

MINUTES

RANDOLPH COUNTY PLANNING BOARD

January 9, 2001

There was a meeting held at 6:30 p.m., on Tuesday, January 9, 2001, 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, absent; Lynden Craven, present; Tommy Boyd, present; Al Morton, present; Phil Ridge, present; Larry Brown, present; and Mark Brower, Alternate, present (substituting for regular member Bill Dorsett).
3. **Brower** made the motion, seconded by **Craven**, to approve the Minutes of the December 5, 2000, Randolph County Planning Board Meeting. The motion passed.

4. **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?”

2 people took this Oath.

5. **SPECIAL USE PERMIT REQUEST:**

- A. **DAVID LAWSON, JR.**, Asheboro, North Carolina, is requesting a Special Use Permit to construct a 60 x 60 building for personal storage at his future residence located on Cedar Falls Road, 123.65 acres, Asheboro Township, Zoning District RA, Parcel ID # 7772117718.

Ginger Lawson, was present and stated that this would be for storage of personal equipment and no commercial business. There will be no employees here (for his business).

There was no one present in opposition to this request.

Brown made the motion, seconded by **Morton**, to **approve** this request for a Special Use Permit as having met all the required findings. The motion passed unanimously.

6. **REQUESTS FOR PROPERTY REZONING:**

- A. **TODD SCHWARZ**, Asheboro, North Carolina, is requesting that .77 acres located at 3852 US Hwy 64 East, Franklinville Township, be rezoned from Residential Restricted to Highway Commercial/Conditional Use. Parcel ID # 7781298225. The proposed Conditional Use Zoning District would specifically allow a novelty/retail sales shop from existing buildings and a rental house. Property Owner: Schwarz Properties, Inc.

Johnson explained that this has come up before but was postponed due to scheduling problems by the property owner. Johnson said that this building was originally built for a pottery shop which does not require commercial zoning in Randolph County. Johnson said they now want to use the property for commercial purposes.

Schwarz was present and explained that he purchased the property a year ago and didn't realize the facility couldn't be used for commercial purposes. Schwarz said that they are wanting to use the buildings for a specialty shop and this type of use is in several locations along Hwy 64.

There was no one present in opposition to this request.

Brower said that there was some opposition to this request at the first meeting from a neighbor across the street. Brower said that he did realize that this was a mixed area.

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

- B. **JOHN BRINKLEY**, Archdale, North Carolina, is requesting that .62 acres located at 5947 Kennedy Road, Trinity Township, be rezoned from Residential Mixed to Highway Commercial/Conditional Use. Lake Reese Watershed. Parcel ID # 7706815072. The proposed Conditional Use Zoning District would specifically allow the property to be used for storage of antique vehicles, existing building to be replaced by 45 x 60 building. Property Owner: Dorothy Brower.

Brinkley was present and explained that he collects antique vehicles and he wants to store them at this location. Brinkley said that he plans to tear down the old produce building and build another building. Brinkley said the facility would only be used for storage (all inside no outside storage) and no commercial activity. Brinkley said that he has purchased the property from Dorothy Brower. Brinkley said that he would not be using the building for a repair facility.

There was no one present in opposition to this request.

Brown made the motion to recommend to the Commissioners that this be **approved** with the condition of no outside storage. **Ridge** seconded the motion and the motion passed unanimously.

- C. **THOMAS & RICKY BRITT**, Asheboro, North Carolina, are requesting that 73.80 acres (out of 137.91 acres) located on Iron Mountain Road, Grant Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID # 7781308490. The proposed Conditional Use Zoning District would specifically allow the development of a 25 lot subdivision for site built homes only with a minimum house size of 1,800 sq. ft. All the driveway connections will be to the new road.

Tom Britt was present and explained his intentions to build up on the mountain and they plan to sale the lots with paved driveways. Britt said that the deed restrictions would require a minimum of 1800 sq. ft. and the lots range from 1.9 acres to 8 acres in size (with a paved street).

There was no one present in opposition to this request.

Morton said that this looks like a good development. **Morton** made the motion, seconded by **Brower**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- D. **GUY STEED**, Randleman, North Carolina, is requesting that 14.23 acres located on Steed Road, New Market Township, Randleman Lake Watershed, be rezoned from Residential Agricultural to Residential Mixed/Conditional Use. Parcel ID #'s 7748802501, 7748717150 and 7748708651. The proposed Conditional Use Zoning District would specifically allow the development of a 5 lot subdivision for site built homes, modular homes, Class A double- wide mobile homes or single-wide mobile homes.

Steed was present and explained that this is a division of family land between himself and three sisters. Steed said that it is not a proposal for development at this time. Steed said that the minimum lot size is 80,000 sq. ft. Steed said that they are not sure of what type of housing the family members will choose.

McDowell asked what type of housing is in the area. **Johnson** said that the predominant housing in the area is site built homes. **Steed** said that he is not trying to sale single-wides but he didn't want to restrict a family member from being able to place a single-wide on the property. **Craven** said that these are the first lots along the proposed lots and this would be setting a precedence and this would be the concern of the Board. **Steed** said that this is a division of family land and they are not trying to sale the lots. Steed said that Johnson helped him with this application. Steed said he could talk with his sisters to see if eliminating the single-wides. Steed said that he had a neighbor that had 100 acres and he put a single-wide right in front of his house. **Ridge** said that there are some things that we can't control but we try to do the best we can. **Morton** said that the Board has to go by what is in the area and try to protect the existing development. **Craven** said that in this area it is mostly stick built. **McDowell** said we would like to grant an applicant exactly what they ask for but these concerns need to be considered. **Steed** said that this is the end of the road and there will not be any other homes added in this direction.

Forest Porter, Steed Road, (brother-in-law of Steed) said that he lives in the single-wide home and said that there are 2 other single-wide mobile homes within a 1/4 of a mile of this property on Steed Road. Porter said that they type of housing is 50/50.

Ridge said that the homes are mixed but they are all well kept.

Steed said that the oldest house in Randolph County is next to their single-wide.

There was no one present in opposition to this request.

Brower said that this is family land and there is no opposition to this request. Brower said that this would be hard for him to vote to turn this down. **Johnson** reminded the Board that just a few years ago he could have divided these lots as a minor subdivision (of 5 lots).

Morton made the motion to recommend to the Commissioners that this be **denied** because there are more stick built homes in the area than mobile homes. **Craven** seconded this motion.

Ridge said he felt that the Commissioners should not that he would support modular homes or stick built and that the concern is the single-wide mobile homes be included. **Boyd** agreed.

Craven said that going on the precedence issue when the lake is completed we should be concerned of the type of housing along the shore.

The motion passed by a 6 to 1 vote - Brower voted against the motion.

7. The meeting adjourned at 7:27 p.m. There were 19 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary