

MINUTES

RANDOLPH COUNTY PLANNING BOARD

September 9, 2014

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, September 9, 2014, 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**, absent; **Jim Rains**, absent; **Kemp Davis**, present; and **Larry Brown**, present. County Attorney **Ben Morgan** was also present.
3. **Davis** made the motion, seconded by **Joyce**, to **approve** the Minutes of the August 5, 2014 Randolph County Planning Board meeting. The motion passed unanimously.
4. **Davis** made the motion, seconded by **Brown**, to **approve** the Order Approving the Special Use Permit for the Uwharrie Charter Academy. The motion passed unanimously.
5. **REQUEST FOR PROPERTY REZONING:**
 - A. **DARRIN FREE**, Sophia, North Carolina, is requesting that 2.08 acres located on Roy Farlow Road (across from Creek Dr), New Market Township, be rezoned from RA to RBO-CD. Primary Growth Area. Tax ID# 7726835352. The proposed Conditional District would specifically allow the construction of a 40' x 50' building for automotive repair (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**.

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 impacts to adjoining rural land uses.

Policy 4.7 The County should encourage the use of rural business overlay districts to provide locations where compatible rural land uses such as neighborhood retail and service establishments can be located in general proximity to established rural residential areas with the goal of reducing automobile travel distances and promoting better livability in the rural community.

Free was present and explained that his current business is located behind this site and he wants to relocate on land he owns. He has been there 16 years and only has one employee. He said they do automotive work, mainly transmissions.

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. **SARAH UPCHURCH**, Franklinville, North Carolina, is requesting that 1.66 acres located at 2061 Millboro Road, Franklinville Township, be rezoned from RA to RBO-CD. Rural Growth Area. Tax ID# 7774381349. The proposed Conditional District would specifically allow the existing building to be used for a restaurant (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.**

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.

Commissioner Resolution Adopting the 2009 Randolph County Growth Management Plan, #3. Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management

policies in order to protect the economic viability of the County's citizens and tax base.

Upchurch was present and explained her intentions to close the existing nursing home facility and convert the building for a restaurant. Upchurch plans to use the existing office building on the property for home health care services. The assisted living business has been here for 28 years. The restaurant will be open Thursday through Saturday 5-9 pm, Sunday lunch 11:30 - 2:30 pm. Mack Summey is her engineer that will be working on her plans. She said that she will be using the rooms as individual dining areas. She said it will hold 64-74 seats. The neighbors she talked with are not opposed to the restaurant. She explained she will have to give the residents in the home 30 days to relocate and she will assist them in this process.

There was no one present in opposition to this request.

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

6. **Joyce** made the motion, seconded by **Davis**, to adjourn the meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary