

MINUTES
RANDOLPH COUNTY PLANNING BOARD
December 16, 1998

There was a special meeting held at 3:00 p.m., on Wednesday, December 16, 1998, of the Randolph County Planning Board in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Vice Chairman Bill Dorsett** called the meeting to Order at 3:00 p.m. and turned the meeting over to the **Hal Johnson**, Planning Director.
2. Johnson called roll of the members: Maxton McDowell, Chairman; absent; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Phil Brower, present; Larry Brown, present; Tommy Boyd, present; Al Morton, absent; and Phil Ridge, Alternate, present.
3. Johnson explained that since January 1998, the County Planning Board and Board of County Commissioners have considered 14 major subdivision requests totally 541 new residential lots in Randolph County. Johnson said that over 812 have attended County Planning Board and Board of Commissioners meetings during this 11 month period. Johnson said that as a result, the Commissioners have requested that three specific Zoning Ordinance Amendments be brought back before the County Commissioners for consideration:

ZONING ORDINANCE

A. **RESIDENTIAL EXCLUSIVE Zoning District (RE and RE-CU)**

The most restricted zoning classification currently used in the existing County Zoning Ordinance is Residential Restricted (RR). This zoning district allows many types of single family residential dwellings (site built, modular, and double wide mobile homes) with the exception of single wide mobile homes.

The purpose of the new Residential Exclusive Zoning District is to allow only major single family residential subdivisions intended to accommodate site built residential dwellings (to include off-frame modular homes as defined by this Ordinance).

The new Residential Exclusive District would be generated upon major subdivision rezoning requests.

- B. **MINOR SUBDIVISION**: A subdivision with three (3) or fewer owner occupied lots and/or that does not involve the development or extension of new public or private streets with all lots having access to an existing state maintained road. The Planning Director is authorized to approve minor subdivisions upon review and determination that the subdivision meets the standards of this Ordinance.
- C. **MAJOR SUBDIVISION**: A subdivision with four (4) or more owner occupied lots and/or that involves the development or extension of new public or private streets.

Current County Zoning regulations define a Minor Subdivision as less than six (6) lots. Minor Subdivisions are allowed by right in all of the County's residential zoning district. Over 80% of Randolph County is currently zoned Residential Agricultural (RA) which allows single wide mobile homes on individual lots. There have been instances where five (5) single wide mobile homes are established in a Residential Agricultural (RA) zoning district as a minor subdivision thus avoiding the requirement for public hearing and rezoning.

D. **MUNICIPAL AIRPORT OVERLAY Zoning District (MAO and MAO-CU)**

The purpose of this Overlay District is establish height regulation within designated approach zones to the municipal airport and to prohibit other obstructions that could endanger the lives of airport users and property or occupants of land within the specialized airport overlay district.

The approach zones reflected on this Randolph County Overlay Zoning District were developed and approved by the Asheboro Airport Authority after appropriate engineered studies.

Johnson presented the revisions that would need to be made the Zoning Ordinance for these amendments (attachment - 1).

Walter Gordon, Asheboro Municipal Airport Authority, was present and stated that this would be a better process than trying to implement Airport Regulations by a separate ordinance.

Ridge questioned if restricting septage application sites would have any effect on farming operations within this proposed overlay district. **Dorsett** said that farming is exempt from our Zoning Ordinance (with the exception of large hog farm operations). **Johnson** explained that this would be waste from septic systems and not chicken litter or other types of agricultural animal waste. Johnson asked Gordon if septage fields were a problem for these type zones. **Gordon** said they can be because they breed things that birds feed on and can be a big draw for birds.

Boyd questioned the determination of the height (at 35') came from. **Johnson** answered that this was standard in our residential districts.

Johnson said that the lot sizes haven't changed or the setback requirements.

Brower said that we spend a lot of time trying to get information from applicants such as site plans with buffers, driveway connections, open space, greenways, etc. Brower said he felt we needed some additional requirements in the application process to spur the developer to consider these issues prior to the hearings.

Brower said that he felt that as many improvements as could be made to the regulations should be made while you have the chance.

Brown said that no towers are allowed (by the FFA) within 2 miles of a major highway and this should be considered.

Craven made the motion, seconded by **Brown**, to recommend to the Commissioners that the revisions be **approved**. The motion passed unanimously.

4. The meeting adjourned at 4:00 p.m.

NORTH CAROLINA

RANDOLPH COUNTY

Hal Johnson
Planning Director

Jill Wood, Clerk/Secretary

January 5, 1999