

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

**December 3, 2013**

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

4. **REQUEST FOR PROPERTY REZONING:**

**DARRELL PARKS**, Asheboro, North Carolina, is requesting that 1.40 acres located at 7905 US Hwy 220 South, Richland Township, be rezoned from RA to HC-CD. Tax ID# 7665773033. Primary Growth Area. The proposed Conditional Zoning District would specifically allow retail sales in an existing pottery shop and an auto sales lot with a 4-car display area 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 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 4.2 Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.***

Darrell Parks was present and explained that he purchased the property 7 years ago. Parks said that he has rented the property for pottery sales in the past. The building is hooked up to municipal sewer and water. Parks said that he has a desire to obtain his dealers license.

There was no one present in opposition to this request.

James Graves was present for the meeting, but had no opposition to this request.

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

5. **Johnson** explained that a request for a large solar farm in Randolph County was postponed. Johnson said that election of officers would be held at the next meeting. The meeting adjourned at 6:35 p.m. There were 2 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**