

MINUTES

RANDOLPH COUNTY PLANNING BOARD

August 3, 1999

There was a meeting held at 6:30 p.m., on Tuesday, August 3, 1999, of the Randolph County Planning Board in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. Chairman **Maxton McDowell** called to Order the Randolph County Planning Board meeting at 6:30 p.m.
2. Hal Johnson, Planning Director, called roll of the Members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice-Chairman, present; Larry Brown, present; Lynden Craven, present; Al Morton, present; Tommy Boyd, present; and Phil Ridge, present.
3. Dorsett made the motion, seconded by **Craven**, to **approve** the Minutes from the July 13, 1999, Randolph County Planning Board Meeting. The motion passed unanimously.
4. **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?"

2 people took this Oath.

5. **REQUESTS FOR A SPECIAL USE PERMIT:**

- A. **JOHNNY WARR**, Sophia, North Carolina, is requesting a Special Use Permit to obtain his auto dealer's license for the sale of approximately fifteen (15) vehicles in a 28 x 30 building (to be constructed on site) to be located at his residence at 6506 US Hwy 311, 1.03 acres, New Market Township, Randleman Lake Watershed, Zoning Map # 7746, Zoning District RA.

Warr said that he has lived here since February of this year. Warr said he does have vehicles here now and he plans to build a metal building here within the next 10 years. Warr said he would be working on cars to fix up to sell.

Brown asked if he had a race car at this location. Warr answered yes in the shop at his house. Brown also questioned if he had a tow truck. Warr answered yes but it is tagged to him and has nothing to do with this business.

Ridge asked what type of mechanical work he would be doing to the vehicles. Warr answered that it would be minor mechanical work and no body work at all.. Warr said that he even has someone else change the oil because he has no way of disposing of the fluids.

Larry East, 6541 Hwy 311 North, said that he owns the 60 acre farm across the road. East said that they all ready have the junkyard up the road that is suppose to have a fence. East said that the fence has been removed. East discussed the other car dealer that is no remodeling used mobile homes to sale (instead of selling cars).

Brown said that he felt a small office with 5 or 6 cars might be in keeping with the area but he would have reservations on this many cars and this size of building.

Craven said that he felt this was a lot of vehicles on just an acre of land (that also has his residence).

Dorsett asked Warr if this would be a full-time business or a side business. Warr said that he could have less than 15 vehicles and he would be willing to have a privacy fence to hide the rougher looking vehicles. Warr said he would have only 1 row of cars for display.

Craven made the motion to **approve** this request with the following conditions:

**limit of 5 vehicles

**building can be no larger than the minimum State requirement for a dealers license

**no junk vehicles or junk part storage * *no repair work on vehicles

* *display area confined to site plan presented

Morton seconded this motion and the motion passed unanimously.

6. REZONING REOUESTS:

- A. **WORTH HEATH & JIMMIE HAMLET**, Randleman, North Carolina, are requesting that 102 acres located on W.O.W. Road, Franklinville Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use. Zoning Map 9 7763. This proposed Conditional Use Zoning would specifically allow the development of approximately a 112 lot subdivision with approximately 112 lots for site built homes, modular homes or Class A mobile homes on permanent foundation to be serviced by city water and sewer.

Johnson reminded the Board that this case came before them several months ago and at that time the proposal was for 80 lots served by private wells and septic tanks and there was only one entrance proposed. Johnson said that at that time the Planning Board recommended that the case be denied and the applicants withdrew the request prior to the case going before the Commissioners. Johnson said they then asked the City of Asheboro to annex the property due to the concerns, raised at public meeting, of the development being served by private wells and septic systems.

Jon Megerian, Attorney representing Heath & Harnlet, said that the two basic concerns were the possible trouble with individual wells and septic tank systems. Megerian said that due to this concern his clients asked Asheboro to take them into their city limits to answer this concern. Megerian said that for what ever reason, Asheboro decided not to take the property into their city limits but did approve sewer and water connection. Megerian said that the Conditional Use Permit request does include the sewer and water (from the City of Asheboro) at the expense of the developers. Megerian said this would eliminate the concern of wells and septic tanks and place a tremendous burden on the developers. Megerian said that the developers added an additional entrance (at Morning Glory Drive) to answer the concern the Board had of only one entrance. Megerian said that they had a letter from N.C.D.O.T. that stated it is their opinion that the driveway connections will be approved. Megerian said in fact D. O. T. has said that the W. O.W. Road is a lightly traveled road with only 1700-1800 cars daily for a road that was designed for 3000 cars daily. Megerian said an additional concern was no buffers proposed along the camp property and they have no proposed a 20' no cut buffer zone. Megerian said he is asking the Board to recommend this request be approved with these appropriate conditions to protect the neighborhood. Megerian presented pictures of the adjoining properties along Morning Glory Drive and described this area as an ocean of mobile homes and dirt roads. Megerian said that this adjoining area has old single-wide mobile homes and is zoned RM not RR. Megerian said the area looks atrocious. Megerian described the W.O.W. Road side was being mainly undeveloped with some site built residences. Megerian said that this would be a transitional area between these old single-wide mobile homes and the few site built homes along W.O.W. Road. Megerian said that his clients would also asked the Board to consider (as part of their Conditional Use Permit) restricting the 7 lots fronting on W.O.W. Road to site built or modular homes only. Megerian said to bring sewer and water availability to the community will be substantially beneficial to the area. Megerian said that once this request gets to the Commissioners they may consider additional conditions.

There were 20 people present in opposition to this request.

Steve Bain, W.O.W. Road, said that he lives across from this site and purchased this 43 acres in 1986. Bain said that they have been to 6 or 7 meetings concerning this property and that it is hard for the people of this area to keep attending so many meetings. Bain said that this request has grown from 80 mobile homes to 112 mobile homes. Bain said that the developers don't care about this community. Bain said that zoning came into Randolph County in 1987 to prevent development like Forest Park (Morning Glory Drive area). Bain told the Board that they can go to George York Road and Hodge Road and see the types of developments these people develop in Randolph County. Bain said that he is not opposed to a mobile home here or there but this many in one area will be nothing but a trailer park. Bain said that to think that this low crime area will have an access to the Forest Park area is a nightmare. Bain expressed concerns of the effect this will have on the creek. Bain said that this proposal looks good on paper but it would be nice to know where these

developers are 10 years from now when all of these mobile homes become rental units. Bain told the Board that they (the people in opposition) can't stop this development but the Board can.

Mark Case, W.O.W. Camp Director, told the Board that their rifle range points in this direction. Case said that this range was designed by the Sheriff's Department and approved by the Health Department. Case said that he has 8000 members from Randolph County and 42000 members in the State of North Carolina. Case said that 26000 kids visit their camp each summer. Case said that he is not opposed to the development but he has had 60 phone calls in the last 2 days from members upset over a trailer park locating beside the camp. Case asked the Board if they could place a restriction that would require a 10' fence along the camp property lines. Case said that the property floods 10-15 feet along the creek. Case said he would like to see the housing primarily site built and modular. **Dorsett** asked Case where he was during the last meeting concerning this request. Case said that he was at summer camp with 150 kids. Case said that the major concern of the membership is a mobile home park but they would not be opposed to site built homes. Case said some said 80 would not be bad but 112 is too many. Case said he realized that this is not a mobile home park but this is the mind set of many and he doesn't have time to educate the public between the difference of a park and a subdivision.

Jim Conover, 937 Heritage Mountain Trail, said that this would be an improvement on the Asheboro side of the property but this would be an extreme impact on the W.O.W. Road side. Conover said that even with a buffer he didn't feel this would be appropriate. Conover discussed the strain this would place on the Sheriff's Department and the increase in crime in the area.

Robert Lamb, 648 Caudle Estates Drive, discussed the possible run-off from the creek into the W.O.W. Camp lake.

Carol Smith, represented mother, Faye Smith, adjoining property owner. Smith said that the developers discussed with them this development but at that time it was for modulars and site built homes. Smith said that this mobile home development would be detrimental to the whole area.

Lela McCaskill, 2279 W.O.W. Road, said that she would not be opposed to good development. McCaskill expressed concern for the effect this would have on their property values.

Julie Gosland, 2428 W.O.W. Road, said that her family has lived here for 30 years and she just started building her house here a month ago. Gosland expressed concern of the effect this would have to their family land.

Rebecca Brewer, Thomasville, adjoining property owner, said that they had planned to retire here. Brewer said that mobile homes depreciate in value, even double-wides, but they would have no objections to modular homes or site built homes.

A lady who identified herself only as the daughter of the late Harvey Inman spoke and said that this is the only home she has ever known. She said that if the property must be developed it should be done so with the quality site built homes like her father use to build.

Jane Bell, 923 Heritage Mountain Trail, asked where all these children will go to school. Bell said our schools are already over-crowded.

Morton asked the applicants if there was anything in the covenants about renting lots. **Hamlet** said that there is not but he felt this should be added.

Boyd asked if the foundations would be all brick - not other types of masonry. **Hamlet** answered that this is already in the covenants.

Ridge asked about the roof pitches and if the property would be timbered. **Hamlet** said that the roof pitches would be no less than 3 on 12 and they would not be timbering the property on the trees necessary would be cut.

Morton asked if the development could be restricted to the number of Class A double-wide mobile home lots. Morton said he realized that the Forest Park side of the development would be hard to market for site built homes. Morton asked the developers if they would have a problem with restricting the development to 20 Class A mobile home lots and the rest

with 1200 sq. ft modular or site built homes. **Hamlet** said they would have to think about that. **Megerian** said that with all the developers will have to spend to bring sewer and water to this area he didn't feel they could be restricted to 80% of the development to site built and modular housing.

Larry Brown withdrew from the vote of this request

Boyd asked if the developers had considered a berm along W.O.W. Road. Boyd said he personal felt there was a need for this type of product. Boyd said that the issue at hand for him was the number of lots being proposed. Boyd said that he didn't think you could market site built homes at this location, maybe modular homes but probably not.

Dorsett said at the last meeting his 3 main concerns were - no buffer, I access, and sewer/water, but now these concerns have been answered. Dorsett said he would make the motion to recommend to the Commissioners that they **approve** this request and that the Commissioners be aware of the concerns that have been raised here tonight by the community.

Morton seconded this motion.

Craven said that he realized that the applicants had made tremendous improvements to their request, but that at the last meeting the issue of density was also discussed and adding 30 more lots is not an answer to the density issue. Craven said that this would turn into a nightmare for W.O.W. Road citizens. Craven discussed the 2 other large developments like this being proposed on Hub Morris Road (Asheboro Zoning Jurisdiction). Craven said that these developments will be placing a burden on the schools and the taxes will increase because of this. Craven said that once the first mobile home is moved in it will mean that all the lots will be for mobile homes.

Ridge asked if the Conditional Use Permit would include the restriction of site built and modular homes only on the lots fronting on W.O.W. Road. **Megerian** answered yes.

The motion passed by a vote of 5 to 1 - Craven voted against the motion and Larry Brown did not vote.

- B. LANIER, INC., Asheboro, North Carolina, is requesting that 62.62 acres located on Ridgewood Road, Franklinville Township, be rezoned from Residential Agricultural to Residential Mixed/Conditional Use. Zoning Map # 7793. Sandy Creek Watershed. This proposed Conditional Use Zoning would specifically allow the development of a twelve (12) lot single-wide mobile home subdivision on a private road. Property Owner: Jon Nance.

Don Lanier explained that he and his partners, Lee & Vance Roberts, now own the property and would like to develop 12 home sites. Lanier described this as only 20% usage of the property and that they would not be timbering the property. Lanier said that the housing type in the area is 50% houses and 50% manufactured homes. Lanier said that the road needs a lot of work and they are willing to upgrade the road by working on the road shoulders, piping, and graveling. Lanier said that they will have a homeowners association that will maintain the roads and require each lot owner to sign road maintenance agreements.

Johnson asked Lanier how long the road would be, once developed. Lanier answered that the road would be approximately 3/4 of a mile long.

Lee Roberts said that they are willing to upgrade the existing road to private (graveled) road standards and this proposal is abiding by the rules and regulations of the County. Roberts said they are willing to work with the Board. Roberts said they would consider a homeowners association that required the members to pay dues but they would not guarantee that at this point.

Hampton Spivey, Ramseur Mayor, said that Lanier just made him want to puke to hear Don Lanier talk about developing this property in Sandy Creek Watershed. Spivey told the Board that they need to go to Patterson Grove Road to see what developers are doing to Randolph County. Spivey said that the Watershed isn't even being mentioned and it should be our first concern. Spivey said the County should make him pave his road and stay 100 feet away from the creek. Spivey said that if the County doesn't start making these developers do these things there will be a civil suit from the Town of Ramseur against the County. Spivey talked about going to a watershed meeting where no representatives from the County

were present. Spivey said there was some from the City of Asheboro and Ramseur, but not the County. (Spivey used some cursive language while addressing the Board.)

Ben Rhodes, 1562 Ridgewood Road, said that this is not the kind of thing this neighborhood wants. Rhodes gave the Board signed petitions from 16 of the 17 adjoining property owners (abutting this site). Rhodes also provided the Board with additional petitions from 23 people who live in the immediate area. Rhodes express the following concerns:

**not compatible to the area

**will destroy property values

**poor road

**fire response (due to poor road)

Rhodes said there are 4 residents on the road and they all contribute to the maintenance of the road.

Jon Nance, 3440 Walker Store Road, said that when he sold the property through his real estate agent he was told it would be divided into 10 acre tracts.

There were 26 people present in opposition to this request.

Charles Frick, 2048 Mulberry Academy Road, said that he is the second generation at his residence and described several other families in the area that have lived here for many generations. Frick said that he would like to see the continuation of his country lifestyle that he cherishes. Frick said that the lots that are being sold up the road have become a trashy scene and since they were sold his home has been broken into 3 times this year. Frick said that development allowed in the County should invest in the community and not erode it.

Howard Sides, Ridgewood Road, said that he raised his children here and organic gardening. Sides said that this property has restrictive covenants that doesn't allow mobile homes, trailers, or any type of temporary structures.

Patty Mitchell, 4066 Hardin Ellison Road, said that she moved out of a mobile home park to the country to better herself. Mitchell said this is a quiet atmosphere with no crime. Mitchell said that she is a single parent and is concerned about the change this will make in her family's life.

Dave Shultz, 4034 Hardin Ellison Road, discussed the topography problems (the streams, creeks, erosion) of the property at length. Shultz expressed concern of the run-off that the development would have on his pond. Shultz discussed perking problems and the concern he has for the wildlife.

Ed Mawhorr, 3839 Hardin Ellison Road, expressed concern of traffic and safety.

Jessie Ferguson, Hardin Ellison Road, said that he built his first home here and he felt the developers should respect their property. Ferguson said that Vance Roberts told him (during an appraisal) that the double-wide home on the adjoining property depreciated his property values by \$10,000. Ferguson discussed the tremendous crime rate on Low Bridge Road and said that this cul-de-sac would be like putting stagnant water for breeding mosquitos. This would draw drugs and pot smokers to this area. Ferguson expressed concern that if this was allowed the cleared land across the road may be developed by 200 mobile homes. Ferguson said that if this happens you may as well rope it off and call this "maggotsville".

Barbara Lopez, Ridgewood Road, said that the road is dangerous, this will cause noise pollution, and disturb the wildlife in the area. Lopez also discussed the school overcrowding situation.

Robert Smith, 4104 Hardin Ellison Road, said that his mother is 72 years old and walks along this road and now fears this will bother her. Smith spoke of his concern of the number of mobile homes in the area and the increased crime rate.

Iris Deze, 4104 Hardin Ellison Road, spoke of the concern for the children's safety and that she has seen as many as 10-20 people living in one single wide mobile home.

Jessie Hollady, Patterson Grove Road, said that he owned adjoining property and he is opposed to single wide mobile homes. Hollady said that modular homes or site built homes would be fine.

Maxton Craven, Hardin Ellison Road, said that he moved out of Franklinville because of break ends and built his \$180,000 home and is currently working on a \$50,000 upgrade. Craven spoke of concern of mobile homes aging. Craven said that when a mobile home ages the pride of the homeowner diminishes. Craven said that the homes on Hardin Ellison Road are well kept and the homeowners have a high level of pride in their homes.

Lanier said for the record he wanted it noted that he didn't develop those subdivisions on Low Bridge Road and Mulberry Academy Road that were spoke about. Lanier said that this is a low density proposal of only 20% usability. Lanier said that he didn't appreciate the loud shouting display put on by the Mayor of Ramseur and he has no respect for a mayor that would use vulgarity here in this public meeting. Lanier said that the watershed regulations require the lot sizes to be 2 acres and these are 5 acre lots. Lanier said that he felt the comments that have been made are out of context and said that he was offended by the remarks of this making the neighborhood become "maggotsville". Lanier said that Mr. Nance was never told that this would be divided into 10 acre tracts and that he is grossly upset and this information is factually incorrect. Lanier said that he would discuss double wide mobile homes on permanent foundations and even the year models of the homes but he felt the proposed restrictions and no timbering of the land would be good for the area.

Vance Roberts said that he told Ferguson that the existing mobile home did effect his property values. Roberts discussed the fact that mobile homes built today are built better and shouldn't detract from this area.

Morton said that he felt the proposal was reasonable and they are only asking for 5 acre lot sizes.

Johnson said that the State sets the lot size minimums (40,000 sq. ft.) within a watershed but these lots are over 5 times the minimum size required by the State in watersheds.

Morton said he felt the Mayor Spivey's behavior was unacceptable.

Morton made the motion to recommend to the Commissioners that this request be **approved** for Class A double-wide mobile homes on permanent foundations with a strong road maintenance agreement. The applicants agreed to change their request to Residential Restricted/Conditional Use. **Boyd** seconded this motion and the motion passed unanimously.

- C. **PAUL KAUFMAN**, Siler City, North Carolina, is requesting that 51.46 acres located on US Hwy 64 East (approx. 9/10 mile past Browns Crossroads Road), Columbia Township, be rezoned from Residential Agricultural to Light Industrial/Conditional Use, Zoning Map # 8732. This proposed Conditional Use Zoning would specifically allow the operation of a trailer manufacturing business in a proposed 100 x 450 building and a sales office in a proposed 60 x 100 building. Property Owner: Earl Fitts.

Johnson advised the Board that this request had been considered by both the Planning Board and County Commissioners several months ago. The request was denied. Mr. Kaufman is asking the Planning Board and County Commissioners to re-consider his request due to Mr. Kaufman's opinion that he has made substantial changes in the layout and design of the request. Johnson said that the Board of County Commissioners will have to decide the matter of "substantial changes" in order to reconsider the request in a period of less than one year.

Kaufman described the changes that he has made to resubmit his application:

**moved manufacturing building 1000 ft. from Hwy 64 (the manufacturing building will not be visible from the highway)

****only the retail sales building and lot will be on the front portion of the property**

****buffer of 100 ft. on each side of the creek (which will buffer this building from the highway)**

****buffer of 50 ft. along the west, east, and northern property lines**

Kaufman explained that there is no water used in the manufacturing process of his operations. Kaufman said that Mike Walker with Environmental Health explained to him that with 20 employees the water usage level is the same as that of a 3 bedroom residence. Kaufman said that the engineer with NCDOT has said that it would be possible for him to obtain a cross over on the new 4-lane highway and he has plans to install a turn lane entrance. Kaufman said that he has spoken with 17 of the nearby property owners and obtained signatures from them expressing no opposition. Kaufman stated that all of the buildings will be constructed 250 ft. off of all property lines. Kaufman said he will only clear what timber is necessary for the construction of the project.

Charles Baker, New Market Township, said that Kaufman is a friend and he has absolute integrity. Baker discussed his opinion that with the 4-lane highway coming all the property along it will become industrial or commercial eventually. Baker said that this proposal is well planned out and is community sensitive.

Jean Vollrath, Hwy 64E, said that she felt there were many other property near this area that is appropriately zoned for this type activity. Vollrath thanked the Board for denying this request the last time it came before them. Vollrath said she felt if this was approved it would be spot zoning in this area that has proven itself to be a poor place for business. Vollrath said she felt this type of development would be more appropriate on the west side of Ramseur. Vollrath reminded the Board that there is no infrastructure to support this type of development and planners in both Randolph and Chatham have stated that this is not the type of development projected for this area. Vollrath presented a petition (that was given to the Board in March during the first request) with many of the same names as Kaufman's petition. Vollrath said that there is no other similar type development in this area and once this happens this will be a permanent undesirable change to this community.

Harry G. Carter, 659 J.C. Teague Road, spoke of his concern of the high power transmission lines that run through this property.

Dorsett talked about the Land Development Plan and stated that the only thing mentioned about industrial development is that it will be dispensed through the County and that it will not be in only one area. Dorsett said that the infrastructure is not necessary for this project except for the roads.

Kaufman said that most of the trailers go out to dealers but there will be a volume of trailers sold at the site.

Dorsett said he didn't realize there would still be a sales lot and if so this would change the character of the community. **Dorsett** asked how many trailers would be on display at one time. **Kaufman** answered 20 to 40 trailers. **Dorsett** said he wouldn't be able to 100% recommend approved of this request with this size of a sales lot.

Craven said recommend that this request be approved with the changes that have been made to the proposal after sitting through the two mobile home subdivision requests that have been heard tonight.

Morton said that he felt that we needed to take a close look at what we allow because this could possibly set a precedence for this area. Morton said that the facility got bigger and the buffering got smaller. Morton said he would like to see a buffer across the front with possibly a concrete pad with 2 trailers and a nice sign at the road.

Dorsett said he felt the request had not changed enough and made the motion to recommend to the Commissioners that this request be **denied**. **Morton** seconded this motion and the motion passed by a 5 to 2 vote - Boyd and Craven voted against the motion.

D. HIGH FALLS OIL COMPANY, High Falls, North Carolina, is requesting that 1.63 acres located on the corner of US Hwy 64 East/Lee Layne Road, Columbia Township, be rezoned from Highway Commercial/Residential Mixed to Highway Commercial/ Conditional Use. Zoning Map # 8712. This

proposed Conditional Use Zoning would specifically allow the addition of a truck stop to an existing convenience store.

Steve Majors, High Falls Oil Co., was present and explained that they also owned the mobile home park to the rear of this facility. Majors said that they planned to remove 7 of the mobile home sites for this new building and gas pumps. Major said that the old building is being torn down now and the new facility will be a lot like the Quik Chek located closer to town.

There was no one present in opposition to this request.

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

- E. **TIRE SERVICES OF FLORIDA, INC.**, Atlanta, Georgia, is requesting that 1.00 acre (out of 5.18 acres) located at 9627 US Hwy 220 Business North, Level Cross Township, be rezoned from Highway Commercial/Conditional Use to Highway Commercial/Conditional Use. Zoning Map 9 7767. Randleman Lake Watershed. This would change the current Conditional Use permit (that allows a paint mixing operation in the existing building) to specifically allow a retail tire and repair shop. Property Owner: Gary and Karen Richardson.

The applicant nor the property owners were present for this meeting.

Johnson said that this property is currently in violation of the County Zoning Ordinance and the Planning Department has held off any legal action against the property owners pending the decision of this Board concerning this application.

Dorsett said that there is tractor trailers there now being used for storage and there are piles of tires. Dorsett said he felt there was a serious health issue here and he didn't feel this would be right for this area.

Craven said that this company picks up used tires from all the Wal-Mart Stores in North Carolina and South Carolina and brings them here.

Chris Andreoli said that he felt this has the potential of being something really bad here. Andreoli said that the property only allows for a small inside business (due to closeness of the building to the road) and this is all an outside business.

Dorsett said that he felt these types of business should be required to be bonded so that when they pick up and leave they are still responsible for the messes they leave behind.

Craven made the motion, seconded by **Dorsett**, to recommend to the Commissioners that this request be **denied**. The motion passed unanimously.

- F. **FORREST DAVIS**, Ramseur, North Carolina, is requesting that 2.45 acres (out of 43.54 acres) located on NC Hwy 22 South (property on left just past Moreland Road), Coleridge Township, be rezoned from Residential Agricultural to Light Industrial/Conditional Use. Zoning Map 9 8619. This proposed Conditional Use Zoning would specifically allow the operation of a heating and air conditioning business from a 40 x 60 building to be constructed on site. Property Owner: David Kidd.

Davis explained that he is needing to relocate his business from Ramseur to this area. Davis said he only has 2 employees and no outside storage.

There was no one present in opposition to this request.

Brown made the motion to recommend to the Commissioners that this request be **approved** with the condition of no outside storage. **Craven** seconded this motion and the motion passed unanimously.

G. **JOHN & JULIA RUSH**, Dingmans Ferry, Pennsylvania, are requesting that 12.06 acres located on Foxfire Road (approx. ½ mile south of Chaney Road), Grant Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use. Zoning Map # 7791. This proposed Conditional Use Zoning would specifically allow the division of lot # 6 of Mill Creek Subdivision into 2 lots.

Tracy Rush was present and explained that he and his brother purchased the property together and plan to divide the property. Rush said that he plans to build a site built home and his brother plans to locate a modular home on the property.

There was no one present in opposition to the request.

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

H. **TRIAD SAW & KNIFE**, Asheboro, North Carolina, is requesting that 1.88 acres located at 3620 Midway Acres Road, Midway Acres Subdivision - Lots 3-6, Richland Township, be rezoned from Light Industrial/Conditional Use to Light Industrial/Conditional Use. Zoning Map # 7667. This would change the current Conditional Use permit (that allows a sewing plant in the existing building) to specifically allow a machine shop for saw sharpening and tool grinding. Property Owner: Luther Brothers Sawmill, Inc.

Ronald Cain was present and explained that he is in the process of purchasing the property. Cain said that his business has out grown their location 1 1/2 miles down the road. Cain said that 98% of his business is done by pick up and delivery. Cain said that he lives 7 houses up the road and has for 35 years.

There was no one present in opposition to this request.

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

7. The meeting adjourned at 10:22 p.m. There were 79 citizens present for this meeting.

NORTH CAROLINA

Hal Johnson
Planning Director

August 11, 1999 Jill Wood
Date Clerk/Secretary