

MINUTES

RANDOLPH COUNTY PLANNING BOARD

February 6, 2007

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, February 6, 2007, 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, absent; Larry Brown, present; Phil Ridge, present; Chris McLeod, present; Reid Pell, present; Wayne Joyce, present; and Danny Shaw, Alternate, absent. **County Attorney Alan Pugh** was not present for this meeting.
3. **Ridge** made the motion, seconded by **McLeod**, to **approve** the minutes of the January 9, 2007 Randolph County Planning Board meeting. The motion passed unanimously.
4. **REQUESTS FOR PROPERTY REZONING:**
 - A. **GARRETT SMITH**, Asheboro, North Carolina, is requesting 59.64 acres located at Old Cedar Falls Road, Asheboro Township, be rezoned from RA to LI-CD. Secondary Growth Area. Tax ID# 7771190499. The proposed Conditional Zoning District would specifically allow metal fabrication in proposed 100' x 160' building with future expansion as per site plan.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal is NOT 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 denied. The Technical Review Committee noted that the two (2) industrial uses adjoining this property were established prior to Countywide Zoning. Subsequent conditional use district zonings by the County were designed to provide either support or visual protection to adjoining residential properties. Examples of some Growth Management Policies 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 3.5 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.

Smith was present and stated that he lives just down the road from this location. Smith explained that he runs a 40,000 sq. ft. metal fabrication business on Cedar Falls Road. Smith said due to topography problems he has run out of room to expand his business at that location. Smith said he wants to fabricate some of his products and have some storage at this facility. Smith said they will not have any public sales at the new location. Smith said this expansion would allow them to employ approximately 40 people for their total operations. Smith said they will maintain their existing location for retail sales. Smith said he would prefer their access be on Presnell Street instead of Old Cedar Falls Road. Smith said they would need to obtain an easement from one of their neighbors before they could access Presnell Street. Smith again said that the facility would only be used for fabrication and the public would not be allowed at this facility.

Jesse Wilson, Site & Utility Design Services, said they plan to retain a 35' no-cut buffer on all property lines with the exception of the road frontage. **Smith** explained that he would maintain a 50' no-cut buffer along Old Cedar Falls Road. **Wilson** said they want to maintain the right to establish an additional entrance in the future. **Johnson** said the additional access would not be a problem if this request is approved. **Wilson** said that the property is limited for development unless the property is cut and filled due to topography problems. Wilson said that this would not be a "wet" manufacturing facility. Wilson said there would be very little water used. Wilson said the buildings would be approximately 250' off Old Cedar Falls Road. **Smith** said that the business doesn't create noise. Smith said that the neighbors won't even know the business is there.

Chairman Craven said that Smith was the first business of this type in the County. Craven said he runs a clean operation.

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

B. RUSSELL HACKETT, Asheboro, North Carolina, is requesting that approximately 22 acres out of 86 acres located on Old Country Farm Road, Back Creek Township, be rezoned from RA to CVOE-CD. Lake Reese Watershed.

Tax ID#'s 7733733411. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the development of an 18-lot residential subdivision for site-built homes only with a minimum house size of 1,100 sq. ft.

- **Neighborhood Information Meeting Summary**

The applicant was present for this meeting. There were three (3) citizens also present for this meeting. The citizens questioned what type of housing was being planned; and they also questioned what is being planned for the remainder of the property. The applicant explained that there are no future plans to develop the remainder of the property. There was no opposition to the requested expressed at the meeting.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal is 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 land use patterns in the area.

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

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).

Hackett was present and stated that proposed lot 13 would be used as an access to the remaining acreage. Hackett said he operates Caraway Speedway which is adjacent to this property. Hackett said they plan to retain the back portion of this property for pasture and want to sell off the front portion of the property in lots for site-built homes only. Hackett said they plan to build the homes on the existing road while building the new street.

Ridge asked Hackett if he had prepared any restrictions. **Hackett** provided a copy of proposed restrictions

There was no one present in opposition to this request.

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

5. **Alan Pugh** introduced Boy Scouts with Troop 527, **Ethan Wilson** and **Christopher Juberg**. Then explained they are working on their Community and Citizenship badge. The scouts quoted the Boy Scout Oath for the Board. **Chairman Craven** commended the boys for a job well done.
6. The meeting adjourned at 7:05 p.m. There were 10 people present for this meeting.

NORTH CAROLINA
RANDOLPH COUNTY

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary