

Minutes

RANDOLPH COUNTY PLANNING BOARD

August 15, 2006

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, August 15, 2006, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Lynden Craven** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Lynden Craven, Chairman, present; Jim Rains, Vice Chairman, present; Maxton McDowell, absent; Larry Brown, present; Phil Ridge, present; Chris McLeod, present; Reid Pell, present; Wayne Joyce, Alternate, present (substituting for regular member McDowell); and Danny Shaw, Alternate, present. **County Attorney Alan Pugh** was present for this meeting.
3. **Rains** made the motion, seconded by **Pell**, to approve the minutes of the July 11, 2006 Randolph County Planning Board meeting. The motion passed unanimously.
4. **REQUESTS FOR PROPERTY REZONING:**
 - A. **KLAUSSNER FURNITURE IND.**, Asheboro, North Carolina, is requesting 3.18 acres located at located at Dinah Road Ext., Cedar Grove Township, be rezoned from RA to HI-CD. Primary Growth Area. Tax ID# 7658380598. The proposed Conditional Zoning District would specifically allow the expansion of existing manufacturing facilities.
 - **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.

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

Policy 1.1 The County will encourage new and expanding industries and businesses which: (1) diversify the local economy, (2) utilize more highly skilled labor force and (3) increase area residents' incomes.

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.

There was no one present representing the applicants. Johnson stated that this request comes with a favorable recommendation from the Technical Review Committee.

Lash Hammond, 210 Dinah Road Extension, said that he would like to see some provisions made for noise, light, and possibly a buffer or berm. Hammond said the industry is extremely noisy and the lights glare onto adjoining property. Hammond said he has lived here since 1984. Hammond said that at a previous meeting there were suppose to be some measures taken to help with these matters. **Pugh** asked Hammond if his only concerns were lighting, noise, and buffers. **Hammond** answered yes. Hammond said he is not opposed to the expansion, but he just wanted to voice his concerns.

McLeod made the motion to recommend to the Commissioners that this request be **approved** with the condition that the Planning Director work with Klaussner to address the concerns expressed. **Pell** seconded this motion and the motion passed unanimously.

- B. DIAMOND W BUILDERS, LLC.**, Archdale, North Carolina, is requesting that 53.94 acres located on Old Marlboro Road, New Market Township, be rezoned from RA to CVOE-CD. Primary Growth Area. Tax ID#'s 7726417510, 7726400806, and 7726304862. The proposed Conditional Zoning District would specifically allow the development of a 53-lot residential subdivision for site-built homes only with a minimum house size of 1,400 sq. ft. Property Owners - Bobby L. & Jimmie D. Johnson.

- **Neighborhood Information Meeting Summary**

Nine (9) citizens attend the meeting, including the developer and property owner. Three (3) adjoining property owners expressed a desire that a 25 ft. no cut buffer using existing trees and shrubs along the portion of the east and west sides of the development. Concern was also expressed about the effect of stormwater runoff to adjoining properties via a platted dry creek channel located at the front of the property.

- **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 recommended 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).

Gary White, 5792 Suits Road, Archdale, said that he would like to build a nice subdivision on Old Marlboro Church Road. White said he would like to increase the minimum house size on his rezoning application to 1,500 sq. ft. White said the subdivision would improve this property. White said the stream that crosses the property is no longer there and they have asked the Corp. of Engineers to inspect the property to decide if the stream would be consider a perennial stream. White explained that the majority of the boundary of the property does have trees or shrubbery. White said that they will not cut any more trees. White said that the original property owners did cut some trees, but he doesn't plan to cut any additional trees. White said the soil analysis has been done and the soils are very good.

Larry Bloom, 4516 Old Marlboro Road, said that the dry creek that crosses this property and his property does drain when it rains. Bloom said that creek bed keeps his small pond full. Bloom said he is concerned with the run-off that this development will create. Bloom asked that the buffer White has agreed to be placed on any permits.

Brown said he does hate to see the airport close, but the development would be compatible to the neighborhood.

Rains asked White what size buffers would be maintained and **White** agreed to a 50' no-cut buffer around the development boundaries.

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

- C. **SHELBY BREWER**, Randleman, North Carolina, is requesting that .90 acres located on 7002 US Hwy 311, New Market Township, be rezoned from RA to HC-CD. Primary Growth Area. Tax ID# 7736839391. The proposed Conditional Zoning District would specifically allow a variety store in the existing building and the existing single wide mobile home, to be used for residential purposes. Property Owner - F.C. Flanagan.

- **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** as consistent to existing land patterns along this major highway.*

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

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.

Brewer was present and said they want to operate a small general variety store in the existing building. Brewer said they don't live on the property, but they would like to rent the existing mobile home. Brewer said only his wife will work in the store. Brewer said his father-in-law owned the building and operated a small engine repair business (lawn mowers, etc.) for many years. Brewer said it has sat empty since his father-in-law's death four years ago.

There was no one present in opposition to this request.

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

- D. **JAMES CARTER**, Asheboro, North Carolina, is requesting 5.60 acres located at

Foxfire Road/Fox Run Drive, Grant Township, be rezoned from RR to LI-CD. Secondary Growth Area. Tax ID# 7790171058. The proposed Conditional Zoning District would specifically allow the construction of a 150' x 80' building for lumber storage and a parking area for tractor trailer trucks.

- **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 recommends to the County Planning Board that this request be denied as the request is out of character with the area. The applicant is requesting that this business be moved from a Primary Growth Area located on Hwy 64 to this rural road located in a Secondary Growth Area. Example of a Growth Management Policy that the Technical Review Committee found supporting this recommendation are:

Policy 3.1 Industrial development should not be located in areas that would diminish the desirability of existing and planned residential uses, nor should major subdivisions be allowed to encroach upon existing or planned industrial sites without appropriate buffers.

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 3.6 New industrial development should be encouraged to locate in existing and planned industrial parks.

Carter was present and said he wants to build a lumber storage shed. Carter said that he currently stores lumber out of County and wants to move his lumber to this site. Carter said that his trucks are now parked at a site located on U.S. Hwy 64. Carter said he will only have approximately 6 trucks on the property each day. Carter said that he may move his office to this location in the future. Carter said that he plans to keep a 50' tree buffer behind the proposed building.

Rains asked what business adjoins this site. **Carter** said the business is Kidd Electric.

Roby Kidd, Kidd Electric, owns the business next to this site. Kidd said that he would not be opposed to the business.

There was no one present in opposition to this request.

Johnson said that Kidd Electric was zoned in 1988 and there really wasn't a County growth plan in place at that time. Johnson said this is a Secondary Growth Area which is designed primarily for residential growth.

Brown asked Carter if he lived at this location; and **Carter** answered that he lives 4 miles from this property.

Joyce asked Carter how many trucks he has leased to him. **Carter** answered that he has 6 trucks and an additional 4 trucks are leased to him.

Rains said that it appears to be backwards when you move an industrial business out of a primary growth area into a secondary growth area. **Johnson** said this is one of the concerns the Technical Review Committee had when reviewing this case. Johnson said what is perceived in the area in the future must be considered when making land use decisions. **Pugh** said the staff is obliged to come to you with a recommendation considering the Growth Management Plan and Zoning Ordinances. Pugh said there are clear reasons why the case could be denied but because of the special nature of lumber storage the argument could be made that this is an agricultural uses.

Pugh asked Carter if the trucks would be moving lumber in and out daily; and **Carter** answered no. Carter said that he and Kidd plan to pave the road along their properties. Carter said he would be willing to buffer along Fox Run Drive.

Rains made the motion, seconded by **Ridge**, to recommend to the Commissioners that this request be **approved** with the condition of a 50' no-cut buffer on the south and west property lines and that the Planning Director establish appropriate buffers with Carter along the north property line prior to the Commissioners' meeting. The motion passed unanimously.

Policies that could be considered as supporting approval of this request:

Policy 1.2 The benefits of economic development should be balanced against the possible detrimental effects such development may have on the quality of life enjoyed by area residents.

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

5. **Amend Unified Development Ordinance, Article X. Signs, to include:**
Section 2. Classification and Structural Type

Directional Sign. A sign designed to promote safety, traffic flow, and enhance area economic development by directing the general public to a business or industrial development. Directional signs are off-premise signs limited exclusively to the name of the establishment, location, or direction of route to such establishment. Advertising messages are prohibited.

Section 6. Sign Regulations Applicable to Commercial and Industrial Districts.

- e) Directional signs in commercial and industrial districts shall be subject to the following restrictions.
 - 1) No more than two (2) directional signs for the same business.
 - 2) There shall be a minimum radius between any two directional signs of 500 feet.
 - 3) Directional signs shall not exceed twelve (12) sq. ft. for a single establishment or twenty-four (24) sq. ft. for multiple establishments utilizing a single sign. No directional sign shall exceed eight (8) ft. in height.
 - 4) Non-flashing or indirect illumination is permitted. All signs must be motionless.
 - 5) Any directional sign shall be subject to approval by the N.C. Department of Transportation. No directional sign shall be placed where it may cause a hazard, or obstruct the view of any driver.
 - 6) A detailed construction plan shall be required prior to issuance of a zoning permit.

Brown made the motion, seconded by **Pell**, to recommend to the Commissioners to **approve** this amendment. The motion passed unanimously.

- 6. The meeting adjourned at 7:40 p.m. There were 22 people present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary