

MINUTES

RANDOLPH COUNTY PLANNING BOARD

September 11, 2012

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, September 11, 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 Planning Board meeting at 6:30 p.m. Chairman Reid Pell had a moment of silence in remembrance of the victims of 9/11.
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**, present; **Kemp Davis**, present; and **Larry Brown**, absent. County Attorney **Ben Morgan** was also present.
3. **Rains** made the motion, seconded by **Davis**, to **approve** the Minutes of the August 7, 2012 Randolph County Planning Board meeting. The motion passed.

Johnson said that the Planning Board met on the Tuesday of 9/11 and said that over 100 people were in attendance of that meeting.

4. **REQUESTS FOR PROPERTY REZONING:**

- A. **DARRELL S. NANCE**, Denton, North Carolina, is requesting that 1 acre (out of 15.43 acres) located at 7009 Old NC Hwy 49, Concord Township, be rezoned from RA to RBO-CD. Tax ID# 7608387506. Rural Growth Area. The proposed Conditional Zoning District would specifically allow the existing structure to be used as a barber shop.

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 recommended to the County Planning Board that this request be approved as consistent with the Growth Management Plan.

Examples of Growth Management Policies tha 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 provision of services to the rural community.

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.

Nance was present and explained that the building has been used for a store in the past and also a church. Nance said that his son has been a barber in Randleman for over 5 years and he would like to open his own shop here.

There was no one present in opposition to this request.

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

- B. **MATTHEW THOMAS RECTOR**, Ramseur, North Carolina, is requesting that 2.23 acres located at 5052 Doc Hayworth Road, Coleridge Township, be rezoned from RA to RBO-CD. Tax ID# 8608847890. Rural Growth Area. The proposed Conditional Zoning District would specifically allow the existing building with an addition of 40' x 60' to be used for a leather-working shop.

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 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 4.3 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.

Rector was present for the hearing and explained that he makes gun holsters. Rector said that he wants to build a structure to expand his business. Rector said that they sell to stores and also sell their works at gun shows. Rector said that

there will not be any retail sales from this location. Rector said that he will work 8 am to 5 pm and there are no excessive noises. Rector said that he mainly sews and manufactures holsters from ready-made materials. Rector brought some examples of his work. Rector said that he has been operating out of his basement in his residence for about 3 years. Rector said that this has been his hobby and is now turning into a full-time business.

There was no one present in opposition to this request.

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

5. **Other Business:**

Chairman Pell said several of the Planning Board members have mentioned to him that they would like to visit a regional landfill facility if the County Commissioners decide to seek a special use permit for this type of operation. Pell said he has asked Johnson to coordinator this visit (if the permit is pursued).

Johnson said he would coordinator a visit for late October or early November if the permit is pursued. Johnson said that this would only be a visit and no decisions would be made. Johnson said that the press will be notified and invited to attend.

6. The meeting adjourned at 6:42 p.m. There were 6 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary