

MINUTES

RANDOLPH COUNTY PLANNING BOARD

September 8, 2009

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, September 8, 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**, absent; **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 August 4, 2009 Randolph County Planning Board meeting. The motion passed unanimously

4. **REQUESTS FOR PROPERTY REZONING:**

- A. **RACHEL FESMIRE & JOYCE BROWN**, Staley, North Carolina, is requesting that 20.15 acres located on J.C. Teague Road, Columbia Township, be rezoned from RE-CD to RR-CD. Rural Growth Area. Tax ID#'s 8733706754, 8732798177, 8732798490, 8732798566, 8732798902, 8733706464, and 8733707277. The proposed Conditional Zoning District would specifically allow the existing residential subdivision lots to permit site-built homes, conventional modular homes, and on-frame modular homes.

- **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 6.5 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.

Resolution of Adoption - Policy #4 Consider the costs as well as the benefits of growth management policies in order to preserve affordability for citizens real estate and housing needs.

Fesmire and Brown were both present for this meeting.

There was no one present in opposition to this request.

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

- B. **CHARLES FOSTER**, Trinity, North Carolina, is requesting that 2 acres (out of 57.50 acres) located on Kennedy Road (next to Cedarwood Subdivision), Trinity Township, be rezoned from RA to RBO-CD. Lake Reese Watershed. Secondary Growth Area. Tax ID# 7715056598. The property Conditional Zoning District would specifically allow the construction of a 60' x 60' structure for an art studio.

- **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 4.3 Individual Rural Business and Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impacts to adjoining rural land uses.

Resolution of Adoption - Policy #2 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.

Foster was present to this meeting. Foster explained that he currently lives in a residence adjoining the parcel. Foster provided the Board with some examples of the type of sculptures he builds. Foster explained that this would be a low impact business. Foster said that his main business is building furniture in High Point and this is his passion. Foster presented a picture of the type of structure he plans to construct. Foster said that he doesn't plan to have any signs on the property.

There was no one present in opposition to this request.

Rains 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 6:43 pm. There were 3 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary