

MINUTES

RANDOLPH COUNTY PLANNING BOARD

October 4, 2005

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, October 4, 2005, 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; Larry Brown, absent; Phil Ridge, present; Chris McLeod, present; Jim Rains, present; and Reid Pell, Alternate, (substituting for regular member Brown) present. County Attorney Alan Pugh was present for this meeting.
3. **Jim Rains** made the motion, seconded by **Lynden Craven**, to **approve** the minutes of the September 13, 2005 and September 20, 2005 Randolph County Planning Board meetings. The motion passed unanimously.
4. **REQUESTS FOR PROPERTY REZONING:**
 - A. **WINDSOR COMMERCIAL**, Greensboro, North Carolina, is requesting that 97.16 located in the southern corner of the intersection of New Hope Church Road/US Hwy 220 South By-Pass, Union Township, be rezoned to an Industrial Overlay District. Tax ID#'s 7656798604, 7656899541, and 7656981922. It is the desire of the applicants to use the property for industrial development. Property Owners - Jack & Betty Lail & Others.
 - **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 recommended to the County Planning Board that this request be approved with the following buffer requirements:

 1. 50 ft. no-cut buffer along southern property line; and
 2. 50 ft. adequate buffer along New Hope Church Road (from the southern

property line to the proposed commercial lots)

These buffers are recommended to protect the existing rural area. The property will be served by public water and sewer.

An example of a Growth Management Policy that the Technical Review Committee found supporting this recommendation is:

Policy 1.7 *The County should encourage the use of performance-based industrial overlay zoning districts when the use of large acreage, natural buffer, and extensive landscaping would not have substantial adverse impact upon the general area growth characteristics, and the location of such a site would substantially increase economic activity, job creation, and the tax base of Randolph County.*

Bud Seymour, Greensboro, North Carolina, said they have been working on this project for several years since they have been acquiring the property. Seymour said that they have been working with the Planning Department, EDC, and the neighbors. Seymour said they have also worked with the Town of Seagrove to acquire both water and sewer lines. Seymour said that the water line would probably be available to other properties in the area. Seymour said they plan both commercial and industrial development. **Johnson** asked about the buffers, and **Seymour** said that they would expect buffers to be more defined in later stages of the development. Johnson explained that this overlay district is designed to give flexibility to allow for recruitment of new businesses and job creation in the area. Seymour said they felt the lots closest to the intersection would be used for service businesses such as hotels, etc.

Harry Cordrey, 3918 New Hope Church Road, said that the only problem would be New Hope Church Road traffic. Cordrey said there is a lot of traffic on New Hope Church Road, and this additional development could cause a tremendous problem. **Pugh** said that whenever any development is constructed next to a state-maintained road, there are many restrictions, and sometimes a developer is required to create additional lanes to handle the added traffic. Cordrey said that his mailbox was wiped out in one accident, and his daughter was rear-ended turning in her driveway. Cordrey said this is the only problem he could see with this request.

Dorsett said he felt NCDOT kept an eye out for this sort of problem. **Craven** said that industrial sites normally have deceleration lanes required. **Rains** said that these problems will be studied by NCDOT once the applicant applies for his driveway permits.

Rains asked if future site plans would be reviewed by staff before development. **Johnson** answered that the Technical Review Committee would review additional plans for appropriate buffers, etc. prior to development.

Pugh said when the Board adopted the Growth Management Plan, it included this district (Industrial Overlay District) to allow industrial development in this growth area because of the amount of land available and the ability to provide adequate buffers to the residential community.

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

- B. **JOE BRITT**, Seagrove, North Carolina, is requesting that 2.93 acres located on Hwy 64 East, Franklinville Township, Primary Growth Area, be rezoned from LI-CU to HC-CU. Tax ID# 7781685916. The proposed Conditional Use Zoning District would specifically allow a 35' x 96' building to operate a landscaping, garden center, craft sales and service 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. The Technical Review Committee recommended 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 4.1 Commercial development should be encouraged to occur in clusters or planned shopping centers to minimize the proliferation of “retail strip” locations.

Policy 4.2 Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

The applicant was not present. **Johnson** explained that this would be less intense zoning from an industrial zone for warehousing to commercial for a landscaping business. **Pugh** noted that this is a Primary Growth Area.

There was no one present in opposition to this request.

Craven made the motion, seconded by **Dorsett**, to recommend to the

Commissioners that this request be **approved**. The motion passed unanimously.

5. The meeting adjourned at 6:56 p.m. There were 8 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary