

MINUTES

RANDOLPH COUNTY PLANNING BOARD

November 6, 2001

There was a meeting held at 6:30 p.m., on Tuesday, November 6, 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; Chris McLeod, present; and Mark Brower, Alternate, absent.
3. **Brown** made the motion, seconded by **Craven**, to approve the Minutes of the October 2nd, 2001, Randolph County Planning Board Meeting. The motion passed.
4. **Resolution Concerning P.A.R.T. Land Use Policies**

Johnson stated that Randolph County is a member of the Piedmont Authority for Regional Transportation (P.A.R.T.). This is a public authority charged by the Legislature with planning for long range transportation issues affecting the Piedmont Triad. Public transit and alternative means of transportation is a critical component of P.A.R.T.'s mission, as single family car transportation might soon experience grid lock in the Piedmont Triad area. Johnson introduced Jim Yarborough, planning consultant for P.A.R.T. Johnson said Mr. Yarborough is the recently retired Planning Director of the Winston-Salem/Forsyth County Joint Planning Board.

Jim Yarborough, Consultant with the Piedmont Authority for Regional Transportation, thanked the Board for their time. Yarborough said this organization was created in 1998. Yarborough presented a map of the region with membership to P.A.R.T. Yarborough said they are governed by a Board of Trustees and stated that Commissioner Darryl Frye is a member of this Board. Yarborough discussed the programs P.A.R.T. works with and said that in the early 90's the organization was granted funding for some regional transportation planning. Yarborough said that through this process they established a set of policies and actions by a comprehensive plan. Yarborough described the process the organization went through in determining these policies and actions; and presented maps used during this process. Yarborough asked the Board to adopt the 2025 Policies and Actions as appropriate for regional land use and transportation planning in the Piedmont Triad and work to coordinate the County comprehensive plan with these policies and actions. These policies and actions are as follows:

1. Coordinate long-range land use/transportation planning on a regional and local basis.
2. Direct a significant portion of future land use development to existing and proposed targeted nodes and transit corridors to support transit.
3. Integrate land use planning with infrastructure development.
4. Encourage redevelopment of infill and "under invested" areas.

Johnson said that these policies are in keeping with the proposed Growth Management Plan currently under consideration with the Board of Commissioners.

Craven made the motion, seconded by **Dorsett**, to adopt the Resolution Concerning P.A.R.T. Land Use Policies. The motion passed unanimously.

Dorsett asked what they would provide to help in making Land Use decision for Randolph County and **Yarborough** said that PART would begin to work on more details to these policies and providing these details to this Board at a later date.

Yarborough said that he would forward the Resolution approved by this Board to P.A.R.T. and this will help to provide grant money to support their policies.

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?”

7 citizens took this Oath.

6. **SPECIAL USE PERMIT REQUEST:**

- A. **EDWARD MORAN**, Sophia, North Carolina, is requesting a Special Use Permit to allow a general automotive repair and N.C. inspections in an existing 30 x 30 building to be located at his residence at 1403 Rich Farm Trail, 1.00 acre, Back Creek Township, Zoning District RA, Parcel ID # 7747696078.

Moran explained that he has been operating his business here for 2 months and has no employees. Moran explained that his property is surrounded by family farm land. Moran said that in order to obtain the N.C. inspections licenses he realized he needed Zoning clearance. Moran said there will be no junked vehicles but he would place a small sign at the road. Moran said he doesn't plan to have a dealer's license but it would be a full time business with hours 8 am - 6 pm. Moran said that the building was built for the farm. Moran said that Nobles picks up all his fluids he disposes.

There was no one present in opposition to this request.

Brown said he is familiar with this area and he didn't feel this would be a problem in this area. For this reason **Brown** made the motion, seconded by **Craven**, to **approve** this request for a Special Use Permit. The motion passed unanimously.

- B. **WALTER STALEY**, Greensboro, North Carolina, is requesting a Special Use Permit to allow a Planned Unit Development for 4 residences on a 7 acre tract (3 existing and one proposed) to be located on Quaker Drive, Providence Township, Polecat Creek Watershed, Zoning District RA. Parcel ID # 7788102123.

Staley was present and explained that he currently has 3 mobile homes on the property. Staley said he lives in one mobile home, one is vacant, and one is rental. Staley said this 4th place would be for his sister-in-law a home. Staley said he has lived here for 23+ years before any of these large developments. Staley said the property has perked for this space. Staley said he has purchased a lot that backs up to this property and he may move to that property. When asked Staley said that this would not be a mobile home park. **McDowell** asked what he would do with the home he lives in when he moves and Staley said that he has a friend that plans to move to that home. **Brown** asked what else he plans for the property and Staley said nothing and he

would not be back to ask for any additional spaces. **McDowell** asked what he plans to do with the vacant home and Staley said he plans to rent this home as he has in the past.

There was no one present in opposition to this request.

Craven said he felt personally since he has owned the property for 23+ years and his primary use for the property is for his family he felt it should be approved with the condition that no future homes would be requested. Craven made this a motion and **Morton** seconded the motion to **approve** this request for a Special Use Permit. The motion passed unanimously.

- C. **DONNIE CHAVIS**, Franklinville, North Carolina, is requesting a Special Use Permit to allow a Planned Unit Development for 4 residences on a 6.40 acre tract (3 existing and one proposed) to be located on Fork Creek Mill Road, Richland Township, Zoning District RA. Parcel ID # 7675957223.

Chavis was present and explained that he has owned the property for 11+ years and the homes are used by him and his sons. Chavis said that this 4th home would be for a 3rd son. Chavis said in the future he and his wife plan to remove one of the homes and build a house. Chavis said that the old mobile home is being used for storage of hay and horse feed but he plans to move this mobile home off. Dorsett asked if he plans to ask for more homes in the future and Chavis answered no.

There was no one present in opposition to this request.

Dorsett said that the old storage home can't really be seen from the road and he wouldn't make it's removal a part of the conditions. **Craven** said he didn't have a problem with this being used for agricultural purposes. **Dorsett** made the motion, seconded by **Craven**, to **approve** this request for a Special Use Permit. The motion passed unanimously.

- D. **ROBERT THREADGILL**, Ramseur, North Carolina, is requesting a Special Use Permit to allow a flower shop in a 30 x 30 building (to be constructed) to be located at his residence at 1126 Brooklyn Avenue Exit, Columbia Township, Zoning District RA. Parcel ID # 8701077348.

Ms. Threadgill said that she has been running a flower business in town for over 3 years and she now wants to move the business to her home. Threadgill said that they are currently remodeling this mobile home and they do live in this home. Threadgill said they do own property down the road but they are remodeling this home to live in. Threadgill said 80% of her business is done by phone and the building would be no larger than 30 x 30. Threadgill said that only 2 box trucks deliver to her twice a week.

Donald Easton and his wife, 1125 Brooklyn Avenue Extension, said that they own the poultry farm (they've owned this poultry farm since 1977) where the Threadgills have easement access through. Easton said that he would not be able to control the traffic that would be going through his farm and his poultry company said they are concerned for the possible contamination to their farm from this operation. Easton discussed problems with not having any help putting gravel on the road once in the 22 years the Easton's have owned the property. Easton said their house is 40' from this easement and they are concerned with the traffic possibilities. Easton said that their representatives from the poultry company are so concerned they are here tonight. Mrs. Easton discussed the noise, dust, and traffic this will create and they are concerned with the fact that they back out of their drive up to their chicken houses. Easton said that they are very careful with their poultry operation and are currently in good standing with their poultry

company. Easton said that they are concerned that this may effect their livelihood. Easton said that there home and their poultry houses are this close (40') to the drive.

Dorsett asked if all 3 houses are in operation and Easton answered yes and have been for over 25 years.

Rural Daybolt, GoldKist Poultry Company, said that they are concerned with the bio-security issues for these rural farms. Daybolt said that they have approximately \$8 in each bird and they are blood tested several times to insure they are in good health. Daybolt said that their concern is the access to the farm and people could come in where yard birds are and they could transmit diseases to these birds. Daybolt said they are here to ask the Board to keep this an agricultural area and limit the access to these houses. **Dorsett** asked if birds are found to be contaminated are all the birds killed and Daybolt described the process of testing and explained if the disease is confirmed the birds cannot be used and must be eliminated (in the entire house). **Dorsett** asked if the disease is found could the house be cleansed of the disease and Daybolt said it would be possible to be cleaned but they reserve the right to no longer use the houses to grow birds and the houses would be closely monitored by the State. **Dorsett** asked how customers to this flower shop would be more likely to bring in diseases than just people coming in casually to the farm. Daybolt said that he could not say except that they must control access to their farms. **Craven** asked how many farms have disease been found and Daybolt said that only 1 farm south of this area in the 3 years he has worked in this County. **Craven** asked wouldn't someone have to go into the house to carry the disease and Daybolt said that it could be brought in by insects, etc and due to the large blowers used in these houses it would not necessarily be carried in only by a person. Daybolt talked about how noises effect the houses and how they can pile up and smother. **Craven** asked about the risk of their service people to the farm bringing in disease from another farm and Daybolt said that there is this possibility but they use protective shoe, clothes, and hair covers that are disposed of between each farm. Daybolt said that people are our worst enemy in spreading diseases and therefore these operations are isolated as much as possible. Daybolt said the owners are also asked not to where the same clothes into the houses as the do to town or off somewhere. **McDowell** asked if they were concerned about other animals than birds and Daybolt said he didn't think other animals would be effected by a concerning disease.

There were 4 people present in opposition to this request.

Threadgill said they plan to put a hedge row along their drive between the chicken houses and their property to separate the farm from their property. Threadgill said they are planning to construct a circle drive so that the cars would only be on their property and not near the chicken houses.

Brown asked about the trucks and **Threadgill** said she could eliminate the trucks.

Craven asked if she delivers her flowers or are they picked up and **Threadgill** said she delivers them. Threadgill said in town she had maybe 3 to 4 walk-ins a day.

Craven said it would be hard to prove if the disease came in by the deliver truck or the customers.

Ridge said that this would be bringing a retail business in an agricultural area and the property doesn't have road frontage. **Brown** agreed.

McDowell said that the objecting party must show that the 4 test have not been met. **Brown** said it's not cut and dry, it is up to this Board to determine what proof is considered.

Craven said that he felt this is a small back yard operation.

Brown said he felt the no trucks should be a part of the conditions and **Dorsett** agreed and said he felt it should be included because of the noise. **McLeod** said he didn't feel a flower shop is a problem but you always feel sorry for the chicken farm and all the regulations he is required to live by.

Morton said he hated to keep her from her small business, but he hated to approve anything that could put their chicken farming in jepardy.

Craven made the motion to approve this request with the following conditions:

- **hedge placed to buffer the business from the chicken farm
- **no delivery trucks
- **must maintain business 160' from the chicken houses

McLeod seconded this motion. Failing to obtain a 4/5 vote of approval the permit was denied. Board members **Larry Brown** and **Phil Ridge** voted against the request.

7. REQUESTS FOR PROPERTY REZONING:

- A. **DEAN HARDISTER**, Randleman, North Carolina, is requesting that 148.80 acres located on Racine Road, Providence Township, Polecat Creek Watershed, be rezoned from Residential Agricultural to Residential/Exclusive. Parcel ID # 7787005383. The proposed Conditional Use Zoning would specifically allow the development of a 117 lot subdivision for site built homes only with a minimum house size of 1,300 sq. ft. Property Owner: Virginia Johnson.

Dean Hardister and Jim Hoskins where present and explained that they haven't had any soil evaluations done at this time. Hardister said they did provide the proposed deed restrictions to the Planning Department. Hardister said there would be some common property owned by the Homeowners Association because the properties are not developable due to the topography and streams of the property.

Ridge asked about proposed development time and **Hardister** answered that it would probably be a 4 to 5 year project.

Dorsett asked about the access to the roads that have frontage on both the new roads and the existing road. **Hardister** said that only 2 lots would actually use the access to Racine Road, all other lots would use the new roads.

Wayne Rice, 445 Robin Lane, said that his family owns the surrounding land and he was concerned about the small house sizes and the large number of septic tanks/wells on this tract of land. For these reasons he objects to the project.

Regina Swaim, Racine Road, said they are concerned about the septic tanks and explained the hard time they had getting their land to perk. Swaim also expressed concern of the Level Cross School and how this would effect the number of students it would house. Swaim said she felt this would cause a mobile class room situation. Swaim asked about the restrictions and said she would like the Board to consider two acre tracts with larger homes.

Boyd Riley, Racine Road, said his concern is the massive build up of houses in northern Randolph County. Riley said he thought the County was trying to increase the lot sizes in this area and he would like to see less house, maybe 65 or 70 homes.

Rice said he would like to point out that if there is any contamination it would flow into the Polecat Creek Reservoir.

Johnson said that the septic tank issue comes up regularly and from a Planning & Zoning standpoint we look at the lot size for development and the Health Department would regulate the amount of land it would take for each individual septic tank.

There were 5 people present in opposition.

Dorsett said that he was concerned about the density being proposed in this community and he said he agreed with the type of housing but it could cause a problem with this number of homes in this area.

Brown asked Hardister if in his plans if they were considering any off-site septic systems and **Hardister** answered they would not have any off-site systems.

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

- B. **MICHAEL HURLEY**, Asheboro, North Carolina, is requesting that 1.53 acres (out of 3.99 acres) located at 120 Spring Forest Road, Tabernacle Township, Lake Reese Watershed, be rezoned to amend the current Highway Commercial/Conditional Use Zoning. Parcel ID # 7712149006. The proposed zoning amendment would add a 40 x40 addition to the existing 40 x 60 building for motorcycle sales and service.

Hurley was present and said that the Board approved his business 9 years ago with a condition of no outside storage. Hurley said in order to keep his conditions he needs the extra building space for storage.

There was no present in opposition to this request.

Johnson said the Planning Department has never received a complaint on his operation.

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

- C. **RACHEL FESMIRE AND JOYCE BROWN**, Staley, North Carolina, is requesting that 24.81 acres (out of 130.50 acres) located on JC Teague Road, Columbia Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Parcel ID # 8732684775. The proposed Conditional Use Zoning would specifically allow an 11 lot subdivision for site built homes and off-frame modular homes with a minimum house size of 1,400 sq. ft.

Johnson explained that we contacted the Chatham County Planning Office and they have no problems with this request.

There was no one present in opposition to this request.

Johnson complimented the applicants for the type of housing they are proposing since so many mobile homes along this road.

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

8. **RESOLUTION SUPPORTING THE GREENSBORO TO HIGH POINT CORRIDOR ALTERNATIVE FOR THE SOUTHEAST HIGH SPEED RAIL STUDY**

Johnson provided background information concerning high speed rail corridors currently under consideration in the triad. Johnson said the southeast rail corridor would eventually leave Washington, D.C., through Virginian and into Raleigh. There is a possibility that one of the proposed routes might by-pass the Piedmont Triad altogether. One route would connect to Greensboro and then proceed to either Winston-Salem or High Point. Johnson asked the Planning Board to consider adopting the proposed resolution supporting the Greensboro to High Point High Speed Rail Corridor option.

Craven made the motion, seconded by **Morton**, to adopt this resolution. The motion passed unanimously.

9. The meeting adjourned at 8:40 p.m. There were 34 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary