

MINUTES

RANDOLPH COUNTY PLANNING BOARD

July 8, 2014

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, July 8, 2014, 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 May 13, 2014, Randolph County Planning Board meeting. The motion passed unanimously
4. **REQUEST FOR PROPERTY REZONING:**
  - A. **DAVID PARRISH**, Asheboro, North Carolina, is requesting that 5 acres (out of 14.3 acres) located at 4898 NC Hwy 49 South, Concord Township, be rezoned from RA to RIO-CD. Secondary Growth Area. Tax ID# 7619305548. The proposed Conditional District would specifically allow a landscaping contractors business in a proposed 70' x 80' building with an outside storage area as per site plan. James D. Cagle - Property Owner.

**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 it is 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 4.3. 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 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.*

**Parrish** was present at this meeting, and said he has a contract to purchase the property if the zoning is approved. Parrish said his existing business is further south on Hwy 49 and he plans to move to this location. Parrish said that he has 3 employees, and at times has had as many as 12. Parrish said that he plans to store his equipment to the rear of the building and landscaping supplies would be stored as the plan indicates (in the front). Parrish said that the property used to be an old gravel processing business.

**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.

- B. **KENT EMIRBAYER, HONEY LAND, LLC (Jellystone Park)**, Asheboro, North Carolina, is requesting that 97.80 acres located on Crestview Church Road, Grant Township, be rezoned from RR to CEO-CD. Municipal Growth Area. Tax ID# 7669254534. The proposed Conditional District would specifically allow a family-oriented RV resort campground and associated activities 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 it is consistent with the Growth Management Plan.

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

*Policy 1.7 Planning and development decisions should be based on the principle of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all county residents.*

*Policy 10.4 The County should recognize through land use decisions that properly designed development can co-exist along conservation areas,*

*protecting our natural heritage and making Randolph County's quality of life sustainable.*

*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.*

**Emirbayer** was present and explained his intentions to develop a Yogi Bear Jellystone Campground Resort at this location. He presented the Board with handouts of his plan. He said they feel the Zoo and this franchise are a perfect match. Jellystone Park is a family-oriented themed campground. It is considered the premier of nationwide campgrounds. They are the standard of excellence. The park will be made up of mostly RV sites, along with tent sites, and cabins. There will be a 5-star pool, camping general store, snack shack, putt-putt course, etc. He said Jellystone will bring visitors to Asheboro and the Randolph County community. Jellystone franchises have a designated quiet time typically around 10 p.m. Jellystone is a friendly neighbor. We will provide ample buffers, with most of our activities located approximately 1000 ft. off the road. We desire to be a good neighbor and an asset to the community. The facility will be developed in phases, with 75 camping sites in the first phase. They would like to be open by next summer. Jellystone would have approximately 10 employees in the beginning. They plan to be open all Winter.

**Rodney Tyler**, lifelong resident of Randolph County, said Emirbayer is well respected in the tourism industry. He said he felt this would bring the right kind of tourism dollars to Randolph County. Taylor supports this request.

**Pastor Jerry Johnson**, Crestview Wesleyan Church, said that he has gotten to know the Emirbayes' and they are great people. Pastor Johnson said they have gotten involved in the community and the church and they feel this is what God has called them to do. Johnson supports this request.

**Charles Lewis**, Crestview Church Road, adjacent land owner (also spoke for his sister who owns property adjoining the site), said he felt this would have a negative affect on property values in the area. Lewis expressed concern about the septic systems and how the park might affect the groundwater. Lewis expressed concern for the additional trash, noise, and traffic in the community. Lewis said that when Caraway was built there was a needs study done and he wanted to know if this has been done in this case. **Johnson** said that there are 4 campgrounds in Randolph County with approximately 400 camping spaces at this time. **Lewis** said he has lived here since 1979 and it was hard to see the old farm broken up. Lewis said he did understand progress.

**Brown** asked if there was a planned limit to the length of stay for their guest.

**Emirbayer** said that the stay expense normally controls the length of stay.

**Johnson** said that he is the Chairman of the Tourism Development Authority and said that one of the challenges we have seen is to not make Randolph County just a day-trip destination. He said we want venues that attract visitors to come and stay over-night. He said tourism is a good part of the local economy. **Johnson** said that we see this as a good fit for Randolph County's Tourism economy.

**Rains** asked if the staff has reviewed the stream protective areas. **Johnson** said that this is a conceptual plan and they will be reviewed prior to any development. **Rains** said he felt a plan that would show the development phases and the protective stream buffers might be helpful for the Commissioners.

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

- C. **STRATA SOLAR DEVELOPMENT, LLC**, Chapel Hill, North Carolina, is requesting that 51.99 acres (out of 101.33 acres) located at 2014 Naomi Road, Providence Township, be rezoned from RA to RIO-CD. Polecat Creek Critical Watershed. Rural Growth Area. Tax ID#7775137582. The proposed Conditional District would specifically allow a Solar Electric Power Farm as per site plan. Joseph F. Millikan - Property Owner.

**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 it is consistent with the Growth Management Plan.

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

*Policy 2.11 The County should continue to encourage & promote "clean" industry within Randolph County.*

*Policy 3.9 Individual rezoning decisions within Rural Growth Areas will depend upon the scale of development, and the specific nature of the site and its location.*

*Policy 3.11 New rural industrial development shall be located in areas of the site that would lessen the impact to adjoining residential and agricultural lands.*

*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.*

**Rains** recuse himself from this request due to conversations he has had with the company of interest in developing a solar farm on his property. **McLeod** made the motion, seconded by **Brown**, to recuse Rains from participating in this request. The motion passed unanimously.

**Gerry Dudzik**, Strata Solar Development, was present and explained that they have designed a system for this site that will development 9,280,000 kilowatts of power each year. He said that would provide power for 700-800 homes in North Carolina. They have applied and received all the permits they would be required to have for this development with the exception of the last approval from Duke Power. The panels are aluminum and glass and have no reflection or odor. All wiring is underground and the glass is tempered glass (like an automobile windshield). They will contract with a local electrical contractor as an emergency responder. The final survey has been completed, but after discussions with adjacent neighbors, they have decided to widen the vegetative buffers. They would also plant buffers for those areas with sparse vegetation. They would have a 30-year lease with Millikan, and at the end of that time they would decommission the site and remove all the structures. The property would be returned to the same standard as it is prior to development. Erosion control permit and NCDOT driveway permit would be provided to the County Planning Department prior to issuance of permits. There will be no lights at night and only periodical inspections. There will be virtually no traffic created for this site (once it is constructed). He said they would hold two job fairs in the community for 150 construction jobs required to build the project.

**Johnson** asked what the proposed buffers and setbacks would be from Delta Drive properties. **Dudzik** answered the buffers are currently proposed at 50 ft. and the setback would be 150 ft. from the nearest house. He said it is their intent to expand the proposed buffers further north since the survey work has been done. **Johnson** said this will be the 4<sup>th</sup> solar farm request in Randolph County jurisdiction and another in Asheboro's jurisdiction.

**Merle Ditch**, 984 Delta Drive, said that his main concern is the water run-off from the property. **Johnson** said that the Solar Farm has to file and follow strict soil erosion plans with the State. **Ditch** said if this is controlled he would be fine with the development.

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

**Johnson** said that he had a neighbor (to the solar farm in Seagrove) tell him that the solar farm has made a great neighbor.

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

5. **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."*

8 people took this oath.

- A. **KENNETH PARRISH**, Asheboro, North Carolina is requesting a Special Use Permit for a rural family occupation to allow a small wood-working shop (38' x 60' with a 12' x 60' canopy) at his residence (as per site plan) located at 2979 Spoons Chapel Road, Squirrel Creek Subdivision lot 7, on 3.53 acres, Grant Township, Secondary Growth Area, Zoning District RM, Tax ID# 7689498950.

**Parrish** was present and explained that he is a remodeling contractor and sometimes he does odd jobs at his residence. Parrish said that the building would be used mainly for personal storage and the canopy would be to park an RV under. Parrish said that the way the land lays and access to the building, this site is the most desirable on his property.

**Charles Southerland**, 2955 Spoons Chapel, said he is in favor of this request. He said that Parrish is an excellent neighbor and keeps his property well maintained. **Suzette Southerland**, 2955 Spoons Chapel Road, said that she agreed and she works at RCC, and feels anything to help with his business would be good for the community.

**Daniel Dinsmore**, 2997 Spoons Chapel Road, said that Parrish is a very good neighbor and they have no objection to this request. Dinsmore said Parrish's property is well maintained.

**Walter and Alice Klatte**, 3041 Spoons Chapel Road, said that Parrish is a good neighbor and a master craftsman. They are in favor of this request.

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

**McLeod** said he felt this request met all the required tests for issuance of a Special Use Permit. **McLeod** made the motion, seconded by **Joyce**, to **approved** this request. The motion passed unanimously.

- B. **RODNEY SWANEY**, Asheboro, North Carolina, is requesting a Special Use Permit to construct a 30' x 40' building for a rural family occupation of a Heating & Air-Conditioning Contractor business at his residence (as per site plan) located at 3704 NC Hwy 134, on 4.40 acres, Union Township, Secondary Growth Area, Zoning District RA, Tax ID# 7657229377.

**Swaney** was present and expressed his desire to build a metal building to store his business equipment and supplies. Swaney said that he doesn't have any

employees, nor any outside storage. They have lived here for 11 years.

**Tom Parker**, 3659 NC Hwy 134, said that Swaney is a good neighbor and this type of building would be consistent with the neighborhood. Parker is in favor of the request.

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

**Brown** said he felt this request met all the tests required to issue a Special Use Permit. **Brown** made the motion, seconded by **Joyce**, to **approve** this request. The motion passed unanimously.

6. **Rains** said that he would like to recognize that Brown has returned tonight. Rains said he was glad to see him back.

**Chairman Pell** announced that the Commissioners has approved a pay raise for the Planning Board in the 2014/15 budget.

7. The meeting adjourned at 7:38 p.m. There were 29 citizen 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**