

MINUTES

RANDOLPH COUNTY PLANNING BOARD

August 6, 2013

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, August 6, 2013, 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.
2. **Hal Johnson**, called roll of the Members: Reid Pell, Chairman, present; Wayne Joyce, Vice Chairman, present; Chris McLeod, present; Larry Brown, present; Phil Ridge, present; Jim Rains, absent; and Kemp Davis, absent (Davis was present at the beginning of the meeting so as to insure a quorum, however he left prior to the meeting due to family medical issues).
3. **Joyce** made the motion, seconded by **McLeod**, to **approve** the Minutes of the June 4, 2013, Randolph County Planning Board meeting. The motion passed unanimously.
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 people took this Oath.

- A. **TOM WHITNEY**, Asheboro, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to allow a sheet metal fabrication & welding shop in an existing 30' x 40' building at her residence, as per site plan, located at 6196 Old NC Hwy 13, on 3.74 acres, Richland Township, Zoning District RA, Tax ID# 7677420318.

Tom Whitney was present and explained that he plans to use his existing building for a sheet metal fabrication/welding shop. Whitney said this would be a part-time business after hours. He currently has a full-time job in Greensboro. Whitney said that all storage would be kept inside the building and there would be no outside storage.

There was no one present in opposition to this request.

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

- B. **GLENN RICH**, Randleman, North Carolina, is requesting a Special Use Permit for a Planned Rural Development for a total of 3 residences for family members on his property of 25.31 acres, located at 1026 Glenn Rich Lane, Franklinville Township, Zoning District RA, Tax ID# 7782082345.

Rich was present and explained that he was given a Special Use Permit in the 90's for a business. Rich said that the property is his father's and he would like to locate his home here also. His family has owned the land since the early 1900's.

There was no one present in opposition to this request.

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

5. **REQUEST FOR PROPERTY REZONING:**

LARRY WILSON, Asheboro, North Carolina, is requesting that his Conditional District Permit issued to his property located on 3.1 acres, at 6436 US Hwy 64W, Tabernacle Township, be amended to include parts sales and temporary storage of disassembled vehicles as per site plan. Lake Reese Watershed, Zoning District HC-CD, Tax ID# 7712235792.

Hal Johnson gave the Board a background summary of the case:

Mr. Wilson first began operating a small car sales lot at his residence in 1986; prior to the establishment of Countywide zoning in 1987. During this time the vehicles he sold were located in front of his residence.

In May 1995, Mr. Wilson received a Special Use Permit allowing him to build a new building and move the cars in front of the new building. A condition of the permit was that all outside storage be moved inside the building and that no repair work be performed on-site. Car sales were to be consolidated in front of the new building.

In February 2009, Mr. Wilson requested rezoning to allow him to move all the business from the existing site, and to build a 40' x 60' building that would be surrounded by an opaque fence. He stated that he wanted to move the business further from his residence and the Tabernacle School traffic zone.

In August 2009, Mr. Wilson requested that his Conditional Zoning be extended to include the entire tract of approximately 4 acres. He stated that he desired to move the business

off the highway and that he planned to restore cars and store car parts on the property. The Conditional Use would specifically allow automotive repair, parts, and sales.

From 2009 to the present, there were numerous communications with Mr. Wilson from Randolph County Code Enforcement Officers concerning junked vehicles and retail sales activity on the property that were not specifically authorized under the approved Conditional Use zoning regulations. On June 19, 2013, Mr. Wilson was issued a Zoning Citation for the storage of junked vehicles on the property which were expressly prohibited under the approved Conditional zoning.

On July 1, 2013, (at Johnson's direction) Mr. Wilson made application to be considered for an amendment to his Conditional zoning that would allow for retail and automotive parts sales, and the temporary storage of disassembled vehicles. Since his application has been filed, Mr. Wilson has moved a few junked vehicles outside the fenced storage area and has included utility building retail sales on the property.

This meeting of the Planning Board is the 6th public hearing and the final County Commissioners' public hearing will be the 7th. At no public hearing has any citizen attended in opposition to Mr. Wilson's request.

Technical Review Committee Meeting Summary:

Mr. Wilson is currently in violation of his previously approved Conditional zoning. In order for existing business activities to be in compliance with zoning regulations the following action must be taken:

The property should be rezoned Light Industrial – Conditional District, as per site plan. This district would specifically allow the following:

A: Used Auto Sales & Repair

B: Retail sales of automotive parts and utility buildings

C: Temporary storage of wrecked vehicles within opaque fenced area.

Ridge asked Johnson if the Board could put a limit on the number of cars to be kept in storage. **Johnson** answered yes.

Wilson entered the meeting at 6:53 p.m. **Johnson** reviewed the case again for Wilson. Johnson asked Wilson to explain the junked vehicle outside the fenced area. **Wilson** answered that the junked cars have been moved and this will not happen again. **Johnson** asked how many junked vehicles will be on the property and how long will they be there. **Wilson** said that he has had as many as 20 before. **Wilson** said that there are not always junked vehicles on the property, but there will be cars in and out all the time. Wilson said that he has improved the looks of the place and this is the way he wants to keep it. **Ridge** asked Wilson if he would agree to a maximum number of 25 cars and that all the disassembled/wrecked vehicles be maintained in the fenced area; and **Wilson** said yes.

Ridge asked where the utility buildings would be displayed; and **Wilson** answered outside the fenced area.

There was no one present in opposition to this request.

Ridge made the motion to recommend to the Commissioners that this property be rezoned Light Industrial/Conditional District as per the site plan submitted with the condition of a maximum of 25 wrecked/disassembled vehicles allowed on the property, maintained in the opaque fenced area. **Joyce** seconded this motion, and the motion passed unanimously.

6. The meeting adjourned at 7:02 p.m. There were 3 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary