specifically allow the development of a Recreational Vehicle Campground of 213 lots.

Hodge was not present for this meeting and Johnson advised the Board to postpone this request.

No action was taken and the Board asked that this request be rescheduled by the applicant at a later date.

- E. **THOMAS BUILT BUSES, INC.**, High Point, North Carolina, is requesting that 48.77 acres located on Prospect Street, Trinity Township, be rezoned from Residential Agricultural to Heavy Industrial/Conditional Use. PIN# 6798024612. The proposed Conditional Use Permit would specifically allow a bus assembly plant.

Johnson explained that this property is bordered on one side by the City of Trinity and one side by a residential subdivision in Davidson County. Johnson explained that a small portion along the front is within the city limits of Trinity.

Joe Humble, 121 b Gatewood Avenue, with Davis Martin Powell Engineers, explained that they purchased this property in the 40's for a possible expansion. Humble explained that they wished to have this zoned for future expansion of their business. Humble explained that the Trinity

Planning Board has recommend to their council to approve their request on the front of this property. Humble explained that they have been in contact with the Railroad and D.O.T. and both have felt this would be approved for their regulations. Humble explained that the only problem they would have with a buffer along the back of the property would be because of the sewer and water connections at the rear. **Bob Lillick**, Thomas Built Buses, said that there would be approximately 250 employees. Johnson questioned when this project would be completed and Lillick said that they currently have not appropriated funds for the project but it could be done with a year or more. Lillick said that this would be a small commercial bus facility (small daycare centers, kindergarten buses, etc.)

Dorsett questioned how much would be paved and Humble explained approximately 46 acres.

McDowell questioned about the creek and Humble explained that they would stay away from the creek and there would be no development west of the creek except for the sewer line.

There was no one present in opposition to this request.

Johnson said this is an appropriate area for this type development.

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

- F. **DWIGHT MEREDITH**, Trinity, North Carolina, is requesting that 17.25 acres located on Old Mountain Road (just north of Refuge Church Road), Tabernacle Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use. PIN# 6795464410. The proposed Conditional Use Permit would specifically allow a 14-lot residential subdivision for site built homes, modular homes, or Class A double-wide mobile homes.

Dwight Meredith explained that this type of development would be the only thing they could use the property for due to the high number of mobile homes in this area. Meredith presented a copy of the restrictions they would place on the property which include appearance approval of any mobile homes by the developer and no older than 5 years.

There was no one present in opposition to this request.

Brown said he felt this would be the best use of this land and made the motion, seconded by **Craven**, to recommend to the Commissioners that this be **approved**. The motion passed unanimously.

- G. **DEAN WALL**, Sophia, North Carolina, is requesting that .65 acre located at 5862 U.S. Hwy 311, New Market Township, be rezoned from Residential Restricted to Office & Institutional/Conditional Use. PIN# 7745378185. The proposed Conditional Use would specifically allow the operation for an office and sales of a lumber yard.

Wall was present and said that this would be used for an office (for him and his father) in the future. Wall explained that they are brokers that sale lumber. Wall said that he doesn't plan to require the tenant to move from the house, but wanted to go ahead and take care of the zoning. Wall said that he realized this would not allow him to have outside storage that this would only be an office for faxes and invoices.

There was no one present in opposition to this request.

Craven made the motion, seconded by **Ridge**, to recommend to the Board that this request be **approved**. The motion passed unanimously.

6. **Johnson** updated the Board on the case concerning the *Mann Media Tower Case*. Johnson said that the Court of Appeals has agreed to hear oral arguments from both attorneys and said he felt this was a positive act. Johnson explained that he felt the Board's actions should hold up in Court.
7. The Board adjourned at 7:45 p.m. There were approximately 50 people at the meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary