

Minutes

RANDOLPH COUNTY PLANNING BOARD

December 6, 2011

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, December 6, 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 Board of Adjustment meeting at 6:30 p.m.
2. **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**, absent; **Kemp Davis**, present; and **Larry Brown**, present. County Attorney **Ben Morgan** was also present.
3. **Kemp** made the motion, seconded by **McLeod**, to **approve** the Minutes of the November 8, 2011 Randolph County Planning Board meeting. The motion passed.
4. **SPECIAL USE PERMIT REQUESTS:**

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."

Two citizens took this Oath.

LONNIE SAUNDERS, Asheboro, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to operate a turkey shoot at his residence located at 735 Saunders Trail, on 28.67 acres, Cedar Grove Township, Secondary Growth Area, Tax ID# 7730072727.

Wayland Saunders, (Lonnie Saunders' son), presented the Board with pictures of a berm he has built, signs he has posted, etc. Saunders said that the shooting range hours will be from 7 pm - until (most of the time close at 9:30 pm). Saunders said operating days will be Thursday through Saturday night. Saunders said that he will mainly operate from October through February. Saunders said that he will have some benefit shooting events for the community church throughout the year. Saunders said he, his wife, and son will be at the range when it is open. Saunders said that he will only allow shotguns to be used at the range. **Kemp** asked if the chicken houses are functioning, and Saunders answered yes. **Saunders** said that they will be shooting into the field along side of the

chicken houses.

There was no one present in opposition to this request.

Johnson said he had not received any negative comments about this request.

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

5. **REQUEST FOR PROPERTY REZONING:**

BO DAVIDSON, Asheboro, North Carolina, is requesting that 4.70 acres located at 4917 Beeson Farm Road, New Market Township, be rezoned from RA to LI. Secondary Growth Area. Tax ID# 7745276892. It is the desire of the applicant to use the property for industrial purposes. The Innovision Properties, LLC - Property Owners.

• **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 3.1. Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.

Policy 3.7. Sustainable economic growth, environmental protection, and quality of life shall be pursued together as mutually supporting growth management goals.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #3. Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base.

Johnson explained that the building on this property was built prior to Countywide Zoning. Johnson said that at that time this particular property was not picked up as industrial. Johnson said once the business ceased operation, the zoning was required

prior to establishing another industrial operation.

Bo Davidson was present and explained the desire of the property owner to bring the building into compliance. Davidson said that originally the building was used for manufacturing and it is currently used only for storage. **Johnson** asked if any future activities would hinder the church in close proximity to the property. **Davidson** answered no.

There was no one present in opposition to this request.

Johnson said that this was obviously an oversight when Countywide zoning came into effect.

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

6. The meeting adjourned at 6:43 p.m. There were 5 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary