

MINUTES

RANDOLPH COUNTY PLANNING BOARD

September 10, 2013

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, September 10, 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**, 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 6, 2013 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.

RONALD SEWELL, Ramseur, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to operate a gun repair business in an existing building behind his residence located on 148.10 acres at 2504 Parks Crossroads Church Road, Coleridge Township, Zoning District RA, Tax ID# 8710770592.

Sewell was present and explained that he wants to obtain a Federal Fire Arms License to repair guns. Sewell said that there will not be gun sales from the property. **Rains** asked if there would the business include a shooting range, and Sewell answered no that he does fire the guns after he repairs them, but he shoots at the back of the property. Sewell added that there is a lot of shooting that goes on in the community.

Chairman Pell swore-in another person.

Randy Spinks said he just wanted to know if there was going to be a firing range set-up

on the property and he felt Sewell answered his question. He said he attends church across the road. He didn't have any further questions.

There was no one present that spoke in opposition to the request.

McLeod made the motion, seconded by **Joyce**, to **approve** the Special Use Permit as requested. The motion passed unanimously.

5. **REQUEST FOR PROPERTY REZONING:**

ROBIN SANDS, Asheboro, North Carolina, is requesting that approximately 3 acres (out of 8.84 acres) located on Monterey Road, Union Township, be rezoned from RA to RBO-CD. Secondary Growth Area. Tax ID# 7657623020. The proposed Conditional Zoning District would specifically allow a tree service business.

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:

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.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #2. Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.

Sands was present and explained that he has been renting the building where he operates his business for over 25 years. **Sands** said that he has spent over \$75,000 in the past 5 years in rent, and he is now financially able to build a facility on property that he owns. **Sands** said he plans to have the building back off the road so he can hide his business. **Sands** explained that his business is the type of business where he goes to his customers (they don't come to him). He plans for an office and a shop to work on his trucks.

Rains asked if any of the trees were brought back to the property. **Sands** answered that occasionally he brings in mulch, but he doesn't operate a sawmill. **Sands** said that he

doesn't do any logging, only tree service. Normally has people that want the wood and he takes it directly from the job site to their home.

There was no one present in opposition to this request.

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

6. **Johnson** announced to the Board that member **Jim Rains** had recently been elected by his professional peers at a meeting in Denver, Colorado, as **2014-15 Vice President of The American Institute of Architects**. Johnson said The American Institute of Architects is a national organization that dates back to 1857 and represents the profession of Architects on a national and international level. Board members congratulated Rains on his appointment.
7. The meeting adjourned at 6:42 p.m. There were 9 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary