

## Minutes

### RANDOLPH COUNTY PLANNING BOARD

December 2, 2014

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, December 2, 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. **Jay Dale**, 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**, present. County Attorney **Ben Morgan** was also present.
3. **Rains** made the motion, seconded by **Davis**, to **approve** the Minutes of the November 5, 2014 Randolph County Planning Board meeting. The motion passed unanimously.
4. **REQUEST FOR A SPECIAL USE PERMIT:**

*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."*

Three people took this Oath.

- A. **HUBERT EDWARD WILLIS, JR.**, Sophia, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to allow a bee keeping supply business in a proposed 60' x 35' building at his residence located at 3694 Edgar Road, 38.58 acres, New Market Township, Secondary Growth Area, Zoning District RA, Tax ID# 7735233825.

**Willis** was present and explained that he would like to build a building to sell bee supplies. **Willis** said that he drives a truck and hopes this business would work out so he could be at home more. **Willis** said that he has talked with his neighbors and no one seemed to mind. **Rains** asked if he would have employees and **Willis** answered it would be just he and his son-in-law. **Davis** asked if these would be crafted supplies and **Willis** answered yes, he builds them himself.

There was no one present in opposition to this request.

**Joyce** made the motion, seconded by **Brown**, to **approved** this request for a Special Use Permit. The motion passed unanimously.

- B. **DANIELA CASTILLO**, Climax, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation for a re-upholstery business in an existing building at her residence located at 3508 Piedmont Estates Road, .40 acre, Providence Township, Piedmont Estates Subdivision Section 2 Lot 2, Secondary Growth Area, Zoning District RM, Tax ID# 7798533697.

**Castillo** was present and said that she would like to do some side work at home. Castillo said she would not be manufacturing furniture, only repair and upholstery of furniture. Castillo said it would only be her and her husband working at this business.

**David Johnson**, 3934 Old Courthouse Road, Sophia, spoke for his mother and aunt that own property here. Johnson said that his grandfather developed this subdivision in the '70s and it was meant to be for residential purposes only. His mother lives on Old Courthouse Road but she owns property in this development.

**Kemp Davis** asked if there were other commercial businesses in this area. **Jay Dale** answered that a Special Use Permit was issued for an automotive business on Frank Lane (just a few lots down from this site). **Davis** asked if that was a small family business also, and **Dale** answered yes. **Davis** asked if there would be any outside storage and **Castillo** answered no, everything would be kept in the existing building. Castillo said she talked with her neighbors and they had no problem with her request. Castillo said she just wanted to stay at home and be with her daughter.

**Davis** made the motion, seconded by **McLeod**, to approve this request. The motion passed unanimously.

- C. **JERRY HILL**, Randleman, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to operate a furniture repair business and allow up to 4 outdoor-special events per year (to include entertainment and food) at his residence located at 2939 Old Liberty Road, 6.24 acres, Secondary Growth Area, Zoning District RR, Tax ID# 7773690732.

*Jerry Hill was sworn in to give testimony to the Board.*

**Hill** said that they have an existing business called "Back in Time" here in Asheboro and plan to move that business to 2909 Old Liberty Road. Hill said that the business will not have any retail when it is moved to this location. Hill said they will do light furniture repair and lamp repair work. Hill said that the outdoor events will be held in a gazebo that will be built closer to the residence. Hill said

that they will charge for the event just to cover the cost of the event, not to make additional income. Hill explained that the events would be something like a catfish supper and movie night. Hill said the Health Department requirements require them to have some sort of live entertainment such as a group picking and singing. The plan is to have possibly a \$10 cover charge to cover the event. **Ridge** asked how many people would be invited to one event and **Hill** answered 25 to 40 people. **Ridge** asked if he would be opposed to limiting the number of guest to 50 people and **Hill** answered no, he would agree to that number.

There was no one present in opposition to this request.

**Davis** said that he has tried to do these events and he started with 50 and it grew to 500. He felt a limit should be set.

**McLeod** made the motion to **approved** this request with the condition that the outside entertainment (portion of the permit) be limited to 50 people. **Joyce** seconded the motion,

**Hill agreed to the added condition.**

The motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

- A. **CRANFORD FARMS, LLC**, Asheboro, North Carolina, is requesting that 3.45 acres (out of 15.07 acres) located at 3504 Grange Hall Road, Concord Township, be rezoned from LI-CU to LI-CD. Tax ID# 7618098503. Rural Growth Area. The proposed Conditional Zoning District would specifically allow the existing building to be used for a warehouse/distribution facility as per site plan. Property Owner - William Lineberry.

**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 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 3.4 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.***

**Dale Cranford**, owner of Cranford Farms, said he proposes to use the property for a warehouse storage facility. Cranford said that he has a small group of drug stores and he plans to use the warehouse to store paper products, and other products for the store (no prescription drugs). Cranford explained that he purchases products in bulk and then distributes them to his stores. Cranford said they have their own trucks that they use to distribute to their stores.

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.

- B. **GLANDON FOREST EQUITY**, Raleigh, North Carolina, is requesting that 1.80 acres (out of 9.40 acres) located at the intersection of US Hwy 64W/Garren Town Road, Tabernacle Township, be rezoned from RA to HC-CD. Secondary Growth Area. Lake Reese Watershed. The proposed Conditional Zoning District would specifically allow a retail store as per site plan. Property Owner - Mabel C. Hill.

**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 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 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.***

**George Venters**, Glandon Forest Equity, discussed their intent to construct a retail store at this site. Venters said there would be general merchandise sold at this store, but no fuels. He said the property is buffered by NCDOT right-of-way (Hwy 64 and Garren Town Road) to the north and east, that there will be a 50' no-cut buffer along the stream on the west side of the property, and undeveloped property to the south. He said there are 11,000 cars per day that travel on Hwy 64 and this proposal would be a good use of a corner lot along Hwy 64. This proposal would create approximately 55% impervious surface on the site. The site is in a Secondary Growth Area and the Health Department has approved a sewage disposal system for this development. The proposed store would serve the community and reduce travel for some shopping for residents. He said the closest retail store is approximately 8 miles from this site. They did notify 17 property owners in the area. **Rains** asked him to discuss the proposed lighting for the site. **Venters** discussed a couple of options they have used in at other stores, and said they would meet any requires the County may have concerning lighting. Venters said they have engineers that can provide these plans and also information concerning the candela out-put of the lights.

**Archie Rich**, Garren Town Road, said that they don't have a turn lane to enter and exit Hwy 64 and feels this should be required. **Morgan** said that this request would have to go to NCDOT for approval for the access. Morgan said that it would be up the NCDOT to require a turn lane, and that decision would not be made by this Board it would be made by NCDOT. **Rich** asked for the name of the store, and **Morgan** answered that information was not relevant to the request.

**Brenda Perdue**, lives across the street from this site, said that they have no problem with the Dollar Store, but they are very concerned that Hwy 64 does not have a turn-lane here at Garren Town Road. Perdue said that she would prefer that the lights shine down so that they would not effect their homes.

**Joyce** made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be approved. The motion passed by a vote of 6 to 1 - **Rains** voted against the motion.

- C. **BOBBY LUCAS**, Asheboro, North Carolina, is requesting that 21.30 acres located on Dawson Miller Road, Cedar Grove Township, be rezoned from RA to CLOE-CD. Tax ID# 7658202823. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the development a 9-lot cluster residential subdivision for site-built homes with a minimum house size of 1,200 sq. ft. Property Owner - Andorbar, Inc.

**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 6.4 Innovative and flexible land planning techniques should be supported as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.*

*Policy 6.13 Conventional residential subdivisions are anticipated of similar housing characteristics to the community.*

**H.R. Gallimore**, Remax Central Realty, said the surveyor Daniel Tanner was present for any questions. Gallimore said the parcel could have been cut several ways, but they decided this proposal would be more compatible to the area. Gallimore said they plan to restrict the house size to 1200 sq. ft. **Brown** asked if they were planning to have private restrictions. **Gallimore** said Councilor Morgan would be the attorney writing their restrictions. **Morgan** explained to the Board that his services had be retained by the applicant prior to him knowing that it would be required to come to the Board for consideration, however there was no conflict here. **Gallimore** said that there will be some common area in the development for the septic systems to be installed due to the soil evaluations done by their private soil scientist Scott Cole. Gallimore said not all lots will have off-site septic systems, but several will have them. **Morgan** said that this will not be a common area for all the lots, only common for the lots that would require off-site systems. Morgan said if we need to do something different we can, but it would not be common area like those areas in development such as condominiums. **Gallimore** said that they tried to be sensitive to the neighborhood and didn't request as many lots as they could have. He complemented the County on the Neighborhood Information Meeting process. He said only one neighbor came out to that meeting and asked to purchase some of the property.

**Steven Saunders**, 331 Roland Lane, said that they bought their home to get piece and quiet. Saunders said that he didn't recall being notified for a Neighborhood Information Meeting, only this meeting. Saunders said he has 1.88 acres adjoining this development, on the private road crossing the property. Saunders said they would like the County to require a buffer to the rear of this subdivision. They are concerned of where the house site would be for lot 9.

**Gallimore** addressed the Board and said easement has been here for many years, and they want to be good neighbors. **Daniel Tanner**, Surveyor, said that the intended house site is west of the easement (which would be on the opposite side of the easement from Saunders' property).

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

6. **Approval of the Order Approving the Special Use Permit for Shelton Bradshaw**

**McLeod** made the motion, seconded by **Rains**, to approve the Order Approving the Special Use Permit for Shelton Bradshaw. The motion passed unanimously.

7. **Joyce** made the motion, seconded by **Davis**, to adjourn the meeting at 7:34 p.m. There were 28 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**