

MINUTES

RANDOLPH COUNTY PLANNING BOARD

April 8, 2008

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, April 8, 2008, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Jim Rains** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: **Jim Rains**, Chairman, present; **Lynden Craven**, Vice Chairman, present; **Larry Brown**, absent; **Phil Ridge**, present; **Chris McLeod**, present; **Reid Pell**, present; **Wayne Joyce**, present; and **Danny Shaw**, Alternate, present (substituting for regular member Brown). **County Attorney Alan Pugh** was present for this meeting.
3. **Pell** made the motion, seconded by **Craven**, to **approve** the Minutes of the March 11, 2008 Randolph County Planning Board meeting. The motion passed unanimously.
4. **REQUESTS FOR PROPERTY REZONING:**
 - A. **LOU & SHARON KRUPA**, Ramseur, North Carolina, is requesting .61 acres located at 4422 US Hwy 220 Bus South, Cedar Grove Township, be rezoned from OI-CU to RA. Primary Growth Area. Tax ID# 7658494742. It is the intent of the applicant to use the property for residential purposes.

- **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**. The committee recognized that the property was rezoned in May 2004 for an interpreter's office. The applicant is now asking for the zoning to be converted back to its original zoning of RA for a less intense use.

The Technical Review Committee found the following Policies within the Growth Management Plan that support determination of consistency with the

adopted plan with 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.*

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #4. *Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.*

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #9. *Consider the costs as well as the benefits of growth management policies in order to preserve affordability for citizens' real estate and housing needs.*

Krupa was present and explained that she was using the property for an office and now wants to rent the property to her stepfather. Krupa said she has moved her office to South Fayetteville Street. Krupa said the property will no longer be used for business purposes.

There was no one present in opposition to this request.

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

- B. **WILLIAM & REGINA BURRIS**, Lexington, North Carolina, is requesting 7.54 acres located on Albertson Road, Trinity Township, be rezoned from HI-CU to RA. Primary Growth Area. Tax ID# 6798280320. It is the intent of the applicant to use the property for residential purposes.

• **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**.

The Technical Review Committee found the following Policies within the Growth Management Plan that support determination of consistency with the adopted plan with this recommendation are:

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #1. Recognize that all individual growth management decisions are part of a larger interconnecting framework of building sustainable and quality growth within Randolph County.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #4. Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.

Growth Management Plan Development Policy #6, pg. 19. Use transition development zones as a buffer between incompatible uses.

Burris was not present for this meeting. **Johnson** explained to the Board that the applicant told the staff that he plans to build a church on this property. The church is Redeeming Love Christian Center with 150 members.

There was no one present in opposition to this request.

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

5. The meeting adjourned at 6:41 p.m. There were 3 people present for this meeting.

NORTH CAROLINA
RANDOLPH COUNTY

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary