

MINUTES

RANDOLPH COUNTY PLANNING BOARD

October 7, 2008

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, October 7, 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. **County Attorney Darren Allen** was present for the meeting.
3. **Pell** made the motion, seconded by **Joyce**, to approve the Minutes of the September 9, 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.

RANDOLPH GARNER, Climax, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to operate a machine shop in a proposed 36' x 65' building at his residence located on 10 acres at 4030 Plum Tree Road, Providence Township, Rural Growth Management Area, Zoning District RA, Tax ID# 7785898285.

Garner was present and explained his desire to construct a building at his residence to operate a machine shop. Garner said that he will be the only employee and all the storage will be located in the building. Garner said he has lived here for 8 years.

There was no one present in opposition to this request.

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

5. **REQUESTS FOR PROPERTY REZONING:**

A. **JAMES STOUT**, Randleman, North Carolina, is requesting that 108.01 acres

located on Racine Road, Providence Township, be rezoned from CVOE-CD to CVOE-CD. Secondary Growth Area. Polecat Creek Watershed. Tax ID# 7777870401, 7777669205, 7777669456, 7777679278, 7777679446, 7777760700, 7777760920, 7777770029. The proposed Conditional Zoning District would specifically amend the existing Conditional Zoning to decrease the minimum house size from 1,700 sq. ft. to 1,500 sq. ft. of heated sq. ft. and increase the number of buildings lots from 54 to 75 as per site plan. (Property Owner - Richie Wilbert Moore & Others).

- **Neighborhood Information Meeting**

The Neighborhood Information Meeting was attend by the developer and his engineer. Three adjoining property owners attended the meeting and expressed no opposition to the request. The discussion centered upon the impact the new Progress Energy right-of-way easement will have on the proposed lots. The developer stated that the lots containing the utility easement were going to be combined into a larger tract.

- **Technical Review Committee Recommendation**

The Technical Review Committee (TRC) 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**. The current proposal decreases the size of the lots, from an average lot size of 2 acres to 1 acre, and reduces the minimum houses size from 1,700 sq. ft. to 1,500 sq. ft. The average square footage of homes in the one-mile area around the request is 1,863.23 sq. ft. The average lot size in the one-mile area around the request is 3.45 acres. The TRC also noted that there are several streams on the property and we have received no information from the developer regarding the necessary permits from the US Army Corps of Engineers for the streams crossings.

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 6.13 Conventional residential subdivisions are anticipated of similar housing characteristics to the community.

Policy 8.8 The County should seek land use decisions to continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.

Jim Stout was present and explained his intentions to develop the subdivision. Stout said that he has bought his partners out and needs to increase the number of lots to be able to pay for the development. Stout explained that oil prices has gone up and all other development costs have increased. Stout said that he wants to keep a nice neighborhood, but he realizes that this is a transitional area. Stout talked about the mobile home subdivision that adjoins this property and the site-built housing developments in the area. Stout said due to the economy, most people can't afford the larger size homes.

Johnson said that the office has received calls concerning this request. Johnson said most of the concerns were due to the lot sizes being reduced.

Stout said he has had all the lots perked and they will all be able to be developed. Stout said that he plans to only clear the area of the lots for the house site. Stout said he will not clear cut the property. Stout said that he is designing the roads to be able to cross the stream without affecting it. Stout said that he currently has about one million dollars tied up in this project.

There was no one present in opposition to this request.

Joyce said he could understand why the developer would request smaller house sizes in this economy.

Craven said that over the years we have frowned on reducing house and lot sizes, but with today's economy he can understand where the developer is coming from. Craven said he is concerned with reducing the lot sizes, but he could see the house size being reduced to 1,500 sq. ft.

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

6. The meeting adjourned at 6:57 p.m. There were 10 people present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary