

**MINUTES**  
**RANDOLPH COUNTY PLANNING BOARD**  
**July 10, 2001**

There was a meeting held at 6:30 p.m., on Tuesday, July 10, 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; Al Morton, present; Phil Ridge, present; Larry Brown, present; and Mark Brower, present.

**Johnson** advised the Board of the recent death of Bill's wife and extended sympathy and prayers to Bill and his family.

3. **Brower** made the motion, seconded by **Craven**, to **approve** the Minutes of the June 5<sup>th</sup>, 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?"

1 citizen took this Oath.

5. **SPECIAL USE PERMIT REQUEST:**

- A. **ERIC ELLIS**, Trinity, North Carolina, is requesting a Special Use Permit to operate a rural family occupation for musical instrument repair in an existing 15' x 26' accessory building at his residence located at 5418 Kennedy Road, .75 acre, Trinity Township, Lake Reese Watershed, Zoning District RA, Parcel ID # 7715181108.

**Ellis** explained that this would be a business part-time for repair of band instruments. **Ellis** said that he didn't expect customers to come to the site, he would make deliveries. **Ellis** said that he would not have outside storage nor a sign.

There was no one present in opposition to this request.

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

6. **REQUESTS FOR PROPERTY REZONING:**

- A. **VICTORY JUNCTION GANG CAMP, INC.**, Randleman, North Carolina, is requesting 62.19 acres (out of 155.40 acres) located on Fred Lineberry Road (across from Fred Lineberry Road Extension), Level Cross Township, be rezoned from Residential Agricultural to Residential Agricultural/Conditional Use. Parcel ID# 7776094950. Polecat Creek Watershed. The proposed Conditional Use would specifically allow the development of a camp for critically and

chronically ill children. Property Owners: Richard & Lynda Petty.

**Dean Spinks**, Architect, introduced Mary Barr, Project Manager for Victory Junction Gang Camp. Spinks explained that this camp is associated with the camps in operation under Paul Newman. Spinks said that this is an honor for this area to be picked for a camp of this nature and the camp is being founded by the Pettys. Spinks said that this will serve children from North Carolina, South Carolina, and Virginia (within a 5 hour radius). The camp will serve children with 10 - 1 week sessions. There will be a medical center on site and will have a full time doctor and nurses on site along with other volunteer medical workers. Spinks described the camp where a lake will be built (for fishing) and the main entrance will be on Fred Lineberry Road. Spinks described family cabins, cabins for facility directors (and their families that will live on site), parking lots, visitor/welcome center, staff facilities, medical facilities, children' cabins, boat house, fishing pavilion, boating, staff housing, souvenir shop, theater, gymnasium, craft center, computer building, pool, maintenance facilities, camp laundry, service roads, outside theater and the camp will have a racing theme. Spinks said every child will be given the experience of fishing on the lake and described the "main street" as a race track. Spinks described a "victory lane" that will be used for activities for the kids. Spinks talked about the wood buffers that will be maintained along the camp boundaries. Spinks described the area that will be used for horses and riding rink. Spinks said this will be a great place for these children to experience activities that they would not normally. Spinks said the camp will be hooked to Randleman sewer. Spinks said that the camp will have a capacity of approximately 300 people and is scheduled to open in 2004. Spinks said that no child pays anything to come to this camp.

**Jean Henderson**, R.S. Julian Heirs property, 5653 Fred Lineberry Road, said that she does not oppose the camp but she is concerned about the County's Land Management Plan. Henderson said that there is a proposed protection area around the camp and she said that she is concerned about how this would effect their properties adjoining the camp. Henderson said that she wants to be assured that this will not prevent them from uses on their property. Henderson said that they have considered using the portion of their property that has flood plain as conservation easements but this is not a done deal at this time. **Johnson** said that the Growth Management Plan would allow for different options and would require buffers that would keep one type of development from adversely effecting an adjoining property. **Johnson** said that the plan would not prevent you from developing your property but would require you to develop the land in an environmental safe manner. **Henderson** said that she felt the family could live with that.

**Spinks** said that they have not requested any additional type of buffering beyond their property boundaries.

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

- B. **RANDALL SAGE**, High Point, North Carolina, is requesting .86 acres located at the intersection of Hwy 311 North/Allen Drive, New Market Township, be rezoned from Residential Agricultural to Highway Commercial/Conditional Use. Parcel ID# 7746105899. Randleman Lake Watershed. The proposed Conditional Use would specifically allow an auto sales lot and the existing buildings to be removed and replaced with a 24' x 12' building. Property Owners: Johnny & Susan Warr.

**Johnson** described the operation as a grandfathered use as being located there in 1987. **Sage** asked the Board to consider rezoning the property to be zoned properly as it has been used for the last 14 years. Sage said that they would like to improve the buildings and in order to do this he would need the proper zoning. Sage said he plans to place a new sales office and tear down

the existing facilities. Sage said that he purchased the property approximately a month ago from the previous operators. Sage said that he does currently have a dealers license but he feels he needs to do much need improvements to the property. Sage said that he plans to replace the sign but it would not be any type of billboard on the property. Ridge asked how many cars would be on the lot and Sage said it would be approximately the same of about 15 to 20 cars.

**Brown** said that he travels by this property each day and the property is already being to look better.

There was no one present in opposition to this request.

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

- C. **W. G. SINK**, Trinity, North Carolina, is requesting 103.72 acres located on Finch Farm Road (approximately 1 mile north of Thayer Road), Trinity Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID# 7705164115. Lake Reese Watershed. The proposed Conditional Use would specifically allow the development of a 36 lot residential subdivision for site built homes with a minimum size of 2,200 sq. ft. Property Owner: A.C. Jones.

**Sink** provided a copy of the proposed deed restrictions. Sink said the preliminary soil evaluation has been done by a soil scientist. Sink said that the subdivision will be constructed in 4 phases and should be completed within 5 years. Sink said that he and his family live adjoining the subdivision site. Sink described possible expansion in the future at the rear of the property and to the north of the property. Sink said that the homes would be a minimum of 2200 sq. ft. heated space with 2-car garages. Sink said if the homes are 2 story they would be required to have a minimum of 1700 sq. ft. on the first floor.

There was no opposition to this request.

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

- D. **ANDY & KEITH AIKENS**, Archdale, North Carolina, is requesting 7 acres located on Old Mountain Road (across from Twin Oaks Drive), Trinity Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use. Parcel ID# 6795583574. Lake Reese Watershed. The proposed Conditional Use would specifically allow the addition of 7 lots to Eagle Creek Subdivision for Class A double-wide manufactured homes. Property Owner: Odess Lowery.

Andy and Keith Aikens were both present for this meeting.

**Todd Farlow**, Attorney, 926 Shiver Street, Davidson, North Carolina, represented the Aikens. Farlow said that they want to do an extension of Eagle Creek Subdivision and would be the last expansion. Farlow said that 90% of the lots in the existing subdivision have already been sold and occupied. Farlow said that these will be homesites and not just housing. Farlow said that this would not be a mobile home park and is heavily restricted. Farlow provided a copy of the restrictive covenants that are on record of the existing development. Farlow said that this is an area of rapid growth and is targeted for growth. Farlow said that this type of homesites are in heavy demand. Farlow said it will be consistent with the existing development in the area. Farlow said these will be quality affordable homesites for young families and retirees. Farlow

said that all the homes must be new when located in the development and the lots will not be rental. Farlow presented pictures of the development across from Eagle Creek and the homes within Eagle Creek. Farlow said NCDOT has already approved the driveway entrances for these new lots and a soil scientist has approved each of the lots. Farlow said that the developer will be responsible for the lot clearing and the pads for the homesite. Farlow said that they are planning to leave as many trees as possible. Farlow said that the tax base for this property will go from \$50,000 to over \$700,000. Farlow said that the lots are priced at \$31,900 and the homes being placed on these lots are priced from \$90,000 to \$115,000.

**Johnson** asked if this would be 7 homes 20 feet apart on this property in a row. Johnson expressed concern of the design of lot #7. **Farlow** said that the homes would be staggered and not in a straight line. **Aikens** said that all the septic tanks will be in the rear of the homes with the exception of lot #1. Aikens confirmed that the homes would be staggered and the trees would be maintained on the lots.

There was no one present in opposition to this request.

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

- E. **CAROLINA CAST STONE CO.**, Greensboro, North Carolina, is requesting 24 acres located on Hwy 22 North (just before the County line), Providence Township, be rezoned from Light Industrial to Heavy Industrial/Conditional Use. Parcel ID# 7798048682. Polecat Creek Watershed. The proposed Conditional Use would specifically allow the manufacturing of pre-cast concrete in the existing building and proposed buildings (as per site plan). Property Owner: James S. Ferree, Jr.

**Ganns Wilson**, 400 Stagecoach Trail, Greensboro, (1023 Bolder Road is the company address) said that the trailer manufacturing facility was in operation at this site for many years. Wilson said that they are an architectural manufacturing company and produce wall casts (concrete products). They currently employ 100 people and their business will be moved to this location. Wilson said they have 2 plants currently that they will combine at this site. Wilson said that some of the buildings being proposed will be built in the future and not right away. Wilson described the property and their plans for their business. Wilson described the back portion of the property as being used for storage. Wilson said the operation hours will be primarily Monday thru Friday from 6 am until 5 pm. Wilson said that they have a small crew that comes in early approximately 3 people around 3 am. **Johnson** asked Wilson if they would be required to obtain an "air quality permit" from the state and if there would be a concern for the well water in the area. **Wilson** said they are required to maintain an air permit and described the only product that would go on the ground would be sand. He described the plan they would have to retain run-off into a sediment pond. Wilson talked about the waste going through several tanks that would break down to clean water. Wilson said that the tanks are designed to catch sediment and clean water would run into the pond (to be built). Wilson said that the property would contain all of its run-off and none of the run-off would be going to any adjoining property. Wilson said that the waste is not hazardous and the product would be taken to construction landfills. Wilson said that he is requesting the maximum impervious surface coverage of 66% for the facility because it is located in the Sandy Creek Watershed. Wilson explained that the existing house will be kept as is and in the future would be used for an office. Wilson described the buffer that will be maintained (as per the site plan provided). Wilson provided a letter from Mr. Ferree (adjoining land owner and owner of this property) in support of this request. Wilson said that the sediment pond is not required but they are proposing this to control the run-off. Wilson said that they currently use 2,000 - 4,000 gallons per day. Wilson said that they have

been in business since 1970 in Greensboro.

**Norman Coble**, 3276 Greens Country Road, asked about the noise that this business would make and expressed concern for the sediment in the creek. Coble said that he owns land adjoining this property to the rear.

**John Curtis**, Hwy 22 North, said that he owns 90+ acres and has cattle on his property. Curtis expressed concern for the groundwater, noise, and run-off. Curtis said that his home is located approximately 100 feet from this property line.

**Bill Stokes**, 9124 NC Hwy 22 North, said that he owns several acres of land adjoining to the South. Stokes said that the property is visible to his residence in the winter. Stokes said that he owns a rental lot adjoining this facility. Stokes asked how the heavy use of water would effect the water table in this area. Stokes said that the patch of woods described along Hwy 22 is sparsely wooded. Stokes said that his family has been here for 4 generations. Stokes said that the trailer business started at 8 am and 2 am working hours would disrupt the entire neighborhood. Stokes said that business would completely change the neighborhood.

**Gilbert Suggs**, Climax Road, adjoins near the rear of this property, expressed concern for the noise level. Stokes said that the noise from the existing lumber yard in Guilford County drives them crazy now. Stokes said that he is mainly concerned about the noise that would be generated and the run-off.

**Wilson** said that he didn't feel that the noise level would change but the 4 pieces of equipment do have beepers on them required for the safety of their employees by OSHA. Wilson said that the lakes and the pastures would still be owned by Mr. Ferree and he would maintain a buffer along the west side of the property. Wilson answered a question from the audience that the sand blasting is done outside. Wilson described the sound as not louder than a truck traveling down the road. Wilson said that there would be no work done before approximately 7 am outside. Wilson said that any Saturday work would be done at a light capacity and mainly only ½ a day. Wilson said that they contain all the run-off on the property. Wilson said that they don't want to move into the facility to be the bad neighbor and within reason they would be glad to work with the neighbors. **Brown** asked about the dust that would be created and **Wilson** said that there will be some dust. **Brown** asked how many pieces are made each week and **Wilson** said roughly 100. **Brown** asked about the truck traffic and **Wilson** said it would be between 10-12 trucks each day. **Brown** asked if the parking lot was paved and **Wilson** said it is not. **Brown** said that he is trying to compare this operation to the operation that was at the facility.

**Brower** said that he didn't feel the noise was really an issue with the amount of noise that exist there already. Brower said he felt it would be good for Randolph County to add 100 employees to the area. Brower said he didn't feel this would be a substantial change to the area.

**Morton** said he felt there should be some operating hours set, stormwater controls, and buffers created by the staff. Morton said he felt with the sand blasting and dust that will be created there should be some leyland cypress trees to catch the dust and there should be some ditches to protect the run-off.

**Craven** said he felt this would be completely different from the trailer business. **Brown** agreed and said that there would be twice the number of employees.

**Hal Johnson** reviewed with the Board the request as it relates to the specific difference between Light Industrial Zoning Districts and Heavy Industrial Zoning Districts. Johnson said a Light

Industrial District is established to provide a place for light manufacturing, warehousing, and distribution and sales of large items. Johnson said in 1987 this land was zoned Light Industrial to recognize the fact that a pre-existing Trailer Assembly and Sales Business was located on the property prior to actual countywide zoning. This was done because property owners in 1987 had been assured that their existing business operations would be appropriately zoned to allow continuance. In 1987, this particular property was unique in that it borders Guilford County land uses that are also commercial in nature. Johnson said there was a major difference in county Light Industrial and Heavy Industrial zoning. Heavy Industrial Zoning Districts are designed to accommodate industries whose normal operations include dust, noise, odor, or other factors which may have substantial affect on adjoining property zoned for less intense use. Johnson said Heavy Industrial Districts were intended for those areas that had access to public water and other public infrastructure such as sewer. The Zoning Ordinance requires that Concrete and Asphalt plants be located in Heavy Industrial Districts. Johnson reviewed the areal photograph: (1) Piedmont Estates Mobile Home Park/Subdivision; and (2) The Light Industrial Zoning District established in 1987 to accommodate a pre-existing manufacturing business. Johnson said both of these land uses were established prior to countywide zoning and would not be compatible with current land use planning policies. Johnson said that with the exception of these 2 distinct land uses the entire area was low density, rural and agricultural. Johnson also noted on the Site Plan Maps that several feeder streams were located near the property and that all these streams directly connected to the greater Sandy Creek Watershed and Reservoir. Johnson said the area was served by well water.

**Brower** said that he felt the sediment pond could be engineered to protect the neighboring properties of any run-off and protect the streams and adjoining properties.

**Morton** said that he felt the building should be able to be used because it was established prior to zoning, but to double the number of employees could strain the well and septic facilities.

**Brower** said he felt the County needed the 100 jobs that this business would bring to the County.

**Craven** made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be denied as not consistent with the land use patterns in the area. The motion passed by a 4 to 2 vote - **Brower and Ridge** voted against the motion.

- F. **CEDAR RUN ASSOCIATES**, Greensboro, North Carolina, is requesting 31.30 acres located on Business Hwy 220 North (on left just before Providence Church Road), Level Cross Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID# 7767238853. Randleman Lake Watershed. The proposed Conditional Use would specifically allow the addition of 15 lots to Cedar Run Subdivision for site built homes with a minimum size of 1,500 sq. ft. Property Owner: Joyce C. & Ann Lee Gray.

**Chris Waldron**, Cedar Run Associates, 2832 E Randleman Road, Greensboro, said that this would be a second phase of the original subdivision. Waldron said that the minimum house size is 1500 sq. ft. but some have exceeded 3000 sq. ft.

**Johnson** complimented the development and said that the development is a real improvement to the area.

**Waldron** said that there will be no new accesses along Hwy 220.

There was no one present in opposition to this request.

**Johnson** said that this subdivision has been a real asset to the community.

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

7. Approval of Order Denying Special Use Permit - Charles Roembke, Jr.

**Craven** made the motion, seconded by **Morton**, to **approve** the Order Denying the Special Use Permit requested by Charles Roembke, Jr. The motion passed unanimously.

8. **Johnson** reminded the Board of the Joint Public Hearing that will be held by the Planning Board and the Board of Commissioners at the Auditorium at Randolph Community College at 6:30 p.m. on July 23<sup>rd</sup>.

9. **Chairman Maxton McDowell** spoke highly of the job that Bill Dorsett has done for many years on this Planning Board and expressed the Board's deepest sympathy for his loss of his wife. McDowell said the Board's thoughts and prayers will be with Bill.

10. The meeting adjourned at 8:32 p.m. There were 32 citizens present at this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**