

Minutes

RANDOLPH COUNTY PLANNING BOARD

March 6, 2012

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, March 6, 2012, 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**, absent; **Phil Ridge**, present; **Jim Rains**, absent; **Kemp Davis**, present; and **Larry Brown**, absent. County Attorney **Ben Morgan** was also present.
3. **Joyce** made the motion, seconded by **Kemp**, to **approve** the Minutes of the February 7, 2012 Randolph County Planning Board meeting. The motion passed.

4. **SPECIAL USE PERMIT REQUEST:**

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.

JAMES LANGLEY, Seagrove, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to operate a motorcycle repair shop in an existing 16' x 40 building at his residence on 1.01 acres located at 5320 Joel Jessup Road, Brower Township, Rural Growth Area, Zoning District RA, Tax ID# 8617406610 ([Click for map](#)).

Langley was present and explained that he lives across the street from this site and works on motorcycles at this shop. Langley said that he will store all parts and materials inside the building. There will be no outside storage.

There was no one present in opposition to this request.

Ridge made the motion to **approve** this request for a Special Use Permit with the condition of no outside storage. **Joyce** seconded the motion and the motion passed

unanimously.

5. **REQUEST FOR PROPERTY REZONING:**

A. **SEAGROVE-ULAH METROPOLITAN WATER DISTRICT**, Seagrove, North Carolina, is requesting that 1.50 acres (out of 35.35 acres) located on US Hwy 220S (just north of Old NC Hwy 13) be rezoned from RA to HC-CD. Tax ID# 7666345717 ([Click for map](#)). Primary Growth Area. The proposed Conditional Zoning District would specifically allow an office and storage facility for Seagrove-Ulah Water District as per site plan. Property Owners - JBDJ LLC.

- **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.

Example of a Growth Management Policy that the Technical Review Committee found supporting this recommendation is:

Policy 1.7 Planning and development decisions should be based on the principal of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all county residents.

Policy 5.1 Office and institutional development should be encouraged to locate as transitional land use between activities of higher intensity and those of lower intensity.

Mike Walker, Secretary, Seagrove-Ulah Metropolitan Water District, was present and explained that the district was established in 1990 and at that time there was only 50 customers. Today there is approximately 900 customers. Walker said that they serve the southern central area of Randolph County. Walker said there may be some outside storage in the back. Walker said that it will be fenced. Walker said that currently there will not be a person at the office full-time. Walker said that they maintain all their own water lines. Walker said that currently First National Bank handled the bill collections for them from their customers. Walker said that when they begin doing their own collections this will be the office used. Walker said that they haven't settled on a building design at this time. Walker said that this will have very little impact on the area.

There was no one present in opposition to this request.

Kemp 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 6:58 p.m. There were 5 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

Date

JILL WOOD

Clerk/Secretary