

MINUTES
RANDOLPH COUNTY PLANNING BOARD
May 8, 2001

There was a meeting held at 6:30 p.m., on Tuesday, May 8, 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, present; Lynden Craven, present; Al Morton, present; Phil Ridge, present; Larry Brown, present; and Mark Brower, present.
3. **Craven** made the motion, seconded by **Morton**, to approve the Minutes of the April 3rd, April 10th and April 19th, 2001, Randolph County Planning Board Meeting. The motion passed unanimously.

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?”

The majority of the citizens present took this Oath.

5. **SPECIAL USE PERMIT REQUEST:**

- A. **RANDALL BRADY**, Asheboro, North Carolina, is requesting a Special Use Permit to operate a tool and die shop in an existing 30 x 30 building (with a future expansion of 30 x 30), to be located at his residence at 1662 Iron Mountain Road, 6.11 acres, Grant Township, Zoning District RA. Parcel ID # 7770959667.

Brady was present for this meeting and provided the Board with a written presentation of his request. Brady explained that he has lived here for approximately 9 years and would like to operate in the existing building. Brady said he would like to expand to the rear of the existing building. Brady said that he has operated this business here 1 ½ years. Brady said that all of his storage would be contained within the building. Brady said that there was very little traffic in and out and his hours of operation are 9 to 5 Monday through Friday. Brady said that he would not have a sign on the property.

Johnson said that the office has received calls. **Dorsett** asked Brady what he would do with the business if it was not approved and Brady answered that he would have to look for another job because this is how he makes his living.

Chris Davis, 1668 Iron Mountain Road, said that he was glad that Brady was there during the day and there is no noise from the business and no traffic coming in and out.

Jim Johnson, 1758 Iron Mountain Road, said that he has known Brady since he was a kid and he has worked hard to get where he is. Johnson said that if all the property was as nice as Brady's we could compete with Daves Mountain not just Iron Mountain.

There was no one present in opposition to this request.

Morton said that he felt it does meet the 4 test required.

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

Brown asked if the 6 items specified by Brady could be added.

The motion was amended to include the following conditions:

**Normal Operating Hours 8 am - 5 pm, Monday thru Friday

**No outside storage

**No noise associated with shop that is audible from outside building

**No fumes or smells associated with shop

The motion passed unanimously.

- B. **JAMES WORTH HEATH**, Randleman, North Carolina, is requesting a Special Use Permit to allow a 20 unit Planned Unit Development for site built homes and off-frame modular home with a 1,200 sq. ft. minimum house size to be located on Bull Run Creek, 31.74 acres, Polecat Creek Watershed, Providence Township, Zoning District RA. Parcel ID # 7775468885.

Johnson explained the history of the request. Originally it came to the Board in October of 1999 with 2 interior streets, 33 lots, and primarily for mobile homes. In November 1999 the request was reduced to 22 lots and was denied by the Commissioners. In December 2000 the request was reduced to 22 lots with primarily site built homes with 5 double-wide mobile home sites in the rear and was denied in January 2001 before the Commissioners due to concern for the mixed housing pattern. Johnson explained the difference between a Special Use Permit request and a rezoning request. Johnson said that a Special Use Permit was a quasi judicial action delegated by the County Commissioners to the County Planning Board. As such, all persons providing information and evidence for the Planning Board to consider in the Special Use Permit Request

must do so under sworn oath. Johnson said the Planning Board is required by the Zoning Ordinance and N.C. case laws to make findings relative to 4 specific areas when approving a Special Use Permit. Johnson reviewed the following four specific findings required of the Planning Board:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the Land Development Plan for Randolph County.

Johnson said that a Planned Unit Development is defined by the County Zoning Ordinance as an area of land under unified control to be developed as a single entity for a number and variety of dwelling units. The plan for which may not correspond in lot size or coverage to the regulations of the residential district in which the Planned Unit Development (PUD) is located. Johnson said the PUD was included in the County Ordinance in 1979 and was permitted after appropriate review in several zoning districts including the Residential Agricultural (RA) District. Johnson said that only one or two PUD's have been processed by the Planning Board since 1987 and these PUD's were in the nature of two or three residences on a single tract of land.

Johnson said that another factor that makes a Special Use Permit unique is that it requires a 4/5's vote of the members of the Planning Board to approve the issuance of the Permit.

Jon Megerian, Attorney for Heath, stated that the proposed Growth Management Plan has not been adopted but if it were in effect today this development would still be in compliance with all those restrictions and would be encouraged in this Rural Conservation Area. Megerian said that this development is proposing to allocate 89% as open space where the proposed regulations would only required to have 50% open space.

Test 1

Megerian said that this is low density residential development and is already surrounded by residential development and there is no material endangerment. Megerian said that it is designed to protect the streams on the property with setbacks of greater than 50'. Megerian said there is no obvious danger to public health.

Test 2

Megerian said that this has more than met all the required conditions and specifications.

Test 3

Megerian said that this will not substantially impair adjoining properties. Megerian provided research from Harold Brubaker, Appraiser, to prove that this development would not injure the value of adjoining property or any adverse impact. This research was not just a letter but a substantial amount of work.

Test 4

Megerian said that there was a large amount of research provided by the appraiser (not just a letter) to provide this evidence. Megerian provided 8 pictures of the area to show not any site problems for Bull Run Creek Road at the location of the proposed roadway. Megerian said that this plan would preserve the rural character of this community.

Megerian said to say this a rural area is not to say this is an area for no development. Megerian said that the Commissioners have said that the Rural Conservation Areas would not mean no development, only specially designed development. Megerian said that Wilson Alexander, Attorney, has designed a draft of the Homeowner's Association By-Laws and restrictions for the proposed development. Megerian said that there may be additional restrictions recorded separately. Megerian said that his clients would agree to adding any of these restrictions or restrictions recommended by the appraiser in his report. Megerian said that this is the type of development that would be tailored to this type of sensitive area.

Johnson asked if the residences themselves would be owner-occupied. Megerian said that the footprints area deed along with an easement to the common area. Johnson asked where the septic tanks would go and if there would be individual wells. Megerian said that these systems would be approved by the Health Department and if it was not approved for each of the 20 units or the number of units would be reduced. Megerian said that there would be no construction without meeting the regulations of the Health Department.

Brown asked about the annual meetings and if there would be a clubhouse on the property. Megerian said that there is not a clubhouse included on the plat. **Wilson Alexander**, Attorney (for Heath) said that the meetings may not be held on-site and discussed another Homeowner's Association and their meetings are held at the chamber. **Brown** asked about dissolving and **Alexander** said that this could be done by 2/3rds vote and it property would come to the County or some other public agency. **Johnson** said the County as a government authority would not

accept the PUD. **McDowell** asked if Alexander has ever seen one dissolve. **Alexander** answered no. **McDowell** asked where it would go and Alexander said he didn't feel it would ever dissolve the association because they need the land to get to their homes. **Dorsett** said that if they lost this area they would lose their septic tank and they would lose the use of their residence. **Megerian** said that if you don't like the dues you sell the property. Megerian said that if the draft Growth Management Plan and Zoning Amendments are approved, you will see many of these because that is what is being required in the proposed cluster development plan. **Morton** asked if there were any plans for the buffer that would be planted back, **Megerian** said only that show on the site plan and what is requested by the Ordinance.

Mark Comfort, 3994 Bethany Church Road, said fact #1 October 1999 request was denied, fact #2 Commissioners request denied, fact #3 Planning Board December 2000 denied, and fact #4 January 2001 Commissioners denied request. Comfort said this is the very same proposal that has been denied 4 times in the past. Comfort said the Special Use Permit Request is a smoke screen. Comfort asked the Board to once again deny this request. Comfort said that Megerian stood up and said that 20 homes and road within 2 acres is density. Comfort said this might as well be a townhouse concept. Comfort said that this is not compatible to this community that only has 33 homes on 1900 acres. Comfort said if this plan would meet the proposed zoning amendments where is the impact study or the neighborhood meeting (it doesn't meet all the requirements being proposed by the Growth Management Plan and proposed zoning amendments). Comfort provided the Board with how Randolph County Agribusinesses rank in the State. Comfort said this is rural agricultural and is not dense housing development. Comfort asked how the farmers in the community will be protected when people from this development complain about the smells. Comfort asked if the neighborhood should be destroyed for the benefit of one. Comfort said that this may be the first of its kind but if this is approved there will be many.

Joe Capps, Farmer and Volunteer Fireman, and owns chicken houses 1/8 mile from this property. Capps said that they have tried to get agricultural districts in to protect their farms and they haven't gotten them. Capps said this would put an extra load on their volunteer fire department.

Donald Routh, 3777 Bethany Church Road, and is a beef farmer and a septic tank contractor. Routh said that his best soils are where most of the development is being proposed on this site. Routh talked about the problems he felt would occur in the future because of the location of the houses. Routh said the Health Department has not been contacted at this time.

Tommy Pugh, Naomi Road, said that the request is the same. Pugh said that the proposed septic area would go right into Randleman's Water Supply. Pugh said that all the wells would effect the properties to the west of this site. Pugh said if the association is dissolved it will leave a ticking time bomb. Pugh said that the property has been cleared to red clay and left. Pugh said

this runs red into the creek for days after a rain. Pugh said these are Health Issues. Pugh said a safety issue would be the school bus stop and how the bus is required to turn around in the tight intersection. Pugh said this is just another way for the owner to make money on the property. Pugh asked the Board not to approve the request.

Ben Albright, 3157 Old Coleridge Road, attorney representing the opposition. Albright said he felt this was the greatest assault on the Ordinance he's ever seen. Albright said that under the ordinance there are several things he has not met:

1. The development shall have a minimum of 100 ft. for driveway on the public road. Albright says this doesn't meet on Bull Run Creek Road.
2. Albright said site plans require topography lines, parking place requirements, all pedestrian ways, proposed landscaping with buffers, storm drainage and sewer must be on the plan,
3. Albright said that he was bothered by the fact these things are not on the plan and also said that Brubaker is not present to ask questions and asked the Board to disregard the document presented because it would be considered hearsay. Albright advised the Board that Brubaker should be present for the Board to cross examine and ask questions, Albright noted that Brubaker was not present.
4. Albright said fire safety has not been mentioned and the proposed water system is not shown and should be. Albright said the profiles of the ditches and run-off controls, soil erosion plans, lighting plans are not shown, location of recreational areas are not shown, and the common areas are not designated.

Albright said that a PUD was originally designed to allow mixed zoning to allow for a small community and was not designed to come in an supplement a subdivision. Albright said there is no mixed housing and it is not a PUD. Albright said that he has also done some PUD's in the City of Asheboro and do it totally different. Albright said he conveys the property and the Association owns nothing but they regulate the property. Albright said that the only plan that has been adopted is the Land Development Plan in 1977 and this should be considered. Albright entered the Plan into evidence. Albright said that he is bothered by the fact that this would be allowed in such a rural area of our County. Albright said that the growth alternatives and this tract is located in a low density rural area. Albright said this Plan has a goal to protect these areas. Albright said this type of plan should have municipal water and sewer and should be located near the City.

You don't have a sufficient plan and this test cannot be found. It doesn't show how the septic tanks will be installed, fire safety and the closest place to fill a truck with water. Albright said the road doesn't show that it will be State Maintenance.

Test 2

Albright said I've given you several things that are not complete about this plan:

1. The plan failed to show the parking spaces for the individual units.
2. The plan failed to show any pedestrian ways.
3. The plan failed to show the proposed landscaping with the buffers as are required by the Randolph County Zoning Ordinance on Special Use Permits.
4. The plan failed to show any storm damage or location of sanitary sewer services or septic fields.
5. The plan failed to show any proposed water system or the location of water sources and failed to provide the location of a water source for fire protection.
6. The plan failed to show slopes, locations and cross sections of proposed drainage or a system of directing water run off in the development.
7. The plan failed to provide a method of erosion and sedimentation control and no supplemental erosion and sedimentation control plan was submitted.
8. The plan failed to provide provisions of lighting of the development.

Test 3

Albright said that values are not always financial. Albright said that once a development is permitted in a rural area it changes your life forever. Albright said it would change the community. Albright discussed a subdivision that came into the community he lives in that changed their community and also recognized a subdivision that came into Board Member Lynden Craven's neighborhood that also changed their community.

Test 4

Albright said there are 33 homes in 1900 acres and you want to put 20 homes in 2 acres. Albright said you also have to find that it is in conformity with the Land Use Plan for this area and this plan does not. Albright said even the draft plan would require 4 acre minimum lot sizes in a rural residential area. Albright discussed traffic problems with farm equipment on the roads, etc. Albright said that the maximum private road size allowed in your draft requirements would only allow the road to be 1/4 mile with only 6 residences. Albright asked the Board to deny this request.

Frances Pugh, 2305 Naomi Road, said this is our 5th time at public hearing. Pugh talked about

the State Budget would effect our school system. Pugh talked about the roads being patched because there isn't money to repave the roads. Pugh expressed concern for the water systems in the area. Pugh asked the Board to deny this request.

Jimmy Burchell said that there would be problems if this many residences were added to the area.

There were 87 citizens present in opposition to this request.

Dorsett said that tonight this would set a presenance. Dorsett said that he was for the cluster development but he did feel there should be a much better plan presented to the Board. Dorsett said that he would have to vote against this because he didn't feel there was enough information to make a decision on this plan. Dorsett said he didn't feel adequate time was taken to prepare this plan.

Craven said that he wasn't against this type of development but he felt it was totally out of character for this area. Craven said he felt this was an over rated mobile home park. Craven said if 89% of the property is open space, who would keep the property mowed and maintained. Craven said he wouldn't want this mess in his backyard and he didn't want to see this started.

Craven made the motion to **deny** this request on the fact that testimony given and review of documents submitted indicate that the applicant does not meet the following 4 test required to issue a Special Use Permit:

1. That the use will not materially endanger the pubic health or safety if located where proposed and developed according to the plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the Land Development Plan for Randolph County.

Dorsett seconded this motion. The motion passed unanimously.

6. **REQUESTS FOR PROPERTY REZONING:**

- A. **BRENDA HEDRICK**, Trinity, North Carolina, is requesting that 8.00 acres located on Millers

Mill Road, be rezoned from Highway Commercial/Conditional Use to Residential Agricultural/Conditional Use. Parcel ID # 7726024333. The proposed Conditional Use Zoning District would specifically allow the existing 24 x 36 building to be used for personal storage (the existing driving range will be closed).

Hedrick was present and explained that they just wanted to rezone the property because they don't plan to run the business any longer.

There was no one present in opposition to the request.

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

- B. **ROBERT DAVIDSON**, Asheboro, North Carolina, is requesting that 11.98 acres (out of 16.94 acres) located on NC Hwy 42 S and Fleta Brown Road, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID # 7770225647. The proposed Conditional Use Zoning District would specifically allow a 10 lot addition to Ken-Lee Subdivision for site built homes only with a 1,300 sq. ft. minimum.

Lee Davidson explained that he would like to develop a 10 lot addition to the property they have already developed. Johnson asked Davidson about the proposed Highway coming through the property. Davidson said that he realized this would possibly come through here but he has had some people interested in the lots. Johnson told Davidson that he would need to disclose this fact if the property is sold. Johnson said that the State has not said that this is where the corridor will be and has not stated when this road will even be built. Johnson said however, he did feel if the lots were sold this should be disclosed. Davidson said that he wants to get this plan approved in case he does sell a lot or two. Johnson said that once the state formally and legally establishes a right-of-way the state must purchase the property and once this is placed on record the County cannot issue building permits in that area.

Beth Sailors, Ken-Lee Court, said that they would like to see that the same restrictions be placed on the property as in the existing subdivision.

Davidson said that these restrictions are the same as those within Section 2 of Ken-Lee Subdivision but not those in Section 3.

Tom Woffard, 1781 Ken-Lee Court, agreed with Sailors and felt the restrictions should apply.

There were 9 people present with the same concern of seeing that the restrictions be compatible to theirs.

Davidson said that he would be glad to raise the minimum square footage to 1500 sq. ft. if that is

what the community asks. Davidson said that this would make the deed restrictions the same except for the fact that he would like to relocate the homes he owns in the existing development if the new highway goes through the property.

Morton made the motion to recommend to the Commissioners that this be approved with the condition that the restrictions include a minimum house size of 1500 sq. ft. **Craven** seconded this motion and the motion passed unanimously.

- C. **RUSSELL LINEBERRY**, Siler City, North Carolina, is requesting that 11.85 (out of 15.07 acres) located on Whites Chapel Road, Columbia Township, Sandy Creek Watershed, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID # 8724225678. The proposed Conditional Use Zoning District would specifically allow the development of a 7 lot subdivision for site built homes only.

Lineberry was present for this meeting and explained that all the houses will be placed back off the road. The houses will be 1250 sq. ft. minimum.

Judith Hahn, Whites Chapel Road, said that the original request was 14 lots on 15 acres and the number of lots has dropped but also has the amount of acreage. Hahn said that they prefer 2 acre minimum lot sizes and feel the lots proposed are too small.

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

- D. **LARRY MCKENZIE**, Asheboro, North Carolina, is requesting that 13.96 acres located on Gopher Woods Road, Cedar Grove Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID #'s 7720526444, 7720514837 and 7720528491. The proposed Conditional Use Zoning District would specifically allow the development of a 13 lot subdivision for site built homes with an 1,100 sq. ft. minimum.

Craig Branson, 1087 Bunting Road, Asheboro, said the original plan has dropped from 13 to 12 lots. Branson said that they are asking for 8 lots that join 19 lots to the back and 4 additional lots in behind the new lots. Branson said that they have built most of the homes on Gopher Woods Road and the properties are landscaped when they walk away from the job.

Johnson expressed his concern if deed restrictions are on Gopher Woods that would prohibit a lot to be used for a road access to a new development. Johnson expressed concern about the entrance of the road and the controls that would be used to control stormwater run-off on the lower lying lots along Gopher Woods Road. **Branson** said that he is not an engineer and he has not considered these issues, but they would be addressed. Branson said he felt these were valid questions and they would certainly not want to hurt anyone in this area. Branson said maybe

there should be some sort of buffer along the property line. **Jerry King**, Surveyor, said that they would be required to file and adhere to a plan with DENR (North Carolina Department of Environment and Natural Resources). If the plan is not followed they would be fined. King said they would work up a plan for this Board to see if they felt this was necessary. **McDowell** asked if the minimum house size being proposed is compatible to the adjoining subdivision. **King** said this house size would be compatible and provided a copy of the proposed restrictions. **Morton** asked if a soil scientist had been on the property and **King** said not yet but he felt the soils were good.

Ronald Tesh, 1708 Gopher Woods Road, expressed concern about the water supply in this densely populated area. Tesh talked about a neighbor in the area that ran out of water last year. Tesh also discussed the water quality with all these new sewer systems. Tesh talked about the traffic concerns with this being another subdivision added to this densely populated area. Tesh talked about the safety concerns for the children with the added traffic and the addition this would be to our schools. Tesh also expressed his concerns for the water run-off. Tesh said when he built here in 1983 Gopher Woods was a dirt road. Tesh talked about all the water run-off that they are currently having problems with and the stagnant water that it creates. Tesh said that he is concerned with home much this would devalue his home because his house is a 2300 sq. ft. home. Tesh asked if there could be some kind of buffers established if the road is permitted on the road. Tesh said that there are several homes in this development that is more than 1100 sq. ft. in size. Morton asked Tesh what would be the average size home and he said it would be a minimum of 1300 sq. ft.

Tim Marley, 1631 Gopher Wood Road, expressed concern for water quality and sewer problems. Marley discussed the topography problems in this area and the severe run-off problems that already exist. Marley asked how many additional wells can be placed in this small area with sewer lines also. Marley talked about the concern for the safety of the children in this area.

Jack Coldetz, 1619 Gopher Woods Road, discussed the serious problems they experience with the stormwater run-off problems. Coldetz said that their wells are at the back property lines also. Coldetz said that he has a severe rat problem and feels this is due to the water run-off onto his property. Coldetz said that he wants to be assured that McKenzie will pay to replace their wells if the go dry after this new development is built.

Scarlett Boling, 1577 Gopher Woods Road, talked about their serious water run-off problems. Boling said that this would add 70+ new homes in this area in the last few months. Boling talked about the added traffic that this will create on the existing roads here. Boling expressed concern for the addition to the over crowding of their school system.

Mark Lucas, 1607 Gopher Woods Road, said he is concerned because he didn't feel they had enough property for repairing the existing systems in the area now. Lucas talked about the

Stuart Casteloe, 1677 Gopher Woods Road, talked about the fact that these new developments in the Farmer School District has already put us over the capacity that even the new schools being constructed can handle. Casteloe said why not let Briles finish his development and then allow McKenzie to come back with a better plan. Casteloe talked about the water table concerns he has and the traffic congestion of the roads and number of driveways on this road.

Eric Cranford, 1691 Gopher Woods Road, talked about the water drainage problems and the impact that this development will have on so many neighbors. Cranford said that it is bad enough that the property has been clear-cut. Cranford asked the Board to deny this request.

Morton asked King how much grading is going to be done on the road. **King** said that they haven't worked up a plan but they won't divert the water onto their property. **Morton** asked if they could help the problem. **King** said that the new road and ditching would improve their situation with water run-off.

McDowell said he realized that there were 1100 sq. ft. homes but there are bigger houses than that out there.

Dorsett said he didn't know if we could turn this down on just the run-off but he did feel this is the biggest problem they have. Dorsett said he felt there is too much density in this area. Dorsett said there are several problems here with the traffic, the wells, etc.

Craven said that it seemed to him that when Gopher Woods was planned it wasn't planned properly. Craven agreed with Dorsett about the density problems.

Morton said he did feel the area was dense but he felt he would lose lots when the lots were perked. Morton said it is twice the size of the adjoining lots. **McDowell** said it isn't as large as Briles (subdivision approved near this site by the Board a few months ago).

Johnson said that stormwater will run down hill and the question is if you are going to allow this to be developed that will run-off on these existing residence. **Craven** said you can't fool with Mother Nature. Johnson said you can impose buffers but you would still have problems in an area like this.

Brower said doing nothing would not help the existing land owners since the property has already been clear cut.

Johnson said that he felt the Board needed more information from the property owners and some real surveying/engineering studies with this issue because it is a real issue.

Brower made the motion that this request be **postponed** until the developer can provide an engineer study concerning the stormwater run-off issues and soil evaluation test relating to the density. **Morton** seconded the motion and the motion passed unanimously.

E. **SAMUEL HUNT**, Asheboro, North Carolina, is requesting that 21.35 acres located on Cable Creek

Road, Cedar Grove Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID # 7730459200. The proposed Conditional Use Zoning District would specifically allow the development of a 20 lot subdivision for site built and off-frame modular homes.

Hunt was present and **Jerry King**, Surveyor, represented Hunt. **King** said this would be for 20 lots adjoining an existing subdivision. **King** said this would be compatible to the existing subdivision with individual septic tanks and wells.

Johnson said that his concern was that the run-off would be to the new road and asked if they have considered any kind of buffers along the western property line. **Hunt** said that he didn't have any problem with a Leland cypress buffer to the two lots that are open to the property but he plans to take extra care when developing this property.

There was no one present in opposition to this request.

Morton said he felt this would help the neighborhood and made the motion to recommend to the Commissioners that this request be **approved**. **Brown** seconded the motion and the motion passed unanimously.

7. The meeting adjourned at 9:55 a.m. There were 139 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**