

MINUTES

RANDOLPH COUNTY PLANNING BOARD

March 8, 2005

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, March 8, 2005, 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; Chris McLeod, present; Jim Rains, present; and Reid Pell, Alternate, (substituting for regular member McDowell) present.
3. **Craven** made the motion, seconded by **Rains**, to **approve** the Minutes of the February 8, 2005 County Planning Board Meeting and the Minutes of the February 17, 2005 County Planning Board Meeting. The motion passed unanimously.
4. **REQUESTS FOR PROPERTY REZONING:**
 - A. **TERRY SWAIM**, Climax, North Carolina, is requesting that 3.00 acres located at 3702 New Salem Road, Providence Township, be rezoned from Residential Agricultural to Rural Business/Conditional Use. Polecat Creek Watershed. Tax ID# 7797044348 and 7797133759. The proposed Conditional Use Zoning District would permit the expansion of an HVAC and electrical contracting business as per site plan.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be approved as this will allow a long established business to expand. The Technical Review Committee noted that the new storage building will replace the temporary storage trailers on the property.

Examples of some Growth Management Policies 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.*

Policy 4.6 *Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas shall be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.*

Terry Swaim was present and explained his plans to construct a building for storage and possibly a shelter to park his vehicles under. Swaim said that he is building these proposed structures to allow room for indoor storage. The business has been here for 27 years.

David Standsfield, 2905 Bethel Church Road, said that their objections is the quality of life on Bethel Church Road due to this business. Standsfield said the trucks from this business use Bethel Church Road as a cut-through when traveling to Greensboro. Standsfield said that NCDOT cannot pave the road because Swaim will not sign to allow NCDOT to obtain the right-of-way for their road to be paved. Standsfield said they have lived on Bethel Church Road for 8 years. **Brown** asked Standsfield if his objection was because they use the dirt road. **Standsfield** said they are opposed to additional traffic on their road. **Brown** explained that if this request is denied, Swaim will still be allowed to continue to operate his business.

David Moon, 2631 Providence Church Road, said an expansion of Swaim's business would create extra trucks to use the graveled road. Moon said he felt if this was approved it would invite additional commercial businesses in the area.

There were 3 present in opposition to this request.

Swaim said that he is not opposed to paving Bethel Church Road, but he is opposed to the current plan being proposed by NCDOT. Swaim said NCDOT's proposed plan would virtually eliminate the parking lot at the church, therefore causing the church to be closed. Swaim said he has one truck that travels Bethel Church Road because he has a service man that lives on this road. Swaim said he is not asking to expand his business, but he is requesting the County allow him to construction storage buildings so he can get rid of the storage trailers he is currently using on the property.

Rains asked about the vehicle shelter and **Swaim** said it would be used to store the business vehicles. **Dorsett** asked how many vehicles are sent out each day

and **Swaim** said he owns 6 trucks. **Dorsett** asked about the number of employees he has and **Swaim** answered 12-14 employees.

Moon said that the issue of the road being paved is not the only reason he is opposed to this request. Moon said Swaim opened the business years ago without it being zoned. **Dorsett** explained that the business was there prior to zoning.

Brown said that the road paving is a NCDOT case and is separate from the **decision** of whether Swaim should be allowed to construct storage buildings. **Ridge** said he felt if the County approved this request it would improve the property and the permit would allow the Board to place buffers on the property.

McLeod made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be **approved**.

Craven said that each case is considered on its own merit and it doesn't mean that a request for a new commercial business in this area would be approved.

Rains asked if this would allow Swaim to double the size of his business and **Johnson** answered no. Johnson said if Swaim wanted to increase the size of his business he would be required to come back to the Board.

The motion passed unanimously.

- B. **SAMUEL DAVIS**, Asheboro, North Carolina, is requesting that 2.50 acres located at 2535 US Hwy 64 West, Cedar Grove Township, be rezoned from Residential Agricultural to Highway Commercial/Conditional Use. Tax ID# 7741107859. The proposed Conditional Use Zoning District would specifically allow a mini-warehouse facility of 6 buildings as per site plan.

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be **approved** as consistent with existing land patterns along this major highway.*

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

Policy 3.5 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.

Policy 4.4 *Commercial uses shall be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.*

Davis was not present for this meeting. **Johnson** said that this request will be rescheduled to allow Davis to be in attendance.

C. **CEDAR RUN ASSOCIATES**, Greensboro, North Carolina, is requesting that 25.84 acres located off Business Hwy 220 North (in Cedar Run Subdivision at the end of Maple Run Drive), Level Cross Township, be rezoned from RA to CVOE-CU. Tax ID# 7767237424. Randleman Lake Watershed. The proposed Conditional Use Zoning District would specifically allow the development of a 6-lot addition to Cedar Run Subdivision for site-built homes only.

- **Neighborhood Information Meeting Summary**

The developer, Chris Walrond, was present. There was no one present in opposition to this request.

- **Technical Review Committee Recommendation**

The Technical Review Committee met following the Neighborhood Information Meeting and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be approved with the condition that the installation of wells be properly constructed and certified as to potable water supply prior to the issuance of a building permit on each lot

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

Policy 6.5 *The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Policy 6.13 *Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.*

Policy 6.14 *Residential subdivisions should, in order to promote*

efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes “leap frog” development (i.e. leaving large vacant areas between developments).

Chris Walrond, developer, was present and explained his intention to add 6 lots to this subdivision. Walrond said these lots would range in size from 2 to 6 acres. Walrond said the average house size in this subdivision is approximately 3,000 sq. ft. **Johnson** asked if there have been any problems with the wells in this subdivision; and **Walrond** answered no. **Johnson** asked Walrond if the existing roads had been taken over by the State. **Walrond** said that the plans have been submitted to NCDOT.

There was no one present in opposition to this request.

Johnson said that this subdivision has changed the housing patterns in this area.

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

- D. **DONALD STRIDER**, Asheboro, North Carolina, is requesting that the Conditional Use Zoning Permit issued on 34.17 acres located on Danny Bell Road, Cedar Grove Township, be amended to increase the number of building lots within the site-built subdivision from 17 lots to 34 lots. Tax ID# 7649014902 and 7649013466. The amendment would include the proposed road be upgraded from a privately maintained road to a state maintained road. The permit would still require a minimum house size of 1,300 heated sq. ft.

- **Neighborhood Information Meeting Summary**

The developer’s representative, Toby Strider, and surveyor, Jerry King, were present. There was no one present in opposition to this request.

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the new Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be **approved**.*

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

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to

insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 8.8 *The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.*

Toby Strider, 1698 Hopewell Friends Road, said that he would like to increase the minimum house size from 1,300 sq. ft. to 1,400 sq. ft. Strider said the smallest house they have built in this development is approximately 1,500 sq. ft.

There was no one present in opposition to this request.

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

- E. **JIM COX**, Charlotte, North Carolina, is requesting that 44.18 acres located on Pinewood Forest Drive, Cedar Grove Township, be rezoned from RA to CVOE-CU. Tax ID# 7668024285. The proposed Conditional Use Zoning District would specifically allow the development of a 7-lot residential subdivision for site-built homes only with a minimum house size of 2,800 heated sq. ft.

- **Neighborhood Information Meeting Summary**

The developer, Jim Cox, was present. There were nine (9) citizens present in opposition to this request. The largest concern voiced at the Neighborhood Information Meeting was the proposed 1,500 sq. ft. minimum house size. The citizens suggested that the minimum house size be in the range of 2,400 to 2,800 sq. ft. The developer, Jim Cox, immediately voluntarily raised the proposed minimum house size to 2,800 sq. ft. Cox has submitted revised proposed restrictive covenant agreements to reflect the 2,800 sq. ft. house minimum house size change. Initially, three (3) concern forms were completed and submitted at the Neighborhood Information Meeting. These forms primarily expressed concerns about the minimum house size. These forms were subsequently revised by the citizens and additional concern forms were submitted to the Planning Department. A total of eight (8) concern forms were filled out and submitted to the Planning Department. The revised concern forms requested that the minimum house size be increased again to a minimum of 3,000 sq. ft. The new forms requested that the subdivision name be Pinewood Forest Estates and not Coxwood. The new forms also suggested that the proposed lots be reconfigured from the “alley” effect to be more “well-balanced.”

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be approved as consistent with existing development patterns.

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

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Policy 6.14 Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes “leap frog” development (i.e. leaving large vacant areas between developments).

Cox was present and told the Board that Pinewood Forest Drive is a private road. Cox said the road has been built to State standards. **Johnson** asked if Mountain Laurel Lane was part of this development. **Cox** answered that road was part of another development. Cox said he did increase the minimum house size from 1,500 sq. ft. to 2,800 sq. ft. when the neighbors informed him that their minimum house size requirement is 2,400 sq. ft.

Jennifer Atkinson, 897 Pinewood Forest Drive, said that they are not opposed to the development but they would like to work with Cox on his restrictions. Atkinson asked if the restrictions would only apply to the new lots and **Johnson** answered yes. **Atkinson** said they appreciate the fact that Cox did increase the house size, but they would like for him to increase the house size to 3,000 sq. ft. Atkinson said that over half of the homes along this road are larger than 4,000 sq. ft. Atkinson said the average house size is 3,500 sq. ft. Atkinson said she would like to see this development named Pinewood Forest Estates. Atkinson said they would like Cox to not timber the land before the lots are sold. Atkinson said they would like to see the private deed restrictions included in the Conditional Use Permit. Atkinson said they would like to suggest that he consider increasing the lot sizes and the lots to be drawn more attractively

Cox said that he would be willing to name the subdivision Pinewood Forest Estates.

Crystal Jarrell, 518 Pinewood Road, said she owns two lots just off Pinewood Forest Drive. Jarrell said that this is a private neighborhood and there are not many homes in this neighborhood. Jarrell said that this would add 7 new driveways to a road that currently only has 2 driveways. Jarrell said this is a lot of driveways for one road.

Todd Campbell, 2634 Mountain Laurel Lane, said that Atkinson had stated most of their concerns. Campbell said that he would ask that Cox reconsider the way he designs these lots. Campbell said he felt Cox could get just as much money if he redesigned the lots. Campbell said if the development is done the right way it will increase their property values.

Donna Robbins, 909 Monroe Avenue, said she owns a 5-acre lot across the street from this development. Robbins said she is concerned about the number of lots being proposed. Robbins said she has 800 ft. of road frontage in her lot.

Cox said he has no plans to cut any of the timber. Cox said he didn't feel 7 driveways would affect Pinewood Forest Drive. Cox said the plan is a rational division of the land. Cox said that potentially they could have proposed more lots but they chose not to. Cox said he felt most of the homes would be built off the road.

Cox said he would be willing to add that the property not be timbered to the Conditional Use Permit. Cox said all of the parcels in this area have deed restrictions and they are less restrictive than this proposal. **Johnson** said he felt the proposed deed restrictions were well written.

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

- F. **BSR, LLC**, Asheboro, North Carolina, is requesting that 11.60 acres located on Danny Bell Road, Cedar Grove Township, be rezoned from RA to CVOE-CU. Tax ID# 7649532537. The proposed Conditional Use Zoning District would specifically allow the development of a 7-lot residential subdivision for conventional modular or site-built homes with a minimum house size of 1,400 heated sq. ft.

- **Neighborhood Information Meeting Summary**

The surveyor, Jerry King, was present representing the developers. Only one citizen attended the meeting to inquire about this request. There was no opposition noted.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be approved as consistent with existing development patterns.

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

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Jerry King, Surveyor, said his clients are requesting an average lot size of 1.60 acres. King said the homes will be site-built or off-frame modular homes. King said the land will not be timbered.

Randle Chapel, Danny Bell Road, said that he is opposed to modular homes and asked if the developers would consider all site-built homes.

Craven made the motion, seconded by **Rains**, to recommend to the Commissioners that this request be approved.

Craven said that once an off-frame modular home is constructed, it is difficult to tell that from a site-built home.

The motion passed by a vote of 6 to 1, McLeod voted against the motion.

- G. **JOHN GATLIN**, Asheboro, North Carolina, is requesting that 1.22 acres located at 4098 US Hwy 64 West, Back Creek Township, be rezoned from Highway Commercial/Conditional Use to Light Industrial/Conditional Use. Parcel ID# 7731065688. The proposed Conditional Use Zoning District would allow the existing 60' x 100' building to be used to manufacture small latex products for medical supplies.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be approved. This proposal is compatible with the previous use of the facility and will not change the appearance of the property, as the applicant plans to maintain existing natural buffers. The Technical Review Committee also noted this proposal could add jobs in the County.

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

Policy 1.6 Planning and development decisions should be based on the principle of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all county residents.

Policy 2.11 The County should continue to encourage and promote “clean” industry within Randolph County.

Policy 3.4 Light industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to insure compatibility with surrounding areas.

John Gatlin, realtor, was present for this meeting and explained his client’s intention to purchase the property. Gatlin said that currently the property is zoned to allow a vending machine repair business. Gatlin said that his client will not change the appearance of the property. Gatlin said his client plans to make latex products for medical supplies. Gatlin said no noise or nuisance will come from the business. Gatlin said the main equipment in the building is an oven. Gatlin said they have talked with the property owners on the right and left of the property and have gotten letters from them that state they have no opposition to the business. Gatlin said there will be no additional traffic and just a few employees. Gatlin said there will be no changes to the outside of the building and there will be no outside storage.

Johnson asked about the number of employees, and **Gatlin** said there will be a minimum number.

Gary Martin, 1391 McDaniel Drive, presented pictures of the manufacturing process. Martin provided a sample of the products they produce. Martin said that the chemicals used in the manufacturing process are not harmful to the

environment. Martin said there will be approximately 3 employees.

Tom Funk, Back Creek Terrace, said that he was concerned about the proposed business being harmful to the environment because he has a handicapped daughter. Funk said that he is satisfied with the explanation of the business and hopes to be good neighbors.

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

5. The meeting adjourned at 7:59 p.m. There were 32 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary