

MINUTES
RANDOLPH COUNTY PLANNING BOARD
March 6, 2001

There was a meeting held at 6:30 p.m., on Tuesday, March 6, 2001, 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 to Order the Randolph County Planning Board Meeting at 6:30 p.m.
2. **Hal Johnson** called roll of the Members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Al Morton, present; Phil Ridge, present; Larry Brown, absent; and Mark Brower, Alternate, absent.
3. **Dorsett** made the motion, seconded by **Craven**, to approve the Minutes of the February 6, 2001 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?”

15 people took this Oath.

5. **REQUESTS FOR PROPERTY REZONING:**

- A. **ALVIN & CATHERINE WARD**, Franklinville, North Carolina, are requesting that .45 acre located on at 5995 NC Hwy 22 North, Providence Township, be rezoned from Residential Agricultural to Highway Commercial/Conditional Use. Parcel ID # 7795195573. The proposed Conditional Use Zoning District would allow the property owner to construct a 40 x 80 building (behind existing rental house) to move the current automotive repair business from the store building on the adjacent parcel.

Ward was present and explained his intentions to build a 40 x 80 building and the business has been established at this location since the 1940's. **Dorsett** asked about the car lot across the road and **Ward** said that he does have some cars that he sales across the road from this site. **Ward** said that he would be building a fence to the rear of the existing business to put these cars. **Dorsett** asked **Ward** if he lived close to this site and **Ward** said he lived on Old Liberty Road.

There was no one present in opposition to this request.

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

- B. **MCDOWELL TIMBER COMPANY**, Asheboro, North Carolina, is requesting that 64.43 acres located on Grantville Lane, Grant Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use. Parcel ID # 7790142217. The proposed Conditional Use Zoning District would specifically allow the development of a 39 lot subdivision for Class-A doublewide mobile homes on permanent masonry foundations, modular and site built homes.

McDowell was present and expressed his interest in developing this property for a double-wide mobile home subdivision. McDowell said that this would be a nice development with homes at a size from 1200 sq. ft. to 1800 sq. ft. for double-wides and modular homes. McDowell said there will be a buffer maintained of 25' along each side of the development. There is a mix of housing types in this area at present. McDowell said that they want to add to the community and not take anything away. McDowell said that he has had preliminary soil tests done and this should be around 25 to 30 lots when completed. McDowell presented a copy of the proposed deed restrictions to the Planning Department. McDowell said there will probably be only 6 new driveway connections to the existing road and there will be an average lot size of just under 2 acres. McDowell said that there will be nothing over 3 years old with a minimum of 1200 sq. ft. permitted in the development.

John Gatlin, 2575 Buffalo Ford Road, said that he is speaking for his mother and sister that live on Foxfire Road. Gatlin said that the buffer and everything has been cleared. Gatlin said that he would like to see the Board require him to develop a minimum of site built homes with a at least 1100 sq. ft. heated space. Gatlin said that they felt this would only be double-wides if this was permitted. Gatlin said this would better for adjoining property values if it was restricted to site built homes. Gatlin said that he knew that McDowell is proposing 1200 sq. ft at a minimum but he would think this could be reduced if he permitted site built homes only.

Sondra Maness, Grantville Lane, said that he has already put 2 mobile homes in front of her home now and this did not make them happy. Maness said that she realized that there are some perking problems in this area. Maness said she would like to see this developed with site built homes. Maness discussed possible depleting of the water supplies with all this development.

Jeff Brooks, Grantville Lane, said that he didn't have a problem with the community growing but McDowell is planning to hide this in the center of the property. Brooks said that this community has 6 mobile home parks within 5 miles and he felt this should developed in site built

homes to upgrade the community. Brooks said that a stick built home wouldn't be something that you had to hide in the middle of the property. Brooks said that he felt site built homes would bring in more revenue to the County.

John Burrow, Foxfire Road, said that he agreed with the other speakers. Burrow said that the 2 mobile homes are an eyesore that were recently placed on the property across the road by McDowell. Burrow said that game chickens are in the yard of one of these homes. Burrow said that if this was going to be permitted he felt it should be stick built homes.

There were 10 people present in opposition to this request.

Dorsett asked McDowell if he had considered building houses instead of mobile homes.

McDowell said he just knew that we needed some where to put mobile homes. **Dorsett** said that double-wides do deteriorate down the road and site built homes at 1100 sq. ft. wouldn't be too much more expensive to build.

Morton asked if this wasn't the same problem that was seen last month, where a transition was needed between mobile homes and houses. **McDowell** said that he wanted to do high-end double-wides and on-frame modulars. McDowell said that these are built by the State Building Codes now not by HUD Regulations like they use to be.

Craven asked if the development is being restricted to not allow farm animals. **McDowell** answered that they would not be allowed.

Morton said that he had read the proposed covenants and everything seems to be covered. Morton said that he felt that this would be a good transitional type of housing between the single-wide and site built development. **Morton** made the motion to recommend to the Commissioners that this be **approved** with the following restrictions:

**1200 sq. ft. minimum

**25' no-cut buffer (as proposed on the map)

**2 lots adjoining the new road must access to the new road

Ridge seconded the motion and the motion passed unanimously.

6. **SPECIAL USE PERMIT REQUEST:**

- A. **BOBBY REESE**, Greensboro, North Carolina, is requesting a Special Use Permit to allow a 60 x 100 building to store and repair personal automobiles to be located on Cherokee Trail, Indian

Hills Subdivision, Lot # 33, 2.23 acres, Providence Township, Zoning District RA, Polecat Creek Watershed, Parcel ID # 8725753940. Property Owner: Lacy Cole.

Reese was present and explained his intention to purchase the property to build a building put his cars and trucks in and work on them. **Johnson** told Reese that there didn't appear to be any other types of activity in this area of this nature except for an old junkyard that was there before zoning. Reese agreed. **Johnson** asked if there would be any employees and Reese answered no just he and his son would work on their own personal cars. **Ridge** asked Reese if there would be any outside storage and Reese said 2 or 3 cars (driveable) at the most. **McDowell** asked how many cars would be in the building and Reese said that right now he has 17 cars. **Dorsett** asked Reese if he deals in cars and Reese said no that he lost his wife to cancer and he enjoys this. **Dorsett** asked if he plans to build a residence at this location and Reese said no but he would probably build down the road from this site.

There were 10 people present in opposition.

David Bain, 2157 Cheyenne Trail, said that he lives here on 12 acres. Bain said that the proposed building is 5 times a conventional size building (for private use). Bain said that this is a tremendous investment for a private garage to just tinker with personal cars. Bain said that they already have a junkyard in the middle of their neighborhood that devalues their property. Bain said any increase in traffic would only be a burden on the property owners along this road because it is not state maintained. Bain also discussed possible pollution to the environment.

Wanda Mill, 2391 Cheyenne Trail, said that she would love to have more neighbors but she didn't want any other businesses added here. Mill said the lady that owns the property told her that he has contracted to purchase 14 acres at this location.

Ricky Clark, 5858 Cherokee Lane, said that he is not opposed to this type of business. Clark said his uncle owns the existing junkyard and he doesn't particularly like his business at this location. Clark said he didn't want to see this approved.

Joyce Beidler 5951 Hunting Lodge Road, described the lots they own in this subdivision. Beidler said this area is Residential Agricultural and is located in a watershed. Beidler said they have had people want to buy land from them but because of the junkyard they couldn't sell the land. Beidler said if this was just a hobby he wouldn't need a building this large. Beidler said that they learned about this just recently and there was not time to prepare. Beidler said that no one in this neighborhood that she has talked to is for this request.

David Stansfield, 2905 Bethel Church Road, said that 6000 sq. ft. is excessive for a recreational use. Stansfield complained about the existing junkyard and felt this would just create more problems (dust, noise, traffic) for the community.

Robert Reynolds, 2219 Providence Church Road, asked if all the cars would be licensed. Reynolds said this sounds more like a commercial operation and possibly another junkyard. Reynolds said that this would not be what the community would want.

McDowell asked Johnson what the staff's recommendation is and **Johnson** answered that our recommendation was to deny because of the intensity of the request for the community.

Morton said he felt this would effect the property values in the area and it is totally out of character for the community. **Dorsett** said that this would change the character of the property too much. **Craven** said that there is nothing we can do about the existing junkyard but this doesn't meet any of the requirements for issuing a Special Use Permit. For these reasons **Craven** made the motion, seconded by **Morton**, to deny this request for a Special Use Permit. The motion passed unanimously.

- B. **CURTIS ISOM**, Staley, North Carolina, is requesting a Special Use Permit to allow a lawnmower repair business in an existing 24 x 32 building to be located at 6910 Willard Road, 11.13 acres, Liberty Township, Zoning District RA, Rocky River Watershed, Parcel ID # 8725753940. Property Owner: Light Junior Isom.

Isom was present and explained that this would be a small full time business, but if there was any opposition to this request, they would withdraw.

There was no one present in opposition to this request.

Dorsett made the motion, seconded by **Craven**, to approve this request.

Ridge said he felt there should be some control of the outside storage. **Johnson** explained that the Ordinance wouldn't allow more than 600 sq. ft. of storage outside. Isom said that they did not want a junkyard.

The motion passed unanimously.

- C. **BRYAN PERKINS & ELIZABETH VARDAMAN**, Archdale, North Carolina, is requesting a Special Use Permit to allow a 40 x 60 building for the manufacturing of specialized car motors to be constructed at 2737 Banner Whitehead Road, 6.02 acres, New Market Township, Zoning District RA, Randleman Lake Watershed, Parcel ID # 7736768964.

Perkins was present and said that he wouldn't allow any outside storage and the building would be very nice. Perkins said that the sanitary environment is very clean that is required for the

assembly of these engines. Perkins said he will have precision machines to work with and there would be no more than 1 employee at the most. Perkins said he plans for special drainage to contain anything that could possibly harm the environment. Perkins said he spoke with his neighbor, Farlow Davis (who owns a large portion of the property in this area), and he had no problems with this request. Perkins said it would not look industrial and would be compatible to the large farm buildings in the community. Perkins said there would be no real noise created from this facility and if he had equipment that did he would make it sound proof. **Johnson** asked why the he doesn't plan to build in back of his residence and Perkins answered that the property in the back stays wet and is not a good place for a foundation of a building. Perkins said that he wanted the building close to the road to be accessible and it would be away from his residence. **Dorsett** asked about the motors he would be building and Perkins discussed the special motors built to factory specs for classic cars. Perkins also discussed a race motor he maintains but said that it is never fired at his residence. Perkins said that no race car engines would be tested at this site and their hours would be between 10 am and 4 pm with no weekends. Perkins said there will be no outside storage and the property would be maintained well. **Ridge** asked how far is the proposed interstate location and Perkins answered approximately ½ mile.

There was no one present in opposition to this request.

Dorsett said that Hwy 311 is a very industrial area and if this is not going to create any noise he felt this would be appropriate for this location.

Craven made the motion, seconded by **Ridge**, to **approve** this request for a Special Use Permit.

Ridge said he felt the applicant should work with the Planning Staff concerning noise and landscaping and no outside storage.

The motion was amended. The motion passed unanimously.

- D. **PHILLIP ADAMS**, Randleman, North Carolina, is requesting a Special Use Permit to allow a part-time auto body repair business in a 24 x 36 building to be constructed at 5349 Racine Road, 1.00 acre, Providence Township, Zoning District RA, Polecat Creek Watershed, Parcel ID # 7786080697.

Adams was present and said that he occasionally works on other peoples vehicles and wants to build a building. **Johnson** asked about the parts stored on the property. **Johnson** asked about the double-wide at the rear of the property and Adams said that is a separate lot owned by his son, Eric Adams. **Johnson** asked if the stored parts on the property would be inside and Adams said the automobiles yes.

There was no one present in opposition.

Dorsett said that there is nothing else compatible to this in this area. Dorsett said that he felt any type of commercial area along this road would effect the property values in this community. **Dorsett** made the motion to **deny** this request because it is incompatible to the area. **Craven** seconded this motion and motion passed unanimously.

E. **THOMAS BYRD**, Asheboro, North Carolina, is requesting a Special Use Permit to allow a Planned Unit Development to include two (2) rental mobile homes (existing) and one proposed mobile home for a family member to be located at Kemp Mill Road, 24.00 acres, Grant Township, Zoning District RA, Parcel ID # 7698163289.

Byrd said he inherited this property from his parents and his step-son wants to put a mobile home here. Byrd said that he currently has 2 mobile homes on the property and this would be a 3rd residence. Byrd said he plans to give him some land. Byrd said that he has no intentions to develop a mobile home park.

There was no one present in opposition to this request.

Johnson said that Byrd could meet our subdivision requirements if he wanted to divide the property.

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

7. The meeting adjourned at 8:12 p.m. There were 35 people present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**