

MINUTES

RANDOLPH COUNTY PLANNING BOARD

June 8, 2010

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, June 8, 2010, 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, call the roll of the members: Christ McLeod, Chairman, present; Reid Pell, Vice Chairman, present; **Larry Brown, absent; Wayne Joyce, absent; Jim Rains, absent;** Phil Ridge, present; and Danny Shaw, present. Darren Allen, County Attorney, was present for this meeting.
3. **Pell** made the motion, seconded by **Ridge**, to **approve** the Minutes of the May 4, 2010 Randolph county Planning Board meeting. The motion passed unanimously.
4. **REQUEST FOR PROPERTY REZONING:**

TOMMY WILMOTH, Archdale, North Carolina, is requesting that 1.50 acres located at 6405 Canter Road, New Market Township, be rezoned from RA to RBO-CD. Tax ID# 7738800983. Secondary Growth Area. Randleman Lake Watershed. The proposed Conditional Zoning District would specifically allow a private truck repair business from an existing 42' x 100' building.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was not in compliance with the standards outlined in the 2009 Growth Management Plan adopted by the Board of County Commissioners. The Technical Review Committee recommends to the County Planning Board that this request be denied as consistent with the Growth Management Plan.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 1.3 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.

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

Wilmoth was present and explained his intentions to operate a private truck repair business on his property located at 6405 Canter Road in New Market Township. Wilmoth stated that he saw this property being advertised in the High Point Enterprise, and that it would be for sale and auction on the internet by the Federal Government. He stated that being he resided at 6257 Cedar Square Road only a mile plus from this site, he became interested in the property. Wilmoth also stated he needed a new location to do minor repair on his five trucks and store his equipment. He stated that he had previously owned AAA Automotive Salvage in Trinity, and that he had a two year time period to use the facility, and that this time period had about expired. Wilmoth stated that the Canter Road location would be a light operation that would involve no more than five of his trailer trucks, and would not be parked there for a long period. They would only be at the location for about a half day on Saturday, and then maybe a half day on Wednesday. The trucks would normally be parked at the company locations for which he hauled or with the individual drivers' residences. Wilmoth also stated that he would like to renovate the building so that the roof of the front section could be raised to accommodate the truck heights. Plus, he would like to add a front open section of a concrete patio. He stated that he did not mean anybody any harm, that he would make the property presentable, and that he would comply with any conditions the board chooses to make.

Johnson asked Wilmoth if any major repair would be done at this location. **Wilmoth** replied there would only be minor repairs such as fluid changes, brake repairs, and tire replacements. Wilmoth stated these repairs would be done primarily on Saturdays so the trucks would be ready for Sunday departures. Some repairs would also take place on Tuesdays or Wednesdays. Major repairs would be done at other locations.

Johnson stated that this area appeared to be a rural area, not much traffic, and little noise. Johnson asked Wilmoth how much noise would be generated by these repairs. **Wilmoth** replied that the biggest noise would be from an "impact wrench" removing a truck or trailer tire. Wilmoth stated that normally this would only be done on a Saturday or a Wednesday, and not on a Sunday. Wilmoth stated that normally trucks would not be parked there overnight, for they are normally with the drivers.

Johnson asked Wilmoth about his proposed hours of operation and whether or not trucks and trailers would be repaired on Saturday nights or on Sundays.. **Wilmoth** responded that the trucks and equipment would be repaired up to about 4 p.m. on Saturdays.

McLeod asked Wilmoth if this was only a place to service his trucks. **Wilmoth** responded in the affirmative.

Pell asked if fuels would be stored at this site. **Wilmoth** responded that no fuels would be stored at the site. Wilmoth went on to give the names of the companies that his five trucks hauled for. He stated that he hauled for primarily three companies.

Billy Chriscoe, 6412 Canter Road, property owner across from the proposed site, spoke in opposition to this request. Chriscoe expressed concern for the added noise level and that he felt this would upset his mother, 91 years of age, who resides with him. He stated that any additional noise would bother his mother. Chriscoe also expressed the concern that this activity, if permitted, would have a negative effect on his property values.

Jimmy Canter, 2335 Canter Lane, spoke in opposition to this request. Canter stated that Canter Road is a narrow road and does not lend itself to handle large trailer trucks. Canter also felt that this proposed activity would hurt the surrounding land values. Canter also presented the Planning Board with a signed petition of 59 people who were opposed to rezoning this property for the activity in question. **Johnson** asked Canter from where the signatures were gathered. Canter responded that all the signatures were either from Canter Road, Canter Lane, or McNeill Road. Canter went on to say he was concerned that the changing of the truck fuels would have a negative effect on the Randleman Watershed in which this facility would be located.

James Barnett, 6320 Canter Road, spoke in opposition to this request. Barnett stated that Canter Road, being narrow and curvy, was not suitable for tractor trucks, and for a truck repair business. He also expressed concerns that this activity would lower his property values, and lower his ability to sell his property in the future.

Victor Whitaker, 6227 Canter Road, spoke in opposition to this request. Whitaker stated that he had moved to this neighborhood because it was serene, peaceful, and quiet. He stated that Saturday, to him and his family, was a day to enjoy and to relax. The proposed truck activity on a Saturday would defeat that purpose. He also stated that his grand kids enjoy riding their bicycles on Saturdays, and that truck traffic would be dangerous for bicycles.

Jeff Canter, 6111 Canter Road, spoke in opposition to this request. Canter stated that he was present for this meeting for his kids and the other kids in the neighborhood. He said there were 20 some kids who routinely ride their bikes in this area. Canter felt that such a truck repair business would be a problem for these children.

Al English, 2354 Hohn Road, spoke in opposition to this request. English stated that he was there to represent two nearby seven acre tracts being held in the Evelyn Hohn Trust, and that he was the husband of one of the beneficiaries of this trust. English stated that he felt that permitting this truck repair business would have a negative impact on selling these two Hohn Trust properties.

Jerry Boyles, 5980 Canter Road, spoke in opposition to this request. Boyles stated that this area was a peaceful, quiet, and good neighborhood. He also said that Canter Road was a small country and narrow road. He said the neighborhood kids play in their front yards and their balls sometimes goes into the road, and trucks would be dangerous. Boyles also stated that already Canter Road is a “short-cut” road from Cedar Square Road to Harlow Road. He would like to keep the area peaceful like it is, and protect the kids.

There were 13 people present in opposition to this request.

Chairman McLeod closed the public hearing portion of the meeting and entertained discussion among the board members. **Johnson** stated that the Technical Review Committee had found the proposed activity to be out of character with the existing residential community. **McLeod** stated that all five trucks would not be broken down at one time. **Ridge** weighed the low impact possibility with the activity being out of character. **Pell** felt that the proposed activity would be out of character with the existing neighborhood.

Reid made the motion, seconded by **Ridge**, to recommend to the Commissioners that this request be **denied**. The motion passed unanimously.

5. **Johnson** advised the Board that the Clerk to the Board, Jill Wood, was absent from this meeting due to the high school graduation of her son Tyler, from Eastern Randolph High School.
6. There being no further business of the Board, the meeting adjourned at 7:30 p.m.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

RANDLE BRIM

Date

Clerk