

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

**June 3, 2008**

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, June 3, 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**, present; **Phil Ridge**, present; **Chris McLeod**, present; **Reid Pell**, present; **Wayne Joyce**, present; and **Danny Shaw**, Alternate, present.
3. **Craven** made the motion, seconded by **Pell**, to **approve** the Minutes of the May 6, 2008 Randolph County Planning Board meeting. The motion passed unanimously.

4. **REQUESTS 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."*

4 people took this oath.

- A. **CHRISTOPHER GORE**, Franklinville, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to operate a computer business in an existing 14' x 20' accessory building at his residence located at 4662 NC Hwy 22 North, 1.87 acres, Rural Growth Area, Franklinville Township, Sandy Creek Watershed, Zoning District RA, Tax ID# 7795303454.

This case was had heard at last month's meeting, and **Johnson** gave a summary of those proceedings. Johnson explained that the Board delayed their decision to allow the applicant time to clean up the brush and debris from the site.

**Gore** was present and explained that he was able to get the trees removed and the property graded. Gore said that he now needs to rake the property and prepare the site to sow grass. Gore explained that the majority of the time he picks up computers from his customers and brings them to his shop. Gore stated that he did understand that the building has been permitted and would be classified as a

home base business if the building was approved. Gore stated that he was not aware that he would need a handicap ramp to the building. **Johnson** explained that he would need to contact the building inspector to determine what minor adjustments that would need to be made to the building. **Gore** said that he would be happy to contact the inspector.

**Max May**, 4649 NC Hwy 22 N, Franklinville, said that he and his neighbors do not want this business here. May said that the property is an eyesore. May said that he was told by the building inspector that the building was not up to code for a business. May said that he felt the community had enough eyesores and didn't need any more.

**There was no other opposition to this request.**

**Johnson** asked Gore if he had any plans to add to the building in the future. **Gore** said that the building nor the business would be enlarged in the future.

**Chairman Rains** asked if the additional building code requirements would be followed up by the inspections office. **Johnson** answered yes.

**Craven** said that in the past the County has encouraged small rural businesses. Craven said that the Board has asked Gore to clean up the tree debris on his property and it appears that Gore has worked hard to do so. Craven said that he didn't feel the property was an eyesore and that he felt Gore was in compliance with the intent of a rural family business.

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

- B. **PIEDMONT TRIAD WATER AUTHORITY**, Greensboro, North Carolina, is requesting a Special Use Permit to allow a water treatment plant to be located on Adams Farm Road, 90.80 acres, Rural Growth Area, Level Cross Township, Randleman Lake Water Critical Watershed Critical Area, Tax ID #7756694552.

**John Kime**, Executive Director of the Piedmont Triad Water Authority, was present. Kime said that they are in the final stages of this project and this phase will cost approximately 66 million dollars. Kime said that this phase would be to provide the water lines to Randleman, Greensboro, Archdale, High Point, and Guilford County. Kime said they have received all their permits from the State. Kime said that they are finalizing all their financing for this project at this time. Kime said they are currently accepting bids for the project. Kime said that they

did site planning in which they looked at 5 potential sites. Kime said 2 of which were in Guilford County and 3 sites in Randolph County. Kime said this site was chosen due to the fact that the cost would be less and the State wanted the plant to be north of the dam. Kime said that the original agreement in 1986 between the 6 governments called for the Authority to be created and operate the facilities. Kime said that once the facilities were built, Greensboro and High Point expressed interest in operating the facility, but the Board chose to stay with the original plan. Kime said that initially there will be approximately 15 employees. Kime said that there will be expansions that will cause the need for more employees in the future.

**Johnson** talked about the major impact this new watershed has made on Randolph County. Johnson said that Randolph County has protected this watershed since 1988.

**Kime** said that one thing that had the most to do with having other agencies to understand the need to protect this project was that Randolph County had been protecting this area for 12 years before any other jurisdictions were required to implement regulations. Kime said that the Authority would have had a lot more issues to deal with in getting permitted if the County had not done so. Kime said that the lake will probably not be open for at least another year. **Johnson** said that the lake appears to be a wildlife refuge. Johnson said that he has seen a crane and an eagle out there. Johnson explained that the Authority owns 200 ft. around the lake which protects this water source. **Brown** said that he has seen the lake will flying and the lake is beautiful from the air.

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

- C. **DANIEL ELLINGTON**, Archdale, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to allow a fabrication shop in an existing (30' x 80') building at his residence located at 6017 Cedar Square Road, 1.00 acre, Rural Growth Area, New Market Township, Randleman Lake Watershed, Zoning District RA, Tax ID #7737448903.

**Ellington** was present and explain his intentions to operate a fabrication shop in his existing building. Ellington said that they will be building some speedway car bodies. Ellington said he and his son has been trained for years in the stock car field. Ellington said that they plan to restore some old cars also. Ellington said that the only employees will be he, his son, and his grandson. Ellington said that he would generally operate between the hours of 7 am and 5 pm, approximately 5 days a week. Ellington said that he has lived here 18 years. Ellington provided a

letter of support from his next door neighbor.

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

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

5. **Easton Rains**, 7929 Hwy 64 E, asked to address the Board. Rains is the young son Chairman Jim Rains. Rains said that he is really thankful that the Board approved the man to build a zip-line. Easton said that he went there last night and it was really fun. Easton said that it was the most fun he has had in his life so far. The Board thanked him for his comments.
6. The meeting adjourned at 7:05 p.m. There were 6 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**