



Minutes

RANDOLPH COUNTY PLANNING BOARD

September 10, 2015

The Randolph County Planning Board met at 6:30 p.m., on Thursday, September 10, 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 the roll of the members: **Reid Pell**, Chairman; **Wayne Joyce**, Vice Chairman; **Chris McLeod**; **Larry Brown**; **Jim Rains**; and **Kemp Davis** were present. **Phil Ridge** and **Ralph Modlin**, Alternate; were absent. County Attorney **Ben Morgan** was also present. Clerk to the Randolph County Board of Commissioners **Amanda Varner** filled in for **Jill Wood** who was absent.
3. **McLeod** made the motion, seconded by **Kemp**, to approve the minutes of the July 7, 2015, Randolph County Planning Board Meeting. The motion passed unanimously.
4. **REQUESTS FOR A SPECIAL USE PERMIT:**

Dale stated that Item C. **VERIZON WIRELESS**, Charlotte, North Carolina, request for a Special Use Permit to allow a 250 ft. self-supporting lattice telecommunications tower (as per site plan) on 33.50 acres located at 5536 Julian Airport Rd, Liberty Township, Sandy Creek Watershed, Secondary Growth Area, Zoning District *RA*, Tax ID#8707990472 (Property Owner: Alfred Crutchfield) had been postponed, at the request of the applicant, until November 3rd.

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. **JOE THOMAS**, Asheboro, North Carolina, is requesting a Special Use Permit to operate a 3 space mobile home park on 4.24 acres located at 3678 Golden Meadow Rd, Concord Township, Rural Growth Area, Zoning District *RM*, Tax ID# 7720049128.

Thomas, 908 Old Liberty Rd., Asheboro was present and stated that he had his property surveyed and verified he has room for another mobile home on the lot. This would give him three mobile homes. The Health Department had also checked the septic fields. Mr. Thomas confirmed that it was not a mobile home park other than for the purpose of zoning requirements calling it as such. He stated that the only

reason it was surveyed originally as it is was because he swapped property with the City of Asheboro for their need to construct a dam. His son owns the parcel beside his with two mobile homes located on it.

Rains asked if the additional mobile home would be used by a family member to live in or as a rental unit. **Thomas** said he would probably give the lot space to a grandchild.

Jimmy and Tammy Mabe, 3784 Golden Meadow Rd., Asheboro, said they had lived on their 19.1 acres property for 31 years and had no problem with any of their neighbors. They bought tract 8 from Mr. Thomas in 2003 which gave them more road frontage. In 2008, they bought tracts 5, 6, and 7 from Mr. Thomas. They wanted to buy all the tracts, but Mr. Thomas wasn't interested in selling. She said he assured them that this would not be a "trailer park" and would only have three to four mobile homes total. **Ms. Mabe** said the yards and homes have been kept clean and neat. They asked for verification that the request is for the addition of only one mobile home and not opening the door for a lot more.

Dale explained the mobile home park designation is only because it would be three mobile homes under single ownership that could be available for rent. He added, as far as additional homes, there is a significant amount of identified flood zone area on the property and that Mr. Thomas had just enough space to get the one he is requesting to add.

Morgan advised Mr. & Mrs. Mabe that he met with Mr. Thomas prior to this meeting to verify that he was not considering this as a "trailer park" either and Thomas confirmed that it would not be. **Morgan** said that Mr. Dale was correct in his explanation that it meets the definition as a mobile home park from a zoning standpoint and doesn't mean additional trailers can be put in without coming back to the Planning Board with a different request. **Morgan** said he understands the request is for the addition of only one mobile home.

Ms. Mabe said they have no problem with this addition or their neighbors.

There was no one present in opposition to the request.

Joyce said he believes it meets all the requirements necessary for the issuance of a Special Use Permit and made the motion to **approve** this request. **McLeod** seconded the motion. The motion passed unanimously.

- B. **RICHMOND POLITO**, Asheboro, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation for a graphics shop (hydro coating) in a proposed 12 ft. by 12 ft. building behind his residence (as per site plan) located at 345 Loflin Pond Rd, on 4.30 acres, Franklinville Township, Secondary Growth Area, Zoning District RR/RA, Tax ID#7772924012.

Robert Polito, 2112 King Court, Asheboro, stated he requested the special use permit to operate a business in a building located behind his brother's residence to do hydro

coatings on firearms and firearm parts. When he checked with the ATF he was informed he would need a permit from zoning in order to get his federal firearms license (FFL) paperwork that would allow him to do any gunsmith work on firearms in a residential area.

Davis asked Mr. Polito to describe the hydro coating process. **Polito** said it is coatings of graphic patterns that come on a roll. A section is cut and then floated in water which will activate the coatings. Items are then dipped into the water and the coating does a 360 degree wrap of the item.

Davis asked if Polito would be doing any test firing or discharging of firearms. **Mr. Polito** said he would not be. **Davis** also asked if it involved any hazardous chemicals and **Mr. Polito** replied no and that the graphics are made of water based chemical paint.

Rains asked if there would be any other employees and **Mr. Polito** replied just he and his brother on a part-time basis as he has a full-time job. **Mr. Polito** said he would be picking up parts from gun stores, doing the work, and returning them to the store.

There was no one present in opposition to the request.

McLeod made the motion, seconded by **Davis**, to **approve** this request for a Special Use Permit as it meets all the requirements necessary for the issuance. The motion passed unanimously.

5. The meeting adjourned at 6:49 p.m. There were six citizens present for this meeting.

NORTH CAROLINA
RANDOLPH COUNTY

Planning Director

Date

Clerk/Secretary

