

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

November 5, 2013

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, November 5, 2013, 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**, absent; **Jim Rains**, present; **Kemp Davis**, absent; and **Larry Brown**, present. County Attorney **Ben Morgan** was also present.
3. **Rains** made the motion, seconded by **Joyce**, to **approve** the Minutes of the October 8, 2013 Randolph County Planning Board meeting. The motion passed unanimously.

**Johnson** announced that a photo-journalist student, Abby O’Leary, from Randolph Community College, was present to cover the meeting for some of her class requirements. The Board welcomed her to their meeting.

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.”*

Ten (10) people took this oath.

- A. **MARK POWER**, Denton, North Carolina, is requesting a Special Use Permit to allow a Rural Family Occupation of a beauty salon in an 18' x 24' existing building at his residence located at 5989 Brantley Gordon Road, 4.40 acres, Concord Township, Zoning District RA, Tax ID# 6698673585.

**Power** was present and explained his plans to renovate an existing building for his daughter to use as a beauty shop.

**Johnson** said that this type of business usually has no impact on a community. **There was no one present in opposition to this request.**

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

- B. **AMERICAN TOWER, LLC.**, Cary, North Carolina, is requesting a Special Use Permit to construct a 195' monopole telecommunications tower as per site plan at 7418 US Hwy 220 South, on 27.18 acres, Richland Township, Zoning District RA, Tax ID# 7665498683. Property Owner - Victory Baptist Church of Seagrove.

**Brian Pierce**, 701 Green Valley Road, Greensboro, was present to represent American Tower, LLC. Pierce discussed the demand for cell phone coverage by the public and the need for towers to provide this service. Pierce presented maps showing the need for this tower in this area. Pierce explained there would be no negative impact on this area if the tower is constructed and presented the Board with an impact study report. Pierce said they have not been contacted by anyone in the area with any concerns. Pierce said they have presented evidence showing this application meets all requirements for issuance of a Special Use Permit.

**Graham Herring**, Real Estate Appraiser, was present as a witness for American Tower. **Atavions Burt**, Engineer for AT&T was also present as a witness.

**James Williamson**, adjoining property owner, asked if this tower would have any impact on developing his property in the future. **Johnson** explained that the setback requirements for a tower is required to be maintained on the parcel, therefore, there would be no special requirements of adjoining property owners, when developing their property, created by the tower construction. **Williamson** asked if there would be a sound barrier to protect them from the sound of the generators that would need to operate. **Pierce** answered the concern of generator noise would be taken care of by the setback of over 200' from the Williamson property and also the buffer requirements. **Rains** asked if the tower would be higher than the Williamson property, and **Herring** answered yes. **Rains** asked how often the generator runs and how often it cycles on/off. **Burt** explained that the generator would only run if the power goes off and test cycles. These test cycles would be no more than once a week and never late at night or early in the morning.

**Williamson** said that the generators at Mole Plastics were a nightmare for them and they finally got them to build a building around their generators. **Pell** said he thought those generators were much larger than these being proposed. **Pell** asked the size of the generator, and **Pierce** answered 80 kilowatts. **Pierce** said that the utility building being constructed would also serve as a barrier to the Williamson property, because it would be located between the generator and the Williamson property.

**Joyce** said he felt all requirements to issue a Special Use Permit had been met by the applicant. Joyce made the motion, **Brown** seconded the motion, to **approve** this request for a Special Use Permit. The motion passed unanimously.

- C. **AMERICAN TOWER, LLC.**, Cary North Carolina, is requesting a Special Use Permit to construct a 195' monopole telecommunications tower as per site plan at 8581 NC Hwy 42 South, on 80.65 acres, Coleridge Township, Zoning District RA, Tax ID# 8618496745. Property Owner - Doris M. Cox.

**Brian Pierce** said that he would like to incorporate his comments from the previous request concerning towers. Pierce said that evidence has been presented that shows all requirements to issue a Special Use Permit have been met. Pierce presented the Board with an impact study report concerning this site. Pierce said that there is a landscape plan submitted for this site. This tower would also be used by AT&T.

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

**Johnson** said that this is an area of the County that is a “black-out” zone with very little or no cell phone coverage.

**Ridge** made the motion to **approve** this request as a good site that meets all the requirements for issuing a Special Use Permit. **McLeod** seconded this motion and the motion passed unanimously.

5. **REQUEST FOR PROPERTY REZONING:**

**MERIC, INC.**, Randleman, North Carolina, is requesting a change to the Conditional District Permit issued to their property of 8.60 acres located at 9755 US Hwy 220 Business North, Level Cross Township Zoning District LI-CD, Tax ID# 7767265344, Primary Growth Area, Randleman Lake Watershed. The proposed Conditional Zoning District would specifically allow the existing facility to be used for light manufacturing as per site plan.

**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 3.3 Light industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to insure compatibility with surrounding areas.*

*Policy 3.7 Sustainable economic growth, environmental protection, and quality of life shall be pursued together as mutually supporting growth management goals.*

**Eric Davis** was present and explained that he would like to rezone the property to light industrial. Davis said that originally the property was zoned for heavy industrial and after that tenant went bankrupt, during the housing crash, they requested the property to be zoned for an auction house/flea-market. Davis said that they were approached by a company to use the facility for industrial purposes. They lost this tenant because the property was not zoned for the use.

**Travis Mentor**, said that he operates a car lot in front of the Davis' and said he was told by the Davis' that the property would be fenced and have a low impact on the community. Mentor said he would be in favor of the zoning change.

**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. The meeting adjourned at 7:10 p.m. There were 23 citizens present for this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

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**Planning Director**

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**Date**

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**Clerk/Secretary**