



MINUTES

RANDOLPH COUNTY PLANNING BOARD

June 21, 2011

The Randolph County Planning Board met at 6:00 p.m. on Tuesday, June 21, 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. **Hal Johnson**, Planning Director, called roll of the members: **Reid Pell**, Chairman, present; **Wayne Joyce**, Vice Chairman, present; **Chris McLeod**, present; **Jim Rains**, present, **Kemp Davis**, present, **Larry Brown**, present, **Phil Ridge**, absent. County Attorney **Ben Morgan** was also present.
3. **Joyce** made the motion, seconded by **McLeod**, to approve the minutes of the May 17, 2011 Planning Board meeting. This motion passed unanimously.

4. **ROAD NAMING REQUEST:**

- A: Existing portion of **Julian Airport Rd.**, SR 2502, south of the US Hwy 421 to the intersection of Shiloh Road, Liberty Township. The road name change is made necessary as a result of NCDOT permanently closing the roads existing intersection to U.S. Hwy 421. **RECOMMENDATION: *Lamina Lane***

Chairman **Pell** opened the public hearing to receive comments. **Vickie Bulla**, 5307 Julian Airport Rd., Liberty, N.C. spoke in recommendation of renaming the road ***Lamina Lane***. **Bulla** said this name was to honor her recently deceased horse. No other persons spoke in reference to this road name.

Joyce made the motion, seconded by **McLeod**, that the name ***Lamina Lane*** be recommended to the Board of County Commissioners. This motion passed unanimously.

5. **REQUEST FOR REZONING:**

- A. **SANDY CREEK GOLF CLUB, INC.**, 5454 Whites Chapel Rd., Staley, N.C. is requesting that 3.71 acres (out of 201.56 acres) Columbia Township, PIN# 8714429127, be rezoned from RA to Rural Business Overlay – Conditional District (RBO-CD). Rural Growth Area. Sandy Creek Watershed. The proposed zoning district would allow retail sales to the public from the private clubs pro shop and snack bar.

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 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.

Policy 4.7: the County should encourage the use of rural business overlay districts to provide locations where compatible rural land uses such as neighborhood retail and service establishments can be located in general proximity to established rural areas with the goal of promoting better livability in the rural community.

Board of Commissioners 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.

Bob Wood, General Manager, Sandy Creek Golf Club, advised the Board that this would allow retail sales to the general public at the club's pro shop and snack bar. **Mickey Whitehead**, Randolph Bank, was also present.

No persons spoke in opposition to the request.

Rains complimented **Wood** for the service that Sandy Creek Golf Club provides to the community and stated that the facility has been regularly used for community no-profit events. **Rains** made the motion, seconded by **Brown**, that this request be recommended for approval. This motion passed unanimously.

6. Being no further business the meeting closed at 6:20 pm.

HAL JOHNSON

Hal Johnson, Planning Director

Date