

MINUTES

RANDOLPH COUNTY PLANNING BOARD

May 17, 2011

The Randolph County Planning Board met at 6:00 p.m., on Tuesday, May 17, 2011, in the 2nd Floor Meeting Room, Randolph County Historic Courthouse, 145 Worth Street, Asheboro, North Carolina.

1. **Chairman Reid Pell** called to order the Randolph County Planning Board meeting at 6:00 p.m.
2. Chairman Pell recognized and welcomed the newly appointed Planning Board member, **Kemp Davis** to his first meeting. **Johnson** said Kemp Davis has been administered the required Oath of Office.
3. **Hal Johnson**, Planning Director, called roll of the members: **Reid Pell**, Chairman, present; **Wayne Joyce**, Vice Chairman, present; **Chris McLeod**, present; **Phil Ridge**, present; **Jim Rains**, present; **Kemp Davis**, present; and **Larry Brown**, present. County Attorney **Ben Morgan** was also present.
4. **Hal Johnson**, Planning Director, said this is the first meeting of the County Planning Board in the newly renovated Commissioners Meeting Room of the 1909 Historic County Courthouse. Johnson said that it has been almost 22 years since the last meeting of the County Planning Board in the old courthouse. Johnson gave a brief review of the renovations and history relating to the new meeting room.
5. **Rains** made the motion, seconded by **McLeod**, to approve the Minutes of the April 5, 2011 Randolph County Planning Board meeting. The motion passed unanimously.
6. **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."

1 person took this Oath.

SHELTON BRADSHAW, Sophia, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to allow a target shooting range at his residence located at 2589 Plott Hound Trail, on 62.43 acres, Back Creek Township, Secondary Growth Area, Tax ID# 7733690978, Zoning District RA.

Johnson said that private shooting ranges are not regulated by Randolph County zoning

regulations and that existing state laws make it difficult for a local government to regulate through zoning private shooting ranges. Johnson said Mr. Bradshaw began charging a fee for admission to his formerly private shooting range, and this required the County to review his operation as a commercial business and the Special Use Permit as a “Rural Family Occupation”.

Bradshaw said that his land is well suited for a target shooting range because of the unique natural safety provided by the contour of the land which includes steep hills and heavy timber. Bradshaw said his facility is not just a shooting range, but also promotes firearm safety with youth and adults. Classes have been offered at the site for Certified Weapons Permits and Youth Firearm Safety. Bradshaw said that his range has hosted Church Groups, Sheriff Department Deputies, and three training classes from Randleman High School.

Johnson said that the targets for the pistol range appeared to be angled toward Camp Caraway property and although there is substantial distance and elevation from the target range to the nearest Camp Caraway facility, the current location of the pistol range targets could easily be redirected away from the camp property. Johnson displayed a GIS map reflecting location of the pistol and rifle targets relative to some Camp Caraway activities. **Bradshaw** said that the pistol targets are located at a 45 ft. lower elevation than the surrounding property. Bradshaw said that he would move the portable pistol range targets using newly established soil embankments that provided a 62 ft. earthen backstop. This would angle the targets at least 90 degrees away from property owned by Camp Caraway. Bradshaw presented petitions from adjoining property owners and neighbors stating support for the target range.

Ridge asked Bradshaw what were his normal operating hours. **Bradshaw** said that the facility will be closed during November and December, however, normal range time is from around 8:30 a.m. until sundown. The range would be available 7 days a week, however, on Sunday, activity would not begin until after 12:00 p.m. Bradshaw said the numbers of people using the range at one time is usually small and the range is not in use every day. Bradshaw said he provided supervision at the site and had gated controlled access to the target range. Bradshaw said his use of a video camera security system helped insure that unauthorized people did not use the target range.

There was no one present in opposition to this request.

McLeod made the motion to **approve** this request as having sufficient information presented that would meet the standards required for issuance of a Special Use Permit. McLeod made a condition of approval that the pistol range targets be moved and redirected away from adjoining property owned by Camp Caraway. **Brown** seconded the motion. The motion was approved by a vote of 6 to 1, with **Rains** voting against the

motion.

7. **REQUEST FOR REZONING:**

- A. **SAMUEL DAVIS**, Asheboro, North Carolina, is requesting that 2.50 acres located at 2636 US Hwy 64W, Cedar Grove Township, be rezoned from HC-CU to HC-CD. Tax ID# 7741107859. Primary Growth Area. The proposed Conditional Zoning District would specifically allow a produce market and greenhouses as per site plan. (This would replace the existing Conditional Use Permit issued June 6, 2005 that would allow a mini-warehouse storage facility.)

- **Technical Review 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 the use is less intense than that previously approved in 2005.

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

Policy 4.1 Provide for sites in Randolph County jurisdiction where rural commercial activity can locate; with the goal of increasing economic activity, job creation, and the provision of services to the rural community.

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.

Davis was present for this meeting. Davis explained his intention to change the commercial use of the property. Davis said that he wants to have a produce market with greenhouses. Davis said that he has 10 employees that currently work for him in his masonry business. Davis said he will add another employee on his payroll for this business. Davis said that he has widened his driveway for commercial traffic.

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. **JOSEPH HACKETT**, Pleasant Garden, North Carolina, is requesting that 16.82 acres located on Hunting Lodge Road, Providence Township, be rezoned from RA to CVOE-CD. Tax ID# 7788752273. Polecat Creek Watershed. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 8-lot residential subdivision for site-built homes and conventional modular homes with a minimum house size of 1,300 sq. ft. Joyce Beidler - Property Owner.

- **Neighborhood Information Meeting Summary**

There were approximately 10 people in attendance, including the developer and surveyor, for this location, at the Neighborhood Information Meeting held on April 7, 2011. There were concerns expressed for the maintenance of off-site septic fields and several people felt the minimum house size proposed was not large enough.

- **Technical Review 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. The TRC noted that the 2+ acre lots provided a natural transition between Rural and Secondary Growth Areas.

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.

Board of Commissioner Resolution Adopting the Growth Management Plan, 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.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #4. Consider the costs as well as the benefits of growth management

policies in order to preserve affordability for citizen's real estate and housing needs.

Hackett was present for this meeting.

Johnson said that the property is divided by two separate growth areas. Johnson said that the front half is within a secondary growth area with a minimum of 1 acre lot size and the back half is within a rural growth area with a minimum of 3 acres lot size. Johnson explained that Hackett has proposed a transitional development with appropriate lot sizes (of 2+ acres) to address both growth areas.

Jerry King, Surveyor, representing Hackett, said that Hackett builds moderate to large size homes. King said that this subdivision proposal is for a moderate size home. King said that each of the lots will have individual septic tanks and wells. King said that each lot has 150+ ft. road frontage and an average lot size of 2.1 acres.

There was no one present in opposition to this request.

Johnson said that this proposal is a good example of a transitional subdivision between a Rural Growth Area and a Secondary Growth Area.

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

- C. **ROBERT MORAN**, Asheboro, North Carolina, is requesting that 7.49 acres (out of 28.26 acres) located at 5159 NC Hwy 134, Union Township, be rezoned from RA to CVOE-CD. Tax ID# 7655191907. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 5-lot residential subdivision for site-built homes and conventional modular homes with a minimum house size of 1,200 sq. ft. Joseph Ralph & Mary Edwards - Property Owners.

- **Neighborhood Information Meeting Summary:**

There were approximately 12 people in attendance for this meeting including the developer and surveyor for this location at the Neighborhood Information Meeting held on April 7, 2011. Concerns were expressed that the minimum house size proposed was not large enough and there could be some drainage concerns in front of several of the lots.

- **Technical Review 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.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #4. Consider the costs as well as the benefits of growth management policies in order to preserve affordability for citizen's real estate and housing needs.

Moran was present for this meeting. Moran said that they propose to develop a 5 lot subdivision. Moran said that a soil scientist that has examined each of the lots. Moran said that they would allow conventional modular homes and site-built homes. **Johnson** asked what was the future intent of the remainder of the property. **Moran** said that the property owners purchased the property for farming. Moran informed the Board that the property owner also owns an adjoining tract of land.

Glenn Miller, adjoining property owner, said that they are not really here to voice opposition but they would like the intent of the remainder of the property to be more clear. Miller asked if the 30 ft. would be large enough for an access road. **Johnson** answered that there would have to be approximately 60 ft. for a public road. **Miller** said that there are provisions in the private restrictions to allow a lot to be used for an access to the remaining property. **Moran** explained that since the beginning of the process, the front portion of property is under a separate ownership. **McLeod** asked Moran if they could remove item #17 from the preliminary set of private restrictions. **Moran** agreed to do so.

Robert Hill, adjoining property owner, said that they were just concerned about item #17 in the restrictions. Hill said since this would be removed, he had no problem with this request.

McLeod made the motion, seconded by **Joyce**, to recommend to the

Commissioners that this request be **approved** with item #17 being removed from the proposed restrictions. The motion passed unanimously.

- D. **STEVEN & LEE TATE**, Climax, North Carolina, are requesting that 2.5 acres (out of 41.10 acres) located at 3531 Jess Hackett Road, Providence Township, be rezoned from RA to RBO-CD. Rural Growth Area. Sandy Creek Watershed. Tax ID# 7795660943. The proposed Conditional Zoning District would specifically allow a agri-business event facility.

- **Technical Review 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 1.4 The continued growth of Randolph County's tourism industry will be encouraged.

Policy 4.1 Provide for sites in Randolph County jurisdiction where rural commercial activity can locate; with the goal of increasing economic activity, job creation, and the provision of services to the rural community.

Policy 10.2 The County should recognize, protect and creatively assist in the promotion of developing heritage areas in order to stimulate orderly, sustainable economic growth and quality of life.

Tate was present for this meeting. Tate said the purpose of the request is to allow the activities on the farm to expand. Tate said that since their business has grown, it has allowed them to expand into agri-tourism more. Tate said they were one of the first members of the N.C. Agri-Tourism Council. Tate said that they give tours and the day ends with a meal made from their farm facility. Tate said that they have been asked to allow "staff retreats" for things like "team building," and also workshops. Tate said that they don't have a restaurant, but they will have a commercial facility that allows them to serve a specific meal to their guests.

There was no one present in opposition to this request.

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

8. The meeting adjourned at 6:58 p.m. There were 12 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary