

MINUTES
RANDOLPH COUNTY PLANNING BOARD
December 5, 2000

There was a meeting held at 6:30 p.m., on Tuesday, December 5, 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, absent; Tommy Boyd, present; Al Morton, present; Phil Ridge, present; Larry Brown, present; and Mark Brower, Alternate, present (substituting for regular member Lynden Craven).
3. Dorsett made the motion, seconded by Brown, to approve the Minutes of the November 9, 2000, Randolph County Planning Board Meeting. The motion passed.

4. **REQUESTS FOR PROPERTY REZONING:**

- A. **JAMES WORTH HEATH**, Randleman, North Carolina, is requesting that 31.54 acres located on Bull Run Creek Road, Providence Township, Polecat Creek Watershed, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID # 7775468885. The proposed Conditional Use Zoning District would specifically allow the development of a 15 lot subdivision for modular homes or site built homes only with a minimum of 1400 sq. ft.

Johnson described the site plan as provided with the application. Johnson explained that this request came to the County Planning Board on October 5, 1999 and was for primarily double-wide mobile homes with 2 new roads (where the new plan would be for 1 road and the housing type requested has changed).

Heath was present with his surveyor, Jerry King. **King** spoke for Heath and explained that there was a mix up on the request and what he wants is 1346 heat square foot for modular or site built homes and also allow 5 lots to be allowed to have double wide mobile homes and the possibility of an 800 ft. sq. ft. accessory building on each lot. King explained that there would be no problem with traffic to the area due to good site distances on Bull Run Creek Road. King said the average lot size would be 2+ acres and stated this is 3 times the size of the required minimum lot size for the County. King said the double-wides would be located on the back side of the subdivision. King said there will be a 50' buffer on each side of the creek and a 15' buffer around

the boundaries of the subdivision. King provided pictures of the homes that are located on the 3 lots that were cut as a minor subdivision on the front of this property. King said this property is less than 3 miles from the Fire Department and there is a need for this type of development in the area. King said there is a mix of housing types in the community (brick homes, log home, double-wide and single-wide mobile homes, etc.). King provided pictures of the residences in the area. **Johnson** asked about the buffer on the property. **King** explained that Heath will be doing select timbering on the property but the 15' buffer would be uncut. **Johnson** asked what lots are being requested for double-wide development and **King** answered they would be at the rear in the culdesac. King said those lots would not necessarily be double-wides but they wanted that option. **Morton** asked if the 5 double-wides would not hurt the sale of the lots for site built homes. **King** said after visiting the property and seeing the mix in the area he didn't feel this would hurt the sale of the lots. **Brower** said that there are 15 lots in this request and asked how many was being requested last year. **Johnson** answered 21 lots but explained that this is a little misleading because 3 lots have already been developed as a minor subdivision and the old house is attached to the large acreage tract. Johnson said that in total there would be 18 lots. **King** said Heath is considering to move out to the old house that he has remodeled. **Johnson** asked King to clarify his request - **King** said that the front 13 lots would be requested for RE-CU and the 5 lots in the culdesac would be requested for RR-CU. King said that Heath is wanting to provide a service to the young people in the area that can't afford a new expensive home, but still have a nice home. **Morton** asked King if he would be providing actual restrictive covenants at the Commissioners' Meeting and **King** answered yes. **Dorsett** asked what type of trees are in this proposed 15' buffer and **King** answered mostly hardwoods. **Dorsett** said hardwoods does not provide for much of a buffer during the winter months. **Johnson** asked what were the specific lots to be designated for double-wide homes. **King** answered that Heath would be agreeable to what ever the Board would suggest. **Brown** asked how they planned to protect the buffer and **King** answered it would be in the private deed restrictions.

Mark Comfort, 3994 Bethany Church Road, thanked King for showing the Board the nice homes that are in the area and said this just re-enforced their case. Comfort said that this subdivision request is still excessive and is not compatible to the area. Comfort said that this is not a radical change and the 3 homes on this property ran out of water in August. Comfort said that there will be additional stress to the services in the community (fire department, sheriff's department, etc.). Comfort said that the visibility measurements must have been done by Florida Lawyers because this is a windy twisty road and this should be considered. Comfort said that if the buses had to stop on this road there would be a danger to our children. Comfort said there are 20 chicken houses within a 3 mile radius of this property and the farmers would be concerned about possible complaints of the country smells. Comfort discussed concern for the stream on the property and also the wildlife habitats. Comfort said nothing in this proposal comforts the concerns of this community. Comfort said that if this was approved this would be 19 homes on a parcel that had only one. Comfort discussed the proposed Growth Management Plan and said that the Planning Department came out and met with their group. Comfort said that he knew that

this study would recommend that this general area of the County would be designated as the Rural Conservation Area and he felt this would under cut the intention of that plan. Comfort said they had 75 signatures on a petition and plan to continue to gather more before the Commissioners' Meeting. Comfort added that this Board should have received post cards from the community. **28 citizens stood in opposition to this request.**

Tommy Pugh, 2181 Naomi Road, asked if the Board had been out to the property in the last 10 days. Pugh said that a portion of the property has been timbered and it is a mess. Pugh asked why would you put the trailers at the rear of the property if it was something that should be hid. Pugh said that if any of the trees on the west side of the property there would be no buffer at all. Pugh added that there are no site built homes that have been located on the property and there won't be any in the future. Pugh said if Heath was not doing this for the money he could rearrange this proposal for 3 - 10 acre tracts. Pugh said that we feel this is not in-keeping with the community. Pugh said that the final indications from the Commissioners last year it was suppose to be site built and this isn't that. Pugh said he had nothing against Heath but this is not the place for this to come. Pugh said that while timbering this property 100 ft. of fence was destroyed and the mule got out. Pugh said that Heath said he was told by Heath that it would be fixed that weekend and it wasn't repaired until Thursday of that week. Pugh said this just goes to show how this would be developed (not as he says).

Dorsett said that he believes there is neighbor concern of this request because he had received 40 post cards of opposition. Dorsett said that he felt Heath should be able to develop the land but it was turned down because of the mobile homes and he didn't feel it should be approved for mobile homes. **Morton** said he agreed with Dorsett and felt the housing should be stick built or modular with a 5/10 pitch. Morton added that there should also be an increase in the buffer to 25' instead of 15'. **McDowell** said he felt the 25' should be a minimum and he agreed with Morton. **Dorsett** said that he went out and looked at the property but what he heard tonight there was some gap in the buffer and if it was approved the buffer should be provided especially if the double-wides are to be included. **McDowell** said he didn't feel the Board should even consider the double-wides.

Dorsett made the motion to recommend to the Commissioners that this be **denied** because the double-wides are included in the request. **Boyd** seconded this motion and the motion passed 6 to 1 - Brower voted against the motion.

- B. **CARL DILLDINE**, Randleman, North Carolina, is requesting that 2.20 acres located at 2563 Old Liberty Road, Highland Park, Lots 7-14, Franklinville Township, be rezoned from Residential Restricted to Residential Agricultural/Conditional Use. Parcel ID # 7773462819. The proposed Conditional Use Zoning District would specially allow a used car dealership and display of 8 cars and a 12 x 14 office building to be constructed.

Dilldine was present and explained that he just wanted a used car lot and only 1 car would be

displayed at the road and the rest would be stored at the back of the home. Dilldine said that there are 2 used cars in the immediate area. Brown asked about the sign and Dilldine said he would have a small sign at the road. Dilldine said this would be a small time business. Boyd asked how far of the road would the display area be and Dilldine answered 150' approximately. Brown asked if he would be doing and repair work at this site and Dilldine said no.

There was no one present in opposition to this request.

Brower made the motion to recommend to the Commissioners that this request be **approved**.

Boyd seconded the motion and the motion passed unanimously.

- C. **GARY WHITE**, Archdale, North Carolina, is requesting that 5.31 acres located on Jordan Valley Road, Tabernacle Township, Gary White Subdivision, be rezoned from Residential Exclusive/Conditional Use to Residential Exclusive/Conditional Use. Parcel ID # 7714533355. The proposed Conditional Use Zoning would allow an addition of 2 lots to an existing 5 lot subdivision for a total of 7 lots for site built homes only.

White was present and explained his intention to develop an additional two lots to the development. White said that he has one house under construction and two other lots prepared for building. White explained that the minimum house size would be 1350 sq. ft. and each lot would be larger than 1 acre in size.

There was no one present in opposition to this request.

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

- D. **AMON GARNER**, Asheboro, North Carolina, is requesting 2.60 acres located on Meadowbranch Road, Richland Township, be rezoned from Residential Agricultural to Highway Commercial/Conditional Use. Parcel ID # 7694679286. The proposed Conditional Use Zoning District would specifically allow a machine shop in a 50 x 70 building to be constructed on site.

Randy Garner, 4030 Plum Tree Road, Climax, said that this would be a business between him and his father. Garner said they had a shop in Greensboro and they want to move the business here. **Johnson** asked Garner about the area and he said that this is mainly just farm land and the properties surrounding this site are owned by family. **Garner** said that they do some fabrication work for local industries. **Ridge** asked about number of employees and **Garner** said it would not be over 2 or 3 employees. **Dorsett** asked about outside storage and Garner answered that they would keep it all inside the building. Johnson explained to Garner that the Conditional Use, if issued, would be for this specific use of a machine shop. **Johnson** asked what type of conditions did he feel should be added to the property to make this use more compatible to the

area. **Garner** said that there would be no abnormal noise generated, no outside storage, operating schedule would be 5 ½ days a week and minimal night work. **Brown** asked how far was the closest business to this site and **Garner** said it would be probably be a few miles.

There was no one present in opposition to this request.

Dorsett asked Garner what type of building he would be constructing - **Garner** answered that it would be brick in the front and the rear would probably be medal.

Brower made the motion to recommend **approval** with no outside storage. **Morton** seconded this motion. **Boyd** said that he felt the building should not be sitting on the minimal building line of 35 ft. **Johnson** answered that it would have to be 50' off the right-of-way. The motion passed unanimously.

5. **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?”

5 citizens took this Oath.

6. **SPECIAL USE PERMIT REQUEST:**

A. **WILBANKS RESOURCES**, Denver, Colorado, is requesting a Special Use Permit to allow the construction of a 13'8" x 26'10" AT&T utility substation located on Old NC Hwy 49 (on left approx. 9/10 mile past Moore Road), 1 acre (out of 73.34), Cedar Grove, Zoning District RA, Parcel ID # 7629091921. Property Owner: Jeffrey Schwarz.

Chad Bergeron, Permit Agent for Wilbanks Resources representating AT&T, said the building is pre-fab and explained that there is an existing building east of this site and would be on the same fiberoptic line. He explained that this expansion would be to provide an upgrade of the current facility. The building is designed to boost the signal and these type of facilities are needed ever 50 miles. The existing building would continue to be used in addition to the building. **McDowell** said that this has nothing to do with the local service and he felt there should be some type of landscaping or buffering to make it have a more appealing visually. There will only be a technician at the site 2 or 3 times a week but there would be no employees at the site full-time. The facility will be fenced. McDowell said he felt there should be some sort of buffering required.

There was no one present in opposition to this request.

Morton made the motion to **approve** this request with the condition that the Planning Staff

approve and appropriate buffer around the facility. **Brower** seconded this request and the motion passed unanimously.

- B. **ROBERT BALDWIN**, Ramseur, North Carolina, is requesting a Special Use Permit to construct a 40' x 60' building for storage and repair of three dump trucks for personal trucking business at his residence located at 2454 NC Hwy 49, 5.41 acres, Columbia Township, Zoning District RA, Parcel ID # 8713889208.

Baldwin was present and explained his intentions to construct a building for his trucking company. Baldwin said that he works long hours and needs to be able to work on his trucks late and this would be to bring his equipment inside. Baldwin said this would be a medal building. Baldwin explained that everything would be kept behind his residence.

Dorsett made the motion, seconded by **Brown**, to approve this request for a Special Use Permit. The motion passed unanimously.

- C. **MICHAEL SKIPPER**, Asheboro, North Carolina, is requesting a Special Use Permit to obtain an auto dealer's license (with display of up to 10 cars and 8 x 12 office building) and to allow a 40 x 60 building to be constructed to store back hoe business equipment at his residence located at 4579 US Hwy 64 West, 13.05 acres, Back Creek Township, Zoning District RA, Parcel ID # 7721579822.

Skipper was present and said that he would like to put a building there to work on his equipment. Skipper said he would also like to have a small car lot. Skipper said that he owns 24 acres here with more than 1400 ft. of road frontage. Skipper said that he adjoins Hunters Woods Subdivision and Delks Army Surplus. Skipper explained that the tract that he wants to put these activities on, does not adjoin the subdivision. Skipper said that the building would allow him to move his backhoe equipment inside. This equipment currently is located outside on this property. Skipper said that the building for the backhoe equipment would not be visible from the road. Skipper said that he would also like to build an 8 x 12 building and have a 10 car display lot at the road front.

Bob Butler, 290 Hunt Master Trail, asked what this would do to their property values. Butler said that the Country Club plans to expand across the road and this would increase their property values, but a car lot would not. Butler said that he didn't have any opposition to the building behind Skipper's house because it would not be visible from the highway, but they are opposed to the car lot.

Steve Guy, 1031 Worth Street, discussed concern of the steep grade along the road here and said he felt this could create safety problems. Guy said that this would not be compatible to their current development nor the proposed construction (Asheboro Country Club). Brower asked if

he would be opposed to 2 cars at the road - Guy said that he is most concerned about the safety hazards this type of activity could cause. Guy said that he is not opposed to the building in the rear of the residence, but he didn't feel there were adequate turn lanes along the highway for this type of activity (the car lot).

Renee Butler, 290 Hunt Master Trail, said that their developer had to put in a turn lane to develop their subdivision due to traffic and this could probably cause the same safety concerns considered during that development. Butler said this is a residential area and she would like to see it remain. Butler said she knew that Delks looks bad but it was grandfathered in and there is nothing anyone can do about that.

9 citizens present in opposition to this request.

Dorsett said he is concerned about access to Hwy 64 and has been during other request. Dorsett said he didn't feel this type of operation could be serviced by the current access.

Johnson said that these special use permits are designed for people that live on site and want to have a business. Johnson said the permit is designed to see that the activity doesn't have any real impact on the residential community. Johnson said that this request is unusual because he has two separate requests - 1 to move his current business into a building (which would improve the existing use) and 2 to allow another business on the property.

Morton asked Skipper if the car business could be moved back to the building being proposed next to the residence and not have the cars at the road. **Skipper** said yes that he really just wanted his dealer's license. Morton said he felt this would be a better situation. (This would prevent the cars from being displayed at the highway.)

Brower made the motion to **approve** this request with the condition that the car business with a maximum of 8 cars be moved to the rear of the property (the sales office for the car and the proposed backhoe building would be the same - only 1 building). **Morton** seconded this motion. The motion passed unanimously.

- D. **EDWARD MCGRADY**, Randleman, North Carolina, is requesting a Special Use Permit to allow the construction of a 40 x 80 building for storage of personal classic cars at his residence located at 5016 Rolling Farm Road, 5.12 acres, Providence Township, Polecat Creek Watershed, Zoning District RA, Parcel ID # 7776789153. Property Owner: Mattie McPherson.

McGrady was present and presented pictures of the property. McGrady said that there are also pictures included to show the type of buffering he plans to plant on the property. McGrady said that he plans to build a large building for all of these personal storage and also a garage.

There was no one present in opposition.

Brown made the motion, seconded by **Morton**, to **approve** this request for a Special Use Permit. The motion passed unanimously.

7. The meeting adjourned at 8:27 p.m. There were 48 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**