



Minutes

RANDOLPH COUNTY PLANNING BOARD

December 8, 2015

The Randolph County Planning Board met at 6:30 p.m., on Thursday, December 8, 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**, present; **Phil Ridge**, present; **Jim Rains**, present; **Kemp Davis**, present; **Larry Brown**, absent, and **Ralph Modlin**, Alternate, present (substituting for Larry Brown). County Attorney **Ben Morgan** was also present.
3. **Rains** made the motion, seconded by **Davis**, to **approve** the Minutes of the November 5, 2015 Randolph County Planning Board meeting. The motion passed unanimously.
4. **REQUEST FOR PROPERTY REZONING:**

WILLIAM SMITH, Liberty, North Carolina, is requesting that 1.80 acres (out of 13.18 acres) located at 3347 Old 421 Road, Liberty Township, be rezoned from HC-CD to LI-CD. Tax ID# 8735359444. Primary Growth Area. The proposed Conditional Zoning District would specifically light manufacturing in an existing 2560 sq. ft. building with a proposed 896 sq. ft. addition.

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.

Policy 3.5 New industrial development should be encouraged to locate in existing and planned industrial parks.

Dale told the Board that this property was originally zoned HI and then changed to HC-CU in 2008 at the request of Smith.

Smith was present and explained that the existing building was his office and he is now renting the building to someone that makes parts for furniture manufacturers. He plans to add 896 sq. ft. to the existing building.

There was no one present in opposition to this request.

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

5. **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."

Chairman Pell announced that he was re-opening the Public Hearing that was tabled from the November meeting concerning following case:

VERIZON WIRELESS, Charlotte, North Carolina, is requesting 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 Road, Liberty Township, Sandy Creek Watershed, Secondary Growth Area, Zoning District RA, Tax ID# 8707990472. Property Owner - Alfred Crutchfield.

Chairman Pell asked Bonnie Renfrow, President of the Randolph Economic Development Corporation, to present to the Board the information they requested concerning the issue of NCDOT right-of-way concerns. **Renfrow** was sworn in as a witness and read the letter she had received from NCDOT into the record. (This letter is attached).

Chairman Pell asked for the applicant's representative, Jon Megerian, attorney, to address the Board. **Jon Megerian** was sworn in as a witness and said that he had spoken with Renfrow and representatives of the NCDOT and his clients are willing to work in good faith with any issues (if there are any issues) that arise concerning NCDOT right-of-way and the location of the tower.

Rains asked how far off 421 right-of-way is the proposed location of the tower. **Joel Hargis**, engineer for Verizon, was sworn in as a witness and answered that the tower site is approximately 300 ft. from the current NCDOT right-of-way.

There was no one present in opposition to this request.

Chairman Pell closed the public hearing for Board discussion.

Morgan reminded the Board that they could consider information given last month and this meeting. He encouraged the Board to consider the requirements for issuing a Special Use Permit.

Davis recommended that the permit be issued with a condition that Verizon coordinate with NCDOT in the location of the tower.

Morgan advised that they can approve this site plan or specify where the tower should be located on the site.

Dale said the applicant has agreed to coordinate with NCDOT.

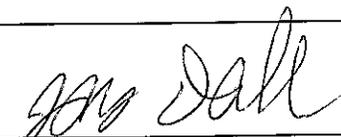
Chairman Pell re-opened the Public Hearing to allow Megerian to speak. **Megerian** said his clients would be willing to add the condition that they would work in good faith with NCDOT in locating the tower.

Chairman Pell closed the Public Hearing again.

McLeod said he would be willing to make the motion that it be moved 200 ft. and he asked **Rains** his opinion. **Rains** said that it would need to be located based on engineering that would work for Verizon.

Davis made the motion to approve this request for a Special Use Permit with the condition that Verizon work in good faith with NCDOT in locating the tower. **Joyce** seconded the motion. The motion passed unanimously.

6. The meeting adjourned at 6:55 p.m. There were 25 citizens present for this meeting.

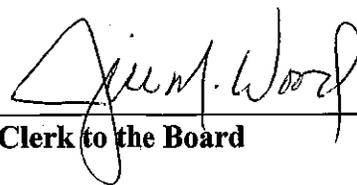


Planning Director

12-22-15

Date

**NORTH CAROLINA
RANDOLPH COUNTY**



Clerk to the Board

