

MINUTES

RANDOLPH COUNTY PLANNING BOARD

January 6, 2004

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, January 6, 2004, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Vice Chairman Bill Dorsett** 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, absent; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Larry Brown, present; Phil Ridge, present; and Chris McLeod, present.
3. **Craven** made the motion, seconded by **Brown**, to approve the Minutes of the December 2, 2003 County Planning Board Meeting. The motion passed unanimously.
4. **REQUEST FOR A SPECIAL USE PERMIT:**

***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."*

Two citizens took this oath.

- A. **SAMANTHA WHITSON**, Asheboro, North Carolina, is requesting a Special Use Permit to construct a 14' x 20' building for a beauty shop at her residence located at 3498 Old NC Hwy 49, on 2.77 acres, Cedar Grove Township, Zoning District RA, Tax ID# 7720913607.

Whitson was present and explained that she would like to move her business to her home. Whitson said that she would like to have a building constructed that would match her residence. Whitson said that she would not have a sign and would only be a one-person shop. Whitson said that she has been in this business for 7 years.

There was no one present in opposition to this request.

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

- B. **VIRGINIA MCPHERSON**, Asheboro, North Carolina, is requesting a Special Use Permit for a Planned Rural Development to allow two residences for family use located at 2092 Woodell Country Road, 2 acres, Grant Township, Zoning District E-1, Parcel ID# 7679314287.

McPherson said that her daughter wants to place a mobile home next to her residence. McPherson said that her property is surrounded by family-owned

property. McPherson said that she would not deed the property to her daughter, and it would remain in her name.

McPherson said that she plans to perk the property if the Board approves the request.

There was no one present in opposition to this request.

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

5. REQUESTS FOR PROPERTY REZONING:

- A. **MICHAEL WALKER**, Seagrove, North Carolina, is requesting that .79 acre located on Little River Road, Richland Township, be rezoned from RA to HC-CU. Parcel ID# 7665610974. **This property is located within the N.C. Hwy 705 Scenic Business Corridor Overlay District.** The proposed Conditional Use Zoning District would specifically allow a 40' x 80' building to be constructed for retail sales.

The Technical Review Committee, along with representatives from Building Inspections and Environmental Health, reviewed the request and found that the proposal was compliance with the standards outlined in the new N.C. Hwy 705 Scenic Business Overlay District adopted by the Board of County Commissioners on November 3, 2003. The Technical Review Committee reviewed the plans listed below and agreed that the applicant's development intent would be compatible with the Seagrove heritage that the N.C. Hwy 705 Scenic Business Overlay District was designed to protect:

- **Structural/Architectural Design**
- **Site development**
- **Landscaping buffer and screens**
- **Signs**
- **Parking**
- **Overall Site Plan**

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are

Policy 8.1 Coordinated intergovernmental planning for land use, transportation, water and sewer, tourism promotion, scenic preservation and economic development should be encouraged.

Policy 9.2 Development issues of special consideration in scenic corridors may include land use, traffic movement, access, environmental, heritage assets, signage, landscaping and other factors that may affect visual quality and aesthetics.

Johnson reminded the Board of the study the Planning Staff did for the Scenic Corridor as requested by the Planning Board. Johnson said that this is the first request since the overlay district was adopted by the Board of County Commissioners

on November 3, 2003. Johnson explained that the Technical Review Committee, along with the Building Inspections Supervisor and Environmental Health Supervisor, reviewed the proposed plans to see that they met all the new requirements adopted under the N.C. 705 Scenic Corridor Overlay District. Johnson said that the applicant and his architect were present at this meeting. Johnson discussed the landscaping and buffer requirements and the architectural standards for this district. Johnson said that the applicant has made several changes in his plans to meet the new standards. Johnson complimented the applicant on this design of his project.

Mike Walker explained that they have put a lot of thought into this building and he feels this plan would have the character they would like to see in this area.

Brown commented that he liked the parking being located to the side of the facility. Brown complimented the Planning staff and the applicant on a job well done.

Craven complimented Walker and his architects on the design proposed.

Walker said that they would begin clearing the lot after the project is approved and added that the foundation would be built in the spring of the year.

There was no one present in opposition to this request.

Brown said that in view of all the research the Planning staff has done he would make the motion to recommend to the Commissioners that this request be **approved**. **Craven** seconded the motion and the motion passed unanimously.

- B. **LUANN SEXTON**, Trinity, North Carolina, is requesting that 5.61 acres located at 5006 Fairview Church Road, Trinity Township, be rezoned from Residential Agricultural to Rural Business Overlay/Conditional Use. Lake Reese Watershed. Parcel ID# 7716860893. The proposed Conditional Use Zoning District would specifically allow the applicant to operate a teen center for recreational & amusement uses and an outdoor amusement area for horse shows & riding events.

The Technical Review Committee met and decided that unless the applicant agrees to make the necessary extensive modifications to the structures as advised by Building Inspections and Environmental Health, the request should be denied.

Example of a Growth Management Policy that the Technical Review Committee found supporting this recommendation are

Policy 4.3 Rural area commercial development should be limited to neighborhood business uses, farm supply stores, and generally accepted rural business establishments.

Policy 4.5 Effective buffering and/or landscaping shall be provided where commercial development adjoins existing or planned residential uses.

Luann Sexton, 5058 Fairview Church Road, said that she purchased the property because she felt there was a need for a teen facility in the area. Sexton said she would provide horseback riding and also indoor entertainment such as pool tables, ping pong tables, karaoke, etc. Sexton said she would like to also have teen counseling. Sexton said that the teens could ride the school bus to the facility. Sexton said the house she plans to use for the facility is approximately 2,000 sq. ft. Sexton said that there will be recreational rooms, food service area, and horse stalls. Sexton said that she felt this would be an ideal place and needed in the community. Sexton said that she lives next to this property. Sexton said that she plans to employ one adult per every 5 teens. Sexton said that she is aware of all the building codes she would be required to meet. **Dorsett** asked if this would be by membership or just a drop-by service. **Sexton** said that she would probably just charge 2 or 3 dollars an hour and operate only 4 hours after school each day. Sexton said that there will not be children staying overnight. Sexton said that she would turn the existing kitchen into a commercial kitchen. Sexton explained that she would have horse competitions on Friday nights and Saturdays. **Dorsett** asked how many people would attend the horse shows and **Sexton** said approximately 100 people. **Brown** asked if Sexton was aware of the liability on the property and **Sexton** said that she currently carries liability insurance on the property.

There was no one present in opposition to the request.

Brown asked Sexton if she had checked into the cost of this project to meet all the building codes. **Sexton** answered no but she was not worried about the cost.

Sexton said that she purchased the property in October of 2003.

Ridge said that he felt this would be a good thing but he felt there may be some complications in meeting all the required building codes. **Sexton** said that she paid a County Building Inspector to visit the property, and he did say he had several concerns. Sexton said that the building has burned in the past, and she is aware that there are several changes with the doorways and plumbing facilities. **McLeod** said that the Building Inspector requirements will have to be met and they will point her in the right direction. **Dorsett** said there may need to be changes to the facility to serve food. Dorsett expressed concern that the horse stalls were in the same building with food service. **Sexton** said that she has spoken to the Health Department and doesn't plan to serve food at this time.

Craven said that if the facility is operated properly and there is adequate supervision it would be a good thing. **Craven** made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

6. Request for Reconsideration:

DAVID PARRISH, Asheboro, North Carolina, is asking that his previous request considered by the County Planning Board on November 4, 2003 and the Board of County Commissioners on December 2, 2003, be reconsidered based on his decision to relocate the proposed building and contractor's storage yard to an area of his property **not** bordering on Sweetwater Trail and not fronting Farmer School.

Johnson explained that our ordinance allows that if the Board of Commissioners feels there has been a substantial change made to a request, the Board can re-hear the case.

Parrish provided the Board with a list of adjoining property owners who now support the request at the new location. Parrish said that he has moved the proposed site away from the school location and Sweetwater Trail.

Brown asked if there would be any outside storage, and **Parrish** answered that all the outside storage would be to the rear of the proposed structure. Parrish provided plans of the proposed structure. Parrish explained that he plans to retain as many of the trees as possible on the property.

Parrish said that he has purchased 50 acres adjoining this parcel since the last meeting.

There was no one present in opposition to this request.

Craven said he felt Parrish had made substantial changes to the original request to answer the concerns that the Board had at the last meeting.

Ridge said that he felt the changes were substantial. **Ridge** said that the location moved from Sweetwater Trail and the school and the buffers have answered the Board's concerns.

Craven made the motion, seconded by **Ridge**, to recommend to the Commissioners that there have been substantial changes to this request and the new request should be **approved**. The motion passed unanimously.

7. The meeting adjourned. 7:29 p.m. There were 16 people present for this meeting.

NORTH CAROLINA
RANDOLPH COUNTY