

**MINUTES**  
**RANDOLPH COUNTY PLANNING BOARD**  
**December 6, 2005**

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, December 6, 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; Lynden Craven, present; Larry Brown, present; Phil Ridge, present; Chris McLeod, present; Jim Rains, present; Reid Pell, present; and Wayne Joyce, Alternate, present. **County Attorney Alan Pugh** was present for this meeting.
3. **Larry Brown** made the motion, seconded by **Lynden Craven**, to **approve** the minutes of the November 8, 2005 Randolph 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."*

Only one person took this oath.

**EDWIN SMITH**, Glen Mills, Pennsylvania, is requesting a Special Use Permit to allow a Plan Unit Development that would consist of 8 rental duplexes, a community center, and a day care facility on 20.30 acres located at the end of Cherrywood Road, Level Cross Township, Randleman Lake Critical Watershed, Primary Growth Area, Tax ID# 7766479343.

**Smith** explained that the proposed daycare facility will adjoin the Level Cross Elementary School property, and the rental duplexes and community center will be on the south end of the property. The daycare will be owned by a group of Methodist churches in the area. Smith said the property will be served by private wells and septic tanks. Smith said that private engineers and a surveyor have worked on this proposal. Smith said that the ownership of the rental properties and community center will be a limited liability corporation made up of Smith family members.

**There was no one present in opposition to this request.** **Johnson** explained that the Planning Department held a Neighborhood Information Meeting and there was no one present in opposition to this request.

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

5. **REQUESTS FOR PROPERTY REZONING:**

A. **CAROLINA WIRE & CASTINGS**, Asheboro, North Carolina, is requesting that 14.14 acres located on the corner of US Hwy 64 East/Crestwick Road, Columbia Township, be rezoned from LI/RA to HI-CU. Municipal Growth Area. Tax ID# 8712273107. The Conditional Use Permit would specifically allow the existing building to be used for manufacturing wire mesh and outside storage of steel castings as per site plan. Randolph Knitting, Inc. - Property Owners.

- **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. The Technical Review Committee noted that the Zoning Ordinance requires the property owners to maintain appropriate screening for outside storage areas. This property is located in a municipal growth area where mixed uses are expected.*

*Example of Growth Management Policy that the Technical Review Committee found supporting this recommendation is:*

*Policy 3.2 Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.*

*Policy 3.3 Heavy industrial sites should be separated from non-industrial areas by natural features, green belts and/or other suitable means.*

**Troy Hartman** explained that last year the company tried to expand at their location on Old Cedar Falls Road, but due to septic tank problems they had to seek out a new site. Currently this proposed site is served by well and septic tank, but they have the opportunity to hook to city services.

**Craven** asked Hartman if Carolina Wire plans to move their entire operation from the existing location, and **Hartman** answered yes. **Rains** asked Hartman to explain their operations. **Hartman** described the operation as similar to textile operations but they weave wire instead of cloth. **Rains** asked about outside storage, and **Hartman** said they plan to buffer the storage area from Hwy 64 by a

privacy fence or appropriate tree plantings. Hartman said the employee parking will be to the left of the building. **Ridge** asked if they plan to clear the property to the rear, and **Hartman** said they will not be clearing any additional areas of the property.

**There was no one present in opposition to this request.**

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

- B. **CAROLINA TRAVEL**, Randleman, North Carolina, is requesting an amendment to the Conditional Use Permit issued to the property located at 10367 Randleman Road, 29.77 acres, Level Cross Township, Zoning District HC-CU. Primary Growth Area. Tax ID# 7758809298. The amendment would specifically allow the expansion of the tour travel operation facilities to include a 65' x82' garage expansion 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 recommended to the County Planning Board that this request be approved. This property is located in a primary growth area where mixed uses are expected.*

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

*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 for commercial strip development.*

**David Brown**, Holiday Tours, said the garage addition will be used for storage and also a repair area for the vehicles. Brown said they are not expanding their impervious surface.

**There was no one present in opposition to this request.**

**Brown** made the motion, seconded by **Pell**, to recommend to the Commissioners

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

- C. **THE PULPURAM CORPORATION**, Rochester Hills, Michigan, is requesting that 635 acres located on Osborn Mill Road, Richland Township, be rezoned from RA to RA-CU. Rural Growth Area. Tax ID# 7686850160. The Conditional Use Zoning District would specifically allow the development of a retirement/assisted living community of 1,200 lots for assorted residential uses of detached, attached, and multi-unit residences. The proposed Plan Unit Development would include a golf course, recreation center, town center, worship hall and assisted living facilities.

- **Neighborhood Information Meeting**

*Over 100 residents attended the Neighborhood Information Meeting concerning the request of the Pulpuram Corporation. This was the largest turn out we have seen for a single issue since Neighborhood Information Meetings began in 2002. The area is surrounded by active farms, and many farmers spoke concerning the adverse affects this development would have on their agricultural operations. Concerns were also expressed about the negative impact the farms would have on this new development. Issues of smell, 24-hour farming operations, and stormwater runoff were topics of concern. The adequacy of local roads, and the provision of emergency services (local volunteer fire department, etc.) were also concerns. Citizens supported this area of Randolph County as zoned low-density residential and agricultural and reflected in the Growth Management Plan as a Rural Growth Area. They said the proposed development would totally be out of character with the community, and asked that the Rural Growth Area be protected. It was the general feeling of those in attendance that any positive economic benefits to the county that may be derived from this development, were small when considering the very negative impacts this development would bring to southeast Randolph County farming community.*

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that this proposal was NOT 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 **DENIED** and that the Board not amend the Unified Development Ordinance to allow this high intensity use in a Rural Growth. The Committee expressed the following concerns:*

1. *The negative agricultural impacts this development would have on this community, outweighs any positive economic impacts.*
2. *The proposed density would exceed current maximum density levels within this Rural Growth Area by a factor of six.*
3. *The Neighborhood Information Meeting drew more people in opposition to this proposed development than any request ever. There were 100+ present in opposition to this request.*

*Technical Review Committee noted the property is located in a Rural Growth Area defined in the Randolph County Growth Management Plan as:*

*Rural Growth Area. This specialized area is characterized by traditional agricultural operations, pasture land, forestry, and open space scattered non-farm residences on large tracts of land. Rural scenic vistas are a natural part of the landscape. There is normally a relative abundance of large, undeveloped tracts not experiencing significant residential development encroachment or pressures. There are natural, scenic, historic or other heritage assets that contribute to the special characteristics of the area that might require special conservation and management. Land use changes in this area should be designed to protect the rural character and discourage premature public infrastructure demands by sustaining groundwater recharge capacity.*

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

- Policy 1.3 The continued growth of Randolph County's heritage tourism industry will be encouraged.*
- 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 6.9 Major residential subdivision development in all growth management areas shall be computed by the number of lots divided from the original base tract.*
- Policy 6.11 Private package sewage treatment systems for new residential development should not be encouraged.*

**Policy 7.12** *The County should clearly define land areas that are appropriate for development, as well as defined areas of environmentally sensitive, natural, or heritage asset land areas that need special protection.*

**Policy 8.4** *Approach land use and economic development decisions, not as isolated individual issues, but as part of a larger interconnecting framework of building sustainable growth within Randolph County.*

*The Technical Review Committee also noted the following special development considerations in Rural Growth Areas:*

- 1. Rural pastoral nature contributes to the county's quality of life.*
- 2. Inaccessibility to both public water and sewer require well planned development.*
- 3. Conflict among incompatible land uses can be extreme.*
- 4. Prime farm and forestry lands contribute to the rural quality.*
- 5. Over-development will cause loss of prime farmland and rural lifestyle.*

**Johnson** explained that this proposed community is the first of its type considered in Randolph County. Johnson gave a brief overview of the proposal. Johnson also said the developer plans to create lakes on the property and explained that there is an extensive permitting process for the development of the lakes. Johnson explained there would be a self-contained sewer facility and public water from the Town of Seagrove.

**Matthew Zachariah**, Pulpuram Corporation, told the citizens present that they are a group of Christian investors. Zachariah said they are all US citizens but they do have brown skin. Zachariah said they have been Christians for 20 centuries. Zachariah said they are St. Thomas Christians. Zachariah said that he realized the resistance to change, but there is a need for assisted living and retirement homes. Zachariah said his parents are hardcore Pentecostal Holiness. Zachariah said they just want to do something good for the community. Zachariah said that one day we will be up in heaven together because we are all brothers and sisters in Christ. Zachariah said they plan 800 single-family homes and 400 attached/detached condominium units. Zachariah said the marketplace would be a 25,000 sq. ft. facility, and the golf course would be a Davis Love facility. Zachariah said they also have plans for recreation areas and walking trails. Zachariah said the golf course would be an 18-hole course with an 8,000 sq. ft. club facility. Zachariah said the retail space will be for more jobs and economic

growth in Randolph County. Zachariah said the benefits to the community will be:

1. an increase in the tax base,
2. additional jobs in the community,
3. additional revenue for the city services,
4. an increase in tourism, and increase in general business.

Zachariah said projected increases to the local economy would be an increase of 1.8 million dollars in property taxes, 17.7 million spent by the residents, tourist spending of \$400,000 per year and home building spending of \$16.6 million per year (\$165.6 million over a 10-year period). Zachariah said the total benefit would exceed \$42 million per year. Zachariah described the property as being developed in 5 phases over a 10-year period with the lakes being created in the last phase. Zachariah said they are proposing buffer zones to protect the existing community. Zachariah said some of these zones would be 50 ft. in size. **Johnson** asked how many employees would be created once the entire project was complete and **Jeff Schmitz**, Capital Construction, described the type of employees that would be hired from Randolph County and said the immediate impact would be 75 to 100 employees. **Johnson** asked why this area of Randolph County and North Carolina was chosen. **Schmitz** said that the president of Pulpuran fell in love with North Carolina, and after visiting this site, the partners felt this was the nicest area for a retirement community. **Johnson** asked Schmitz to describe the proposed sewer system and **Schmitz** described the sewer facility as a spray irrigation system. Schmitz said that all the common area could be used along with the entire golf course for this system. **Ridge** asked about developments in other areas that they have been involved with, and **Schmitz** said that most of their developments are in the Mid-West. **McDowell** asked what the time schedule would be for each phase and **Schmitz** answered that the design phase could take 4 to 6 months and they plan to break ground in early fall. Schmitz said the underground utilities would begin by summer. **McDowell** asked the time schedule for building out. **Schmitz** said that the development will be driven by the market demand. Schmitz said that the earliest completion would be 6 to 8 years. Schmitz said each phase would be done separately, and the golf course would be constructed first. Schmitz said the site plan is not "set in stone"; it is only to allow the Board to visualize their plans. **McDowell** asked about the North and South Lake and if they were going to be used to water the golf courses. **Schmitz** said he is not a civil engineer and would not be able to answer when they would be constructed. Schmitz said that there would be a 50-ft. buffer around the entire property. **McDowell** asked if the lakes would be created in phase 1 or 3 and **Schmitz** said that he felt it would be too premature to answer this question. Schmitz said these questions would be answered in the plan review process.

**McLeod** asked if the Army Corps of Engineers didn't allow the creeks to be disturbed, was there a plan B. **Schmitz** said that all of these issues will be resolved during the plan review process prior to any construction.

**Pugh** asked the applicants to look at the Growth Management Plan and explained that this is the general guide for land development in Randolph County. Pugh said that in implementing the intent of the Growth Management Plan, our zoning ordinance requires 3 acre minimum lot sizes for major subdivisions in Rural Growth Areas with the exception of the Birkhead Wilderness/Uwharrie Forest area that has a minimum lot size of 6 acres. Pugh said that the County did anticipate it would be necessary for industrial development in Rural Growth Areas when there was adequate property and buffering on this property to allow the industrial development without impact to the existing residential community. Pugh said one of the biggest concerns he has heard about this request, other than the incompatibility to agricultural uses, is the look of this magnitude of development to those driving through this rural area. **Schmitz** said that landscape design is always done. **Pugh** said that this Board and the Commissioners realize this because of our sister community, Moore County, having some of these communities; but this will be a major issue. **Schmitz** said this facility will be phenomenal. **Pugh** explained voluntary agricultural districts to the applicants and said that citizens in Randolph County have the option to put their property into a voluntary agricultural district. Pugh said by doing so, this puts everyone on notice that if you come to the country you will smell the country and you will have no legal recourse to their farming operations. **McLeod** asked about the town center, and **Schmitz** said operations like Starbucks, small restaurants, retail stores, and other small businesses will occupy the marketplace. **McDowell** asked if they had considered the Pinehurst Community, and **Schmitz** said this will be a Davis Love golf course and an affordable housing community. Schmitz said they didn't feel they would be competing with that community. **Pugh** asked what Pulpuram means and Schmitz said it is an Indian word and its translation is "to lay down in green pastures."

**Joyce Davis**, 5408 Bachelor Creek Road, said that they live and own land where her husband grew up. Davis said there are several pluses to this request. Its housing is geared toward 55 year-old retirees housing, which will not impact the schools. Davis said there are several mobile homes in this area and said the County has issued 217 permits for mobile homes so far this year. Davis said that the developers could make a good case for a mobile home park on this site. Davis said one of the last mobile home developments built is located in a Rural Growth Area on the Ramseur Julian Road, with 15 mobile homes. Davis said that the ranchers prevailed over the Indians and many things could prevail here. Davis said that the cut over timber land has been used for 4-wheelers and all kinds of

activities that have been difficult to control with the landowners living out of state. Davis said they loved living here, but there are not only pluses to living in this beautiful community.

**Richard Gillison**, Fork Creek Mill Road, said he deals with people from the Southern Pines area in his pottery business, and they are a big asset to the area. Gillison said they bring many people to this area and the Seagrove area. Gillison said they get people from all over coming to the pottery businesses. Gillison said that the pottery community is known worldwide. Gillison said we don't like change but this controlled environment would be an asset to the area.

**Jon Megerian**, Attorney, said that he represents many present in opposition to this request, and they have also elected four speakers to speak on separate issues after his presentation. Megerian said he had learned several things listening to the applicants' presentation that he was unaware was being proposed in this request. Megerian said a few things he has learned is that there is a plan for a concrete plant, 150 employees, and the third thing is there are no retirement communities where you can play golf in Pinehurst. Megerian said the site plan has created many questions, and several times the spokesman said that he couldn't answer these questions from the Board and that the preliminary site plan is not set in stone it is only for zoning purposes. Megerian said that it looks like the developer has a plan for 100's of millions of dollars of construction with no engineer. Megerian said he heard repeatedly that the site plan would be developed during the plan review process. Megerian said that it appears that the developers have come into an area where the average lot size is 15 acres with no real plan. Megerian said he didn't think the Board could pass on a recommendation on a Conditional Use Zoning without a specific plan. Megerian said when the applicants were asked specific questions, their answer was always they didn't really know, but it would be landscaped to the hilt. Megerian said the whole point of Conditional Use Zoning is to tie down the development to a specific plan. Megerian said that the Rural Growth Area is specifically described in the Growth Management Plan as *"This specialized area is characterized by traditional agricultural operations, pasture land, forestry, and open space scattered non-farm residences on large tracts of land. Rural scenic vistas are a natural part of the landscape. There is normally a relative abundance of large, undeveloped tracts not experiencing significant residential development encroachment or pressures. There are natural, scenic, historic or other heritage assets that contribute to the special characteristics of the area that might require special conservation and management. Land use changes in this area should be designed to protect the rural character and discourage premature public infrastructure demands."* Megerian said this plan is not rural in any sense of the word. Megerian said this proposal is a major metropolitan area for Randolph County.

Megerian said this would be the largest urban area in Southern Randolph County. Megerian said it would be bizarre to place this in the middle of this very rural agricultural area. Megerian said he road around the property to take some photographs and presented pictures of the chicken houses on each road that borders this property. Megerian described the nine poultry operations as being in smelling distance of this property. Megerian presented pictures of the blind curves in all the roads in the area. Megerian presented pictures of the three one-lane bridges in the area. Megerian said these bridges are on schedule to be replaced, and they were also on the schedule to be replaced three years ago. Megerian said the road system is not the ideal situation to place 1200 residential units in. Megerian said that the average acreage within one mile of this site is 15+ acres. Megerian said that the average daily traffic is 48 vehicles currently and impact from proposed residential units alone is 7200 vehicles per day, which would be an increase of 15,000%. Megerian said that he didn't know what plans had been developed to handle this real safety issue. Megerian said the answers to all these questions cannot be answered at this time with the amount of planning that has been done. Megerian said that there would be children in this community and they would affect the schools. Megerian said the County anticipates an additional 90 children in the school system. Megerian said he wanted to be really clear that the people here in opposition to this request are not afraid of this development because of the color of someone's skin or his religion. The crowd applauded after that statement. Megerian referred to *The Courier-Tribune* article written by J.D. Walker, which said that this is their first development. Megerian quoted the newspaper article, which left some doubt that the information provided on Pulpuram's website was truthful. Megerian discussed another site currently on their website of a retirement community near Raleigh, and Megerian said this has also not been done. Megerian said they have never done this before. Megerian said you are asked to rely on what they say they will do, but they have no track record to consider. Megerian said they also have not received a certificate to do business in this state, and he didn't know how serious this developer really is. Megerian said it just boggles the mind where all this traffic is going to go and how the roads will handle the construction materials and equipment that will be necessary for all of this development. Megerian said we have a half-baked plan with no complete planning. Megerian asked the Board to deny this request.

**Chris Davis**, 4904 Woodfern Road, said his property is within 1000 ft. of the entrance to this proposed city. Davis said he has lived here his entire life and the land is used for farming and hunting. Davis said communities like theirs used to be commonplace in Randolph County. Davis said that they have 4<sup>th</sup> generation farms in this community, and these core families are very tight-knit. Davis said if this city is built, their way of life will be completely changed. Davis said this is a chance for the County to make a stand for the farmers and their way of life. Davis

discussed the cost of the damage it would create to the existing road system. Davis said the road usage could be increased to over 22,000 vehicles per day once the project is built out. Davis said that current 911 employees said they have to call on neighbor counties for assistance, and this would only increase the heavy burden on our 911 services. Davis said the very infrastructure needed to develop a community of this size exists in other areas of the state but not here. Davis said this will permanently damage their community if approved.

**Mark Hayes**, 6155 Osborn Mill Road, said his property adjoins this property and is in a Voluntary Agricultural District. Hayes said most of their income comes from growing chickens, and there are several large chicken farms in the community. Hayes said this are also large hog farm operations in this area and farm animal manure smells. Hayes expressed concern that the farms will receive complaints that could put them out of business. Hayes said this is a rural farming community and described the agricultural operations and the large tract sizes for each existing residence. Hayes said Randolph County ranks 1<sup>st</sup> in the state for livestock and 3<sup>rd</sup> in the state in poultry. Hayes said farming is very important in Randolph County. Hayes said the small family farms are becoming a thing of the past and asked the Board not to turn their backs on the farmers in Randolph County.

**Janet Deaton**, 3617 Fork Creek Mill Road, said she is concerned about the schools and the impact this could have. Deaton said this community will be open to all people and could be attractive to young people. Deaton said the enrollment would immediately jump to 500 students. Deaton said that economic impact of this community would be diminished considering the construction of new schools. Deaton talked about the concern they have with the mobile units at each of the schools. Deaton said that education is compromised by these units. Deaton said that the people in these communities are not prepared for the farm odors or farm traffic. Davis said they support farming, and it is important for children to experience the farming experience. Davis expressed concern for the flood problems and the sewer facilities being proposed.

**Jason Kiser**, 4311 Fork Creek Mill Road, said he purchased land here because of the lifestyle the community provides. Kiser said the RA zoning district was developed to protect the rural areas. Kiser quoted the Zoning Ordinance and said the purpose of this district is *“to provide a place for agricultural operations; forestry; scattered non-farm residences on traditional rural lots while preserving rural open space and natural heritage assets. To maintain rural character only minor conventional residential subdivisions are allowed in this District.”* Kiser said the land is in a Rural Growth Area and quoted the Growth Management Plan and said they were selected based on the following criteria:

1. The relative abundance of large, undeveloped tracts not experiencing significant residential development encroachment, demand, or pressures;
2. The natural, scenic, historic or other heritage assets contribute to the special characteristics of an area requiring special conservation and management;
3. The existence of special watershed or other environmental restrictions;
4. The lack of adequate primary road systems to support intense development; and
5. The absence of future public infrastructure expansions.

Kiser said in 1997 Micheal Lynch proposed a large campground in this area and it was denied. Kiser quoted Board member Craven from the June 3, 1997 Planning Board minutes that said “. . . *this would be totally out of character for this area and this would not be preserving Randolph County’s rural character* and “. . . *there are chicken, hog, cattle, tobacco and all other types of farms in this area and this just would not work here.*” Kiser said In January 2000 Cedar Creek Land Development Company proposed a major residential subdivision of 39 lots on 150 acres in this area and it was denied. Kiser quoted County Attorney Alan Pugh from the February 7, 2000 Commissioners’ minutes that said “. . . *Pugh advised the Board that, in his opinion, approving this request would constitute spot zoning and would be difficult to defend in court.*” Kiser said in August of 2000 R B Investment Corporation proposed a 60-lot residential subdivision on 120 acres on Bachelor Creek Road and it was denied. Kiser quoted Board member Brown from the August 8 2000 Planning Board minutes and said “. . . *there is not appropriate infrastructure with the dirt road and one-land bridge to support this type of development here.*” Kiser quoted Board member Craven from those same minutes and said “. . . *there is a real density problem with this, and he agreed with Mr. Grain on the 5-7 lot sizes.*” Kiser also quoted County Attorney Alan Pugh concerning this request from the September 5, 2000 Commissioners’ minutes and said “. . . *advised the Board that because of distances between this and similar developments, approval of this request could be construed by the courts as spot zoning.*” Kiser highlighted phrases used when denying other major residential developments in this area:

1. out of character,
2. inappropriate infrastructure,
3. not compatible, and
4. real density problem.

Kiser described the area with 15+ lot sizes and said the lot sizes being proposed would be 1/10 of an acre. Kiser said with a Census average of 2.55 people per residence, this proposed community would be 7 times more dense than the cities of Raleigh or Charlotte. Kiser said this board has a long history of protecting our rural agricultural lifestyle and asked the Board to join their community by saying “no, thank you” to this request.

**Bobby Allen**, Allen’s Dairy, Quinton Drive, Asheboro, said he was concerned for the water in this area. Allen said the on-site sewer facility would not have a 5-day retention pond as required by NCDENR. Allen said NCDENR also requires buffer areas, that are not presented on the site plan, for these type of facilities. Allen discussed the concern of the fire departments. Allen said the rural voluntary fire departments in this area cannot handle a development of this size. Allen expressed concern for the ambulance services and law enforcement serving this community. Allen also mentioned that this proposed site is said to generate \$41.2 million each year but agricultural currently provides \$150 million for this county. Allen asked why jeopardize \$150 million per year for possibly \$41.2 million per year. Allen said this just doesn’t make sense.

**Jeff Schmitz** said that all these concerns with respect to the concerns of engineering are valid. Schmitz said they were under the impression that this was not necessary for the zoning process. Schmitz apologized for the misunderstanding between the community, the developers, and the Planning staff. Schmitz said the concrete plant would be to eliminate some of the added traffic on the existing road system during construction. Schmitz said the buffering and screening of the site is important, and they are not attempting to take away from their farming operations. Schmitz said the taxes that would be generated would more than compensate for any students that this development would create. Schmitz said that ultimately they didn’t want the community to feel they would change the integrity of the township and county. Schmitz said these are the very reasons they want to develop here.

**Pugh** commended the presentations given on both sides of the argument.

**Johnson** told Schmitz that he realized he was not present for the Neighborhood Information Meeting but their engineer was at that meeting. Johnson explained to Schmitz that the engineer was capable of answering many of the questions raised during that meeting, and he felt if he had been present for this meeting, he would have been able to answer many of the questions raised at this meeting.

**Brown** said that he likes the concept being presented; however, the proposed lot

sizes would not be flexing the regulations; it would be breaking them. For this reason, Brown made the motion to recommend to the Commissioners that this request be **denied**. **Craven** seconded the motion.

**Craven** said he has studied this proposal and reviewed the Growth Management Plan that was adopted in February 4, 2002. Craven said the Growth Management Plan was created by a lot of hard work by this Board, the Planning staff, and the Commissioners. Craven said this plan has not changed in 3 years, and if we are not going to follow these regulations, we don't need to create plans. Craven said that putting this many homes on this small site in a Rural Growth Area is not right. Craven said that if we are going to go against our Growth Management Plan we shouldn't get together to put together any other plans in the future.

**Rains** said that he thought being good stewards of any plan is recognizing the need for change. Rains said there are plans like this development being proposed that are very successful. Rains named many of the areas where these developments are located in other parts of the state and encouraged the developers to visit some of these sites. Rains said these types of developments are in Randolph County's future, but maybe not this site. Rains said the plan is well thought out and would be an organized community. Rains said this might not be the time or place but he appreciated their attempt and said he hopes to see this type of development for the county in the future.

The vote passed by a vote of 6 to 1. **Rains** voted against the motion.

- 6. The meeting adjourned at 9:00 p.m. There were 205 people present for this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

*HAL JOHNSON*

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**Planning Director**

*JILL WOOD*

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**Date**

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**Clerk/Secretary**