

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

November 13, 2012

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, November 13, 2012, in the 2<sup>nd</sup> 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.
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**, present. County Attorney **Ben Morgan** was also present..
3. **McLeod** made the motion, seconded by **Joyce**, to approve the Minutes of the September 11, 2012 Randolph County Planning Board meeting. The motion passed unanimously.
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.

**DAVID HAMMOND**, Sophia, North Carolina, is requesting that his existing Special Use Permit issued for metal fabrication business at his residence located at 2431 Old County Farm Road, on 6.26 acres, Back Creek Township, Zoning District RA, Tax ID# 7743041279. The amendment would specifically allow his business to operate full-time with 3 employees as per site plan.

**Hammond** was present and explained to the Board that his original permit was issued in the 90's. Hammond said that at time he was building engines for the Petty's and was building engines part-time. Hammond said that is less than a year it expanded and they moved to a bigger building. Hammond said that since 2008 he has reduced his employment numbers from 11 to 3. Hammond said that most of his business is out-of-state. Hammond said that they don't have any outside storage other than a container. **Johnson** said the Planning Department has never received any complaints.

**There was no one present in opposition to this request.**

**McLeod** made the motion, seconded by **Brown**, to **approve** this request. The motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

- A. **GLADON FOREST EQUITY, LLC**, Trinity, North Carolina, is requesting that 1.50 acres (out of 10.39 acres) located at 9118 Hillsville Road, Trinity Township, be rezoned from RA to HC-CD. Tax ID# 7726235258. Primary Growth Area. The proposed Conditional District Zoning would specially allow a retail sales store in a proposed 130' x 70' building as per site plan. Property Owner - Jeffrey Rains.

**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 a 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 4.3 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 4.6 Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.*

**George Venters**, Vanguard Property Group, explained that they had studied the area to find a location a proposed location for Dollar General. Rains asked if there were any plans for buffers. Venters said that Dollar General places a 6' privacy fence adjoining any residential property and at this site they would place a fence on the north side of the site.

**Donna Williams** said that she owns Hillsville Country Mart just down from this site. Williams said that she opposes a large corporation coming in to this area. Williams said that this will impact the sales at 5 businesses in this area. Williams said this would cause a loss in jobs in the area. Williams discussed the possible safety hazards on this 2-lane road. Williams said that there would be access problems. Williams said that the economy has been tough enough on their small businesses.

**Brown** said that what is unique about Hillsville is that there are a lot of businesses in this unincorporated area. Brown said as opposed to Trinity that is incorporated which has lost their grocery store and their gas station.

**Johnson** said that the Board must consider if this is an appropriate land use proposal for the parcel. Johnson said that in the past the Board has consistently approved commercial requests in this area.

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

- B. **JAMES MURRAY**, Randleman, North Carolina, is requesting that .92 acres located at 5896 US Hwy 311, New Market Township, be rezoned from OI-CU to RR. Randleman Lake Watershed. Tax ID# 7745378328. Primary Growth Area. It is the desire of the applicant to use the property for residential purposes.

**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 Growth Management Policies that the Technical Review Committee found supporting this recommendation are:**

***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.***

***Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #4. 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** said that Murray could not be here and his wife was coming as his representative but she has the flu. Johnson said he told Murray that he would review the request with the Board. Johnson said that several years ago the property was rezoned for office use, but it really has not been used for that purpose. Johnson said that Murray has asked the property to be rezoned back to its original zoning for residential use.

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

6. **Miscellaneous Business:**

**Johnson** said there may be two major issues that would be coming before the County Planning Board in early 2013. **Both the anticipated planning issues will be dependent upon final actions yet to be taken by both the Board of County Commissioners and the Asheboro City Council.** If the County Commissioners make the decision to pursue permits for a Regional Landfill the Special Use Permit request and public hearing would need to be scheduled at a special meeting of the Planning Board on Thursday, February 7. Johnson asked the Board to reserve this special public hearing date for February 7, 2013.

The other planning issue that may come to the County Planning Board is the release of approximately 12,000 acres of land formerly in the Extra-Territorial Zoning jurisdiction of the City of Asheboro. Johnson said that if the Asheboro City Council votes to withdraw the cities ETJ the County has, under state law, 60 days to establish County zoning. There will be approximately 3,000 citizens that will be sent individual mailings advising of the County Planning Board and Board of County Commissioners meetings. In order to allow one mailing and still meet the legal requirements for public hearing notice, the County Planning Board will need to meet on Tuesday, February 19, 2013. Johnson asked the Board to reserve this special meeting date for February 19, 2013.

Johnson said that there are no regular rezoning or special use permit requests scheduled for the December 4 Planning Board meeting. Johnson said this would be a good opportunity to have a working session where the Planning Board could review the following issues:

1. Review Asheboro ETJ area to be released and discuss appropriate Randolph County Zoning.
2. Review possible changes in the County Growth Management Plan to accommodate release of Asheboro ETJ
3. Discuss possible new County Commercial Zoning District designed to better accommodate urban economic development.
4. Review NCDOT Hwy 64 Loop and discuss Growth Management Plan

adjustments along I 74/73 and Hwy 64/49 to reflect new Economic Enhancement Corridors.

5. Discuss current County outdoor advertising standards.
6. The meeting adjourned at 7:08 p.m. There were 5 citizens present for this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

*HAL JOHNSON*

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**Planning Director**

*JILL WOOD*

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**Date**

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**Clerk/Secretary**