

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

February 3, 2009

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, February 3, 2009, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Chris McLeod** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: **Chris McLeod**, Chairman, present; **Reid Pell**, Vice Chairman, present; **Larry Brown**, present; **Phil Ridge**, present; **Jim Rains**, present; **Lynden Craven**, absent; **Wayne Joyce**, present; and **Danny Shaw**, Alternate, present (substituting for regular member Craven). **County Attorney Darren Allen** was present for the meeting.
3. **Pell** made the motion, seconded by **Rains**, to approve the Minutes of the January 6, 2009 Randolph County Planning Board meeting. The motion passed unanimously
4. **REQUESTS FOR A ROAD NAME CHANGE:**
  - A. Portion of **Poole Road** (SR 1919) as per site plan, Trinity Township, Randolph County. *The public necessity for this road change is a result of road closings made necessary by the new I-74/Hwy 311 Loop and to insure the continued ability of Randolph County Emergency Services to provide timely 911 responses.*

- **Technical Review Committee Recommendation**

*The Technical Review Committee received several suggestions, mainly family names, to name this road. The staff's suggestion is to name the road Old Poole Road.*

**Jimmy Hill**, 5750 Poole Road, asked if there had been any recommendations to date. **Johnson** said there have been some requests, but each were a different persons' name. Hill said he wanted to recommend the name John Trotter Road.

**Mike Tuttle** said he would not be opposed to John Trotter Road. **Johnson** said that the staff has received other personal names. Johnson said the staff has

suggested that the road be named “**Old Poole Road**”. Those in attendance said they would not be opposed to “Old Poole Road”. They said it would be easier when changing their addresses.

**Pell** made the motion, seconded by **Ridge**, to recommend to the Commissioners that this road be named “**Old Poole Road**”. The motion passed unanimously.

- B. Petition signed by residents of **Earnhardt Road**, whose signatures were gathered by students at Randolph Community College, requesting a portion of Earnhardt Road (SR 1539) beginning at the intersection of Earnhardt Road and Caraway Mountain Road/Flint Hill Road to Jericho Butler Drive, Back Creek Township, Randolph County, be renamed Jericho Butler Road.

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and had many concerns with renaming this section of Earnhardt Road. Those concerns expressed:*

1. *This would change the continuity of the road flow,*
2. *This could slow emergency response time,*
3. *This would be an unnecessary expense to property owners to change their address,*
4. *This would be of no benefit or enhancement to the 911 Emergency Services Program for anyone.*

*The Technical Review Committee unanimously recommended that this request be denied.*

**Johnson** said that the signatures of residents on Earnhardt Road were gathered by students of Randolph Community College.

**Carrie Coble** said that they started on February 15, 2008 notifying the residents. Coble said that Jericho Butler was the man that built this road. Coble said many of his decedents still live on this road.

**Pat Loflin**, Earnhardt Road, said that she has lived here for 10 years. Loflin asked how much does it cost to replace a road sign. Loflin said their road sign is stolen at least twice a year. Loflin said that she would like to see her tax dollars go to something else besides replacing this sign. Loflin said she would like to see the Butler family honored. Loflin said it is no problem to change your address.

**Jennifer Shober**, RCC student, said that this road was originally Jericho Butler

Road. Shober said that Jericho Butler's grandson is here tonight. Shober said that the road was dug out by a mule and chopping axe by Mr. Butler. Shober said that they have met the requirements of the County. Shober said that the historical value of the road should be preserved. Shober said she wasn't sure that the road should have been renamed to Earnhardt Road.

**William Smith**, Flint Hill Road, said he was raised on this road and it was always Jericho Road. Smith said he would like to see it changed back to Jericho Road.

**There were 12 citizens present in favor of this road name change.**

**Todd Kearns**, 4117 Earnhardt Road, said he would like to support the Earnhardt name. Kearns said Earnhardt was his grandfather and his grandfather built many of the houses on this road. Kearns said he meant no disrespect to Mr. Butler, but he wants to continue to honor his grandfather. Kearns said to change the road name would cost the residents to change their address. Kearns said that when the sign is down, they call to have the sign replaced.

**David Meyers**, said no disrespect to Ray Butler but he would like to see it remain Earnhardt. Meyers said that Earnhardt had the road paved and had the water lines brought down this road. Meyers presented the Board with **a petition of opposition with 48 signatures.**

**Dale Bennett**, 4067 Earnhardt Road, said that he never saw a petition from RCC. Bennett said that he lives past the renaming but he still lives on Earnhardt Road. Bennett said this will effect all the residents of Earnhardt Road. Bennett said there is a Butler Road in honor of Jericho Butler and a Jericho Road also. Bennett said he felt both men have been honored by the road naming system.

**Melissa Kearns**, 4007 Earnhardt Road, said Lawrence Earnhardt was her father and they didn't want to change the name. Kearns asked where everyone requesting the name change was when the road was named Earnhardt. Kearns said she lives here and was raised here. Kearns said her dad did so much for this community and the road should remain Earnhardt Road. Kearns added that there are already two roads in this community named after Jericho Butler.

**There were 15 citizens present in opposition of this request.**

**Coble** said that Ray Butler is only asking for a small portion of this road. Coble said that Mr. Earnhardt should be honored. Coble said this is a time that two families can come together and honor both families.

**Darren Allen** said the County is prohibited from renaming a state road that is similar to other names in the area. **Johnson** said that the Emergency Services Office has sent the Board a letter with this same concern. Johnson said this name change could cause confusion. Johnson said that there is a historic need to recognize Mr. Butler, but there is also a need for the County to provide emergency services. Johnson said the historical aspect has been taken care of by the private road named Jericho Butler Road and also a monument at that location.

**Rains** said that the letter from EMS says there are already three roads named Butler that give them some concern. **Rains** made the motion to recommend to the Commissioners that this request be **denied** based on the concerns expressed by EMS to provide emergency services to the County. **Pell** seconded this motion, and the motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

A **GREG BRYANT**, Asheboro, North Carolina, is requesting that 45.29 acres located on Carl Allred Road (at the intersection of Wicker Lovell Road), Franklinville Township, be rezoned from RA to CVOE-CD. Tax ID #'s 7773983838 and 7773981212. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the addition of 10 lots to Redding Subdivision for conventional modular homes and site built homes with a minimum house size of 1,500 sq. ft. William Redding - Property Owner.

- **Neighborhood Information Meeting**

*The developer, Greg Bryant, was present for the Neighborhood Information Meeting. Two (2) citizens attended the Neighborhood Information Meeting. They noted the large lot size and 1,500 sq. ft. modular and site built homes conditions. Although there was some concern about well water supply, there was no opposition to the proposal.*

- **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.*

**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.g. leaving large vacant areas between developments).*

**Greg Bryant** said that they subdivided 4 lots across the road a few years ago and this request is a continuation of the Planning Board’s recommendations at that time. Bryant said that some of these lots are larger due to some perking problems.

**Franklin Allred**, 2434 Wicker Lovell Road, asked what would the situation be if one of these lots were purchased and then re-divided. **Johnson** answered the property owner would have to come back to the Board to request any new divisions. **Allred** said he would like to see a minimum of 1,800 sq ft. placed on the house size.

**Johnson** said that those who attended the Neighborhood Information Meeting concerning this request were generally in support of the large lots. Johnson said that many times developers build larger homes than the minimum size proposed.

**Rains** noted that the average house size in the area is 1,300 sq. ft.

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

- B. **CINDY BROWN**, Asheboro, North Carolina, is requesting that 25.64 acres located on Luck Road (just east of Craig Street), Grant Township, be rezoned from RA to CVOR-CD. Tax ID #'s 7771803889 and 7771718024. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 6-lot residential subdivision for double-wide mobile homes, modular homes and site-built homes with a minimum house size of 1,200 sq. ft.

- **Neighborhood Information Meeting**

*The Browns attended the Neighborhood Information Meeting, and after consideration, amended their request from Mixed Residential with a minimum house size of 900 sq. ft. to Restricted Residential with a minimum house size of 1,200 sq. ft. Two (2) citizens attended the meeting to express opposition to the original request for single-wide mobile homes. The citizens expressed approval*

*of the change to Restricted Residential.*

- **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.*

**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.g. leaving large vacant areas between developments).*

**Johnson** said this is normally considered a family subdivision. The property will be divided up by the family. Johnson explained that originally the property owners had asked for single-wide mobile homes. Ms. Brown changed this request at the Neighborhood Information Meeting to restrict the development against single-wide mobile homes.

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

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

- C. **LARRY DRAUGHN**, Asheboro, North Carolina, is requesting that 2.78 acres located at 10490 US Hwy 220 Business North, Level Cross Township, be rezoned from LI to HC-CD. Randleman Lake Watershed. Tax Parcel ID #7757889809. The proposed Conditional Zoning District would specifically allow firearms sales, instructional classes, and a pistol range in an existing 80' x 100' building as per site plan.

- **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 with the condition that all activity be maintained in the existing building.*

*Example of a Growth Management Policy that the Technical Review Committee found supporting this recommendation is:*

*Policy 1.2 The benefits of economic development should be balanced against the possible detrimental effects such development may have on the quality of life enjoyed by area residents.*

**Draughn** was present and explained that he has been a resident of Randolph County for 55 years. Draughn said he has been operating a small injection molding business here since 1998. Draughn said they have sold off this business and currently operate a remolding business. Draughn said he doesn't want to take away from his current business operating on the premises. Draughn said they want to have 10 shooting lanes approximately 25 ft. long in behind the building. Draughn said they currently have the property fenced by a 6 ft. chain link fence and they are going to construct a 6 ft. privacy fence. Draughn said they plan to build a 14 ft. high berm for the range. Draughn said they plan to allow the range to be used for concealed weapons classes approximately 2 to 3 times per week. Draughn said in phase 2 of the project, they plan to install an over-head bullet barrier (above the shooter). Draughn said barriers will also be added on both sides of the lanes. Draughn said they plan to provide a cover for shooters on the range. Draughn said they plan to add target retrievers. Draughn said he does not plan to sell firearms from this location, but they will sell some accessories. Draughn said they will allow hand guns and long riffles. Draughn said the completion of phase 2 will take 3 to 4 months. Draughn said this will be a clean and safe facility. Draughn said Randleman Police are interested in using this facility. Draughn said phase 1 will be completed immediately after approval.

**Brown** asked if they plan to limit the caliber allowed, and **Draughn** answered no.

Draughn said the angle of fire will be away from the neighboring machine shop (on the north side).

**Robert Barnes**, 10497 US Hwy 220 Bus North, said he lives across the street from this location. Barnes said he doesn't want to be bothered by guns being fired. Barnes said he has animals that are very frightened by this type of noise. Barnes said his neighbor has some expensive cattle that will be bothered by the

noise also. Barnes said that this will impede with their quality of life.

**Marlene Barnes** said that they are already shooting on the property without a berm. Barnes said there are targets set-up and they are shooting now. Barnes said she didn't feel they would protect the neighborhood's safety, because they are not now. Barnes mention the trailer park that is to the rear of this location and in the line of potential fire.

**Johnson** said the Technical Review Committee looked at this request and were also concerned with the community's safety. Johnson said the area is made up of high-density residential development and some agricultural uses. Johnson said the staff didn't feel an outdoor shooting range would be good for the community. Johnson said the Technical Committee felt it should be maintained indoors for safety purposes and noise concerns.

**Pell** asked Draughn what his hours of operations would be. **Draughn** said it would be 5 to 6 days a week between the hours of 10 am to 9 pm. Draughn said that he didn't realize the shooting was going to take place this past weekend. Draughn said that was his son and his nephew were the ones shooting this past weekend.

**Rains** said he has attended a concealed weapons classes before and there were 20 people there. Rains said there were some people that had handled guns safely all their lives and there were some people who had no business with a gun in their hands. Rains said his concern is that you can't control who will be on the range. **Rains** made the motion, seconded by **Ridge**, to recommend to the Commissioners that this request be **denied** because of its close proximity to buildings and residences around it. The motion passed unanimously.

6. **Proposed Zoning Ordinance Amendment - Rural Industrial Overlay District**

**Johnson** said that when the Growth Management Plan was designed in 2002 it was to give staff, Planning Board members, and Commissioners assistance when making decisions regarding major residential development. Johnson said it was weighed for those decisions. Johnson said that it was not meant to be designed to eliminate rural industrial development out in the County. Johnson said the Rural Industrial Overlay District would be designed to accommodate that type of development. Johnson said the key fact is that you can have certain types of industrial development and still be environmentally sensitive to the rural community. Johnson said there are ways for both types of development to co-exist. Johnson said that we want to have a good bases in our ordinance to say this. Johnson said sustainable economic growth is taking on a whole new meaning. Johnson said that sustainable economic grow and rural quality of life can

have mutual sustainable goals. Johnson said one doesn't exclude the other. Johnson presented a map to the Board with examples of existing industrial development in the County. Johnson said we recognized approximately 80 businesses and industries currently in Rural Growth areas. Johnson said this would protected those investments and allow the County flexibility to deal with the new economy we are facing now. Johnson said that we have policies to follow when making residential development decisions but we weren't as clear when making rural industrial polices.

**Proposed Zoning Ordinance Amendment - Electronic Changeable Face Signs.**

**Johnson** said we are beginning to get request for these types of signs. Johnson said that the key with an electronic changeable face signs is how many seconds you require a message to be there before changing. Johnson said the city requires a message to remain on the sign for 5 seconds, but we are recommending 10 seconds. Johnson said that in a city, the streets are shorter and the traffic speeds are lower. Johnson said the proposed amendments wouldn't allow TV images or fireworks, etc. on the signs.

**Johnson** said if the Board was comfortable sending these amendment proposals to the Commissioners for their consideration, he would schedule a time on their agenda next month to present them to the Commissioners. Johnson said at that time the Board of Commissioners could schedule a public hearing for a later date.

**Brown** made the motion, seconded by **Joyce**, to forward the draft amendments to the Growth Management Plan and Zoning Ordinance to the Commissioners. The motion passed unanimously.

7. The meeting adjourned at 7:45 pm. There were 45 citizens 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**