

Minutes

RANDOLPH COUNTY PLANNING BOARD

April 7, 2015

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, April 7, 2015, 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. **Jay Dale**, Planning Director, called roll of the members: **Reid Pell**, Chairman, present; **Wayne Joyce**, Vice Chairman, present; **Chris McLeod**, absent; **Phil Ridge**, present; **Jim Rains**, present; **Kemp Davis**, present; and **Larry Brown**, present. County Attorney **Ben Morgan** was also present.
3. **Joyce** made the motion, seconded by **Brown**, to **approve** the Minutes of the February 3, 2015 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."

Five people took this Oath.

- A. **RUSSELL VECELLIO**, Trinity, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to operate a gun smithing repair shop and obtain a federal firearms license (as per site plan) in his residence located at 3262 Hoover Hill Road, on 4.83 acres, Tabernacle Township, Secondary Growth Area, Zoning District RA, Tax ID# 7714459609.

Vecellio was present and explained that he would be doing repairs to guns. He said he would not have a storefront and the business would be located in his residence. He said there would be no firing range and no one would be paying to shoot. He said he does have a berm on the property for personal use and it would only be used to ensure that proper repairs have been done on a gun he has fixed (it would not be used by the public). He said he would not have any employees, but he would have a small sign on the property.

There was no one present in opposition to this request.

Davis said that he felt this request met all the requirements for a Special Use Permit. **Davis** made the motion, seconded by **Joyce**, to **approve** this request for Special Use Permit. The motion passed unanimously.

- B. **HENRY FULLER**, Asheboro, North Carolina, is requesting a Special Use Permit for a Planned Rural Development to allow a second residence for a family member at his residence located at 321 Lake Park Road, on 3.69 acres, Tabernacle Township, Rural Growth Area, Zoning District RA, Tax ID#7712041760.

Fuller's wife addressed the Board and said the second residence would allow her mother to reside next to them. Fuller said he would remove the mobile home once his mother-in-law is no longer here. Fuller said he is purchasing a new home, but it would only be on the property as long as she needs it.

There was no one present in opposition to this request.

Rains said he felt the applicant met all the requirements for issuance of a Special Use Permit. For this reason, **Rains** made the motion to **approve** the request with the condition that the mobile home be removed once the residence is no longer needed for the mother. **Joyce** seconded this motion.

Fuller agreed to the condition to remove the mobile home once it is no longer need for his mother-in-law.

The motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

- A. **JOSE FLORES**, Asheboro, North Carolina, is requesting that 0.79 acres located at 108 West Edgewood Circle, Richland Township, be rezoned from HC to LI-CD. Primary Growth Area. Tax ID# 7665679856. The proposed Conditional Zoning District would specifically allow light hosiery manufacturing in an existing building 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 3.1. Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #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.

Flores was present and explained his intention to use the building for a small sewing and knitting business. **Rains** asked if he would have employees. **Flores** said that there would be 4 to 5 people working in the business. Flores described the small machines used in the sewing business. He said that the business would operate from 7 am to 5 pm, five days a week. **Ridge** asked if there would be any outside storage and **Flores** said no that everything would be stored inside the building.

There was no one present in opposition to the request.

Rains made the motion to recommend to the Commissioners that this request be **approved**. **Ridge** seconded this motion and the motion passed unanimously.

- B. **ECOPLEXUS INC.**, San Francisco, California, is requesting that 110.26 acres located at 1128 Little River Road, Richland Township, be rezoned from RA to RIO-CD. Tax ID#'s 7665029101, 7665007811, and 7665005272. Secondary Growth Area. The proposed Conditional Zoning District Would specifically allow a 5-Mega-Watt Solar PV Farm as per site plan. Property Owner - Robert Moran.

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

Policy 3.12 New rural industrial development should provide site specific development plans along with vegetated buffers or other landscaping designed to reduce substantial impacts to adjoining land uses.

Nathan Rogers, Ecoplexus, Project Development Manager, told the Board that they had completed roughly 50 projects and 3 of those have been in North Carolina. They have an agreement with Duke Progress to purchase the power generated at this site and have received all the other necessary permits and approvals for this site. Rogers said if the Board approves this request, this will be a “shovel ready” site. Rogers said that the proposed plan shows the maximum development possible, but it would probably shrink in size before developed. **Halsey Kendrick**, Senior Project Manager, said the power generated at this site would be enough to support 250 homes. **Rogers** said the larger parcel would be used for the rays and the smaller parcel would be used for access to the facility. Rogers said they would be meeting the 50 ft. buffers along the streams on the site. **Rains** asked if they would have any structures on site, and **Kendrick** answered they may have an 8' x 10' storage shed. **Davis** asked what the life expectancy is for such a site, and **Rogers** answered the agreement with Duke Progress is for 30 years, but most would continue long beyond that time. **Kendrick** said the panels are designed for a lifetime of 50 years and the glass panels could be replaced at that time for additional use.

6. The meeting adjourned at 7:04 p.m. There were 8 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary