

MINUTES

RANDOLPH COUNTY PLANNING BOARD

July 13, 2010

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, July 13, 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, called roll of the members: Chris McLeod, Chairman, present; Reid Pell, Vice Chairman, present; **Larry Brown, absent; Phil Ridge, absent;** Jim Rains, present; Wayne Joyce, present; and Danny Shaw, present. Darren Allen, County Attorney, was present for this meeting.
3. **Rains** made the motion, seconded by **Pell**, to **approve** the Minutes of the June 8, 2010 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.

JOHNNY MARLOW, Asheboro, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to operate a firearms business in an existing 10' x 30' building at his residence located at 3171 Old Cedar Falls Road, on 3.73 acres, Franklinville Township, Rural Growth Area, Zoning District RA, Tax ID# 7772659088.

Marlow explained that he has an alarm system at his residence and is an avid hunter. Marlow said he plans to open a firearms business in Asheboro at a later date, but wants to obtain his license at his residence for now. Marlow said there will be no firing range at his residence. There will be no shooting at all. Marlow said that sales will be by appointment only. Marlow said that the property is fully secure. Marlow said this will be a temporary location. Marlow said he will move the business to Asheboro later.

There was no one present in opposition to this request.

Johnson said the office hasn't received any calls concerning this request.

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

5. **REQUEST FOR PROPERTY REZONING:**

A. **STEVE REDDING**, Asheboro, North Carolina, is requesting that 8.20 acres located on the corner of Hopewell Friends Road/Tot Hill Farm Road, Cedar Grove Township, be rezoned from RR to CVOE-CD. Tax ID# 7639614635. Primary Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 6-lot residential subdivision for site built homes only with a minimum house size of 1,200 sq. ft.

- **Neighborhood Information Meeting Summary**

The developer and real estate agent attended the Neighborhood Information Meeting. They stated that the property owner had notified all adjoining property owners of his intention to sell, and they were offered the opportunity to purchase. One adjoining resident also attended the meeting and expressed interest in purchasing a portion of the proposed development. Concern was expressed that new construction should take into consideration the existing trees and shrubs so as to maintain a natural buffer with adjoining properties located to the rear.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was 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 **approved** as consistent with the Growth Management Plan.

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.

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

Patsy Woodruff, Real Estate Agent, was present representing Redding. Woodruff said that the buyer is out of town and the seller is in the hospital and could not be present. Woodruff said that Redding plans to build homes approximately 1400 sq. ft., but due to the economy, he want to be able to reduce the house size if necessary. Woodruff said the seller needs to sell the property due to health problems. Woodruff said that the owner has given his neighbors the

opportunity to purchase the property (prior to selling the land to a developer). Woodruff said that Redding said all the trees will remain on the back side of the lots. Redding only plans to remove enough trees to build the homes and would only disturb the area approximately 200 ft. into the lots. Woodruff said that the homes will be approximately \$120,000 to \$150,000 per residence. Woodruff said that this would be in keeping with the homes existing in the community. Woodruff said that Redding has contacted the NCDOT and they have given a preliminary approval on the driveway connections.

Sammy Luther, 2052 Luther Country Lane, said that his only concern was the possible traffic problems. Luther said that there is a gully on the front of the property and he didn't feel this many driveways could be built. Luther said that he's not opposed to 6 houses on the property but he would like to see a road built to serve the lots.

Sharon and Randall Spencer, 2279 Tot Hill Farm Road, said that they are also concerned about the number of driveways. Spencer expressed their concern for the school traffic in the area. Spencer said that it is Redding's land and she realized he should be able to do what he wants with the property. Spencer said they would like to see a buffer along the road.

Mary Cagle, 2384 Doul Mountain Road, said that the traffic is very bad in this area. Cagle said the road is all ready in bad repair because of the traffic. Cagle said that they retired from Winston-Salem to live in this rural area and these developers are taking away their rural lifestyle.

There were 4 citizens present in opposition to this request.

Rains said he felt there should be some buffers required. **Johnson** said the staff would be glad to assist the Board with working out appropriate buffers with the applicant. **Rains** said he felt there should be buffers around the perimeter of the property. Rains said he felt it would be hard to get a driveway permit for the lot in the intersection. Rains said he felt the buffers should be along each property line with the exception of road.

Pell made the motion to recommend to the Commissioners that this request be **approved** with appropriate buffers. **Joyce** seconded this motion, and the motion passed unanimously.

- B. **DAN ANDERSON**, Staley, North Carolina, is requesting that approximately 6 acres (out of 33.76 acres) located 136 Hicks Farm Road, Columbia Township, be rezoned from RA to RBO-CD. Tax ID# 8732465345. The proposed Conditional Zoning District would specifically allow a golf driving range and a commercial billboard sign site.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was 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 **approved** as consistent with the Growth Management Plan.

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

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.

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.*

Anderson was not present. 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.

- C. **CHRIS HONEYCUTT**, Trinity, North Carolina, is requesting that 5.04 acres located at 9060 Hillsville Road, Trinity Township, be rezoned from HC-CU to HC-CD. Tax ID# 7726128995. The existing Conditional Use Permit allows the existing building to be used for an accounting/business office. The proposed Conditional Zoning District would specifically allow the addition of an automotive sales lot (maximum display area 6 cars).

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was 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 **approved** as consistent with the Growth Management Plan.

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

Policy 4.2. Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

Policy 4.4 Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

Honeycutt was present and expressed his desire to obtain his dealers license at this site. Honeycutt said that he has been operating his business in Archdale for 23 years and plans to downsize his business. Honeycutt said that right now he only plans to have 2 vehicles on the property for sale. Honeycutt said that if the other business on the property moved he would have room for up to 6 cars, if he took over the entire property. Honeycutt said that NCDMV has approved this site tentatively.

There was no one present in opposition to this request.

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

Johnson introduced Clint McNeill to the Board. Clint is our intern and is a graduate of UNC-G with a degree in Urban Planning.

5. The meeting adjourned at 7:05 pm. There were 9 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary