

MINUTES

RANDOLPH COUNTY PLANNING BOARD

August 5, 2008

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, August 5, 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, absent. **County Attorney Darren Allen** was present for the meeting.
3. **Craven** made the motion, seconded by **Pell**, to **approve** the Minutes of the July 8, 2008 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."

One person took this oath.

MICHAEL SPARKS, Seagrove, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to allow a towing business with an impound yard for temporary storage of wrecked vehicles in an enclosed 125' x 170' fenced area as per site plan at his residence located at 5925 Union Grove Church Road, 4.62 acres, Rural Growth Area, Richland Township, Zoning District RA, Tax ID# 7695173744.

Sparks was present and explained his intention to operate his towing business at his residence. Sparks said he is closing his grading business and wants to start this small towing business. Sparks said that all the grading equipment will be removed from the property. Sparks said the new business will be a wrecker business to remove vehicles for the State Highway Patrol. Sparks said that the wrecked vehicles will be stored in the impound yard until the insurance company settles the individual cases. Sparks said that he will be the only employee. Sparks said he would like the Board to only require the

slats in the fence on the sides and front of the impound yard. **Allen** asked what the length of the drive to the impound yard would be and Sparks said 100 ft. **Joyce** asked how many cars would be kept in the impound yard at any one time; and **Sparks** answered 30 or 40 cars. **Joyce** asked how long he would be keeping abandon cars and **Sparks** answered 60 to 90 days.

There was no one present in opposition to the request.

Johnson said there have been no complaints on the existing business that Sparks plans to close.

Craven made the motion to **approve** this request for a Special Use Permit with the condition to only require the slats in the chain linked fence on the sides and front of the impound yard. **Joyce** seconded the motion and the motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

A. **JANET JOHNSON**, Liberty, North Carolina, is requesting that 26.40 acres out of 155.00 acres located on Shady Hollow Road, Liberty Township, be rezoned from RA to RLOE-CD. Tax ID# 8715536247. Rural Growth Area. The proposed Conditional Zoning District would specifically allow the development of an 8-lot subdivision for site-built or conventional modular homes with a minimum house size of 1,300 sq. ft.

- **Neighborhood Information Meeting Summary**

This applicant was represented by Tom Meacham, Realtor, and Jerry King, Surveyor, at this meeting. No one additional citizens attended this meeting. There were no changes proposed for the development.

- **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** as consistent with the Growth Management Plan.

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.

Policy 6.23 *The County should encourage the use of rural lot subdivision designs where the size of lot allows for open space and groundwater recharge areas preserved by careful siting of the principal and accessory uses as noted through subdivision plat notations and related deed restrictions.*

Tom Meacham, Real Estate Broker, Liberty, North Carolina, represented the applicants. Meacham said that the family has owned the property for 50 years. Meacham said that a soil scientist has approved the lots for septic tanks. Meacham said that the homes will be located within 100 ft. of the paved road. Meacham said that the remainder of each lot would allow for horses. Meacham said that each lot would be large enough for a barn and horses behind the residences. Meacham said that no chickens or bees would be allowed on the property. Meacham said that they would like to change the request to reduce the required house size to 1,200 sq. ft. minimum. Meacham said that the purpose of the restrictions is to allow the rural environment to exist.

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. **CHARLES APPLE**, Asheboro, North Carolina, is requesting that 25.65 acres located on Brantley Gordon Road (across from Valley Farm Road), Concord Township, be rezoned from RA to RLOE-CD. Tax ID# 6688889130. Rural Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 5-lot subdivision for site-built homes with a minimum house size of 1,400 sq. ft.

- **Neighborhood Information Meeting Summary**

This applicant was present for this meeting. There were 4 citizens present with questions concerning the type of housing and the number of lots proposed. No changes have been made to this request.

- **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:

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 6.23 *The County should encourage the use of rural lot subdivision designs where the size of lot allows for open space and groundwater recharge areas preserved by careful siting of the principal and accessory uses as noted through subdivision plat notations and related deed restrictions.*

Apple was present and explained that he purchased the property two months ago. Apple said that he lives on an adjoining tract of land. Apple said he is renting that property. Apple said that the property was clear-cut by the last property owners. Apple said that the homes will be site-built.

Ken Markham, Valley Farm Road, said that he lives in the neighborhood. Markham said that he supports the development, but he is concerned about Valley Farm Road. Markham said that he is concerned about the increase in traffic on his road. Markham said that he would like the County to encourage the NCDOT to pave Valley Farm Road. Markham said that this road will be a cut-through road for these new lots. **Johnson** said that the County is not involved with paving the roads. **Markham** said that he is also concerned because a NCDOT official has told them that the road maintenance may be given to the County. **Johnson** said he felt he could assure him that the State will continue to maintain the roads in the County.

Reid Craig, 6680 Brantley Gordon Road, said that he is in favor of this request. Craig said he lives a couple of tracts down from this site. Craig said he likes the lot sizes that are being proposed and he also likes the fact that all the homes will be site built.

Joyce Leviner, 6853 Brantley Gordon Road, said that she lives across the road

from this site. Leviner said she would like to see the best for this area and feels site-built homes would be good for the community.

Darlene Cripps, adjoining property owners, said that they are in favor of this request, but they wanted to make sure that the development would not be allowed to make them remove their hogs, chickens, dogs, horses, cows, etc. from their property. Cripps said that they don't want the people building these fancy homes to come in and tell them they have to get rid of their animals. Cripps said she and her family were here first.

There were four people present in favor of this request.

There were two people present in opposition to the request.

Danny Burkshire, 6768 Brantley Gordon Road, was present in opposition to this request. Burkshire said that he is against further development. Burkshire said that he wants to know what will be done to clean the property. **Johnson** said that the property owner will be required to remove all the debris before the property can be developed. Burkshire said that the land has been raped and is completely worthless. Burkshire said that he wants to know if the property will perk and he is also concerned about the groundwater. Burkshire said he feels the applicant should provide more information.

Mrs. Apple said that the property was cleared by the previous owners. Apple said that they do plan to clean the property up and replant the trees. Apple said that they started out to do this for their children. Apple said since this time, their mailbox has been cut down and their newspaper is urinated on every day. Apple said they are not opposed to animals and would not asked their neighbors to get rid of their animals.

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

6. The meeting adjourned at 7:18 p.m. There were 16 people present for this meeting.

NORTH CAROLINA
RANDOLPH COUNTY

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary