



# RANDOLPH COUNTY

## PLANNING AND ZONING

204 E Academy Street, Asheboro NC 27203 (336) 318-6555

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### RANDOLPH COUNTY PLANNING BOARD

#### AGENDA

February 7, 2023

1. Call to Order of the Randolph County Planning Board.
2. Roll call of the Board members:
  - Reid Pell, Chair;
  - Kemp Davis, Vice-Chair
  - John Cable;
  - Melinda Vaughan;
  - Reggie Beeson;
  - Ken Austin;
  - Barry Bunting; and
  - Brandon Hedrick, Alternate.
3. Consent Agenda:
  - Approval of agenda for the February 7, 2023, Planning Board meeting.
  - Approval of the minutes from the January 10, 2023, Planning Board meeting.
4. Conflict of Interest
  - Are there any Conflicts of Interest or *ex parte* communication that should be disclosed?
  - If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.
5. Old Business.
6. New Business.

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#### SPECIAL USE PERMIT REQUEST #2023-0000010

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The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **MICHAEL THOMAS HEIL**, Randleman, NC, and his request to obtain a Special Use Permit at 1449

New Salem Rd, Providence Township, Polecat Creek Balance Watershed, Tax ID #7776334652, 6.27 acres, *RA - Residential Agricultural District and RR – Residential Restricted District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow obtaining a Federal Firearms License to sell firearms and accessories and to allow on-site manufacturing (assembly of firearms) in the existing residence as per the site plan.

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE SWORN IN BY CHAIR OR CLERK TO THE BOARD BEFORE GIVING TESTIMONY.**

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**SPECIAL USE PERMIT REQUEST #2023-0000015**

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **ANTOINE GORDON**, Sophia, NC, and their request to obtain a Special Use Permit at 3457 Beckerdite Rd, Back Creek Township, Tax ID #7734655151, 5.04 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow an outside storage lot for automobiles, excluding junk vehicles, as per the site plan.

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE SWORN IN BY CHAIR OR CLERK TO THE BOARD BEFORE GIVING TESTIMONY.**

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**REZONING REQUEST #2023-0000051**

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **CAROL E WILSON**, Randleman, NC, and her request to rezone 40,942 sq. ft. out of 19.41 acres at 6590 US Hwy 311, New Market Township, Randleman Lake Protected Area Watershed, Tax ID #7746118749, Primary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow a U-Haul business as per the site plan.

7. Adjournment.

Attachments



# RANDOLPH COUNTY PLANNING BOARD

## MINUTES

January 10, 2023

There was a meeting of the Randolph County Planning Board on Tuesday, January 10, 2023, at 6:30 p.m. in the 1909 Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC.

Chairman **Pell** called the meeting to order at 6:30 p.m. and welcomed those in attendance and asked for a roll call of the members.

**Hal Johnson**, County Manager, called the roll of the Board members.

- Reid Pell, Chair, *present*;
- Kemp Davis, Vice-Chair, *present*;
- John Cable, *present*;
- Melinda Vaughan, *present*;
- Reggie Beeson, *present*;
- Ken Austin, *present*;
- Barry Bunting, *present*; and
- Brandon Hedrick, Alternate, *present*.

County Attorney, **Ben Morgan**, was also present.

**Johnson** informed the Chairman there was a quorum of the members present for the meeting. He announced that the Crumley case, originally postponed until tonight's meeting has been postponed until the next Planning Board meeting, being held on February 7, 2023.

**Pell** called for a motion to approve the consent agenda as presented.

Consent Agenda:

- Approval of agenda for the January 10, 2023, Planning Board meeting.
- Approval of the minutes from the December 6, 2022, Planning Board meeting.

**Davis** made the motion to approve the consent agenda as presented, with **Austin** making the second to the motion. The motion was adopted unanimously.

**Pell** asked the Board members if there were any conflicts in the following cases. Hearing none, **Johnson** presented the first case along with site plans, and pictures of the site and surrounding properties.

## SPECIAL USE PERMIT REQUEST #2022-00003162

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The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **JAMES MATTHEW AND HALEIGH PAIGE POOLE**, Denton, NC, and their request to obtain a Special Use Permit at 6345 Bombay School Rd, New Hope Township, Tax ID #6697331685, 2.71 acres, RA - Residential Agricultural District. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a hair salon in an existing 24 ft. by 15 ft. building as per the site plan.

**Pell** opened the public hearing and called for anyone wishing to speak for or against the request to come forward and take the oath before giving testimony on the request. **Morgan** administered the oath to **Matthew** and **Haleigh Poole**.

**Matthew Poole** and **Haleigh Poole**, 6345 Bombay School Rd, Denton, addressed the Board. **M. Poole** said the building shown in the agenda packet for the Board members will be used for a hair salon and placed according to the surveyed site plan as shown as well.

**Johnson** asked **M. Poole** to confirm that the building would not be in the floodplain. **M. Poole** said it would not be in flood. **Johnson** asked how many employees **Haleigh** planned to have. **H. Poole** said she would be the only one working at this location.

**Cable** asked for the hours of operation. **H. Poole** said her normal hours would fall within the hours of 9:00 a.m. through 6:00 p.m., Tuesday through Friday, and 9:00 a.m. until 3:00 p.m. on Saturday.

**Johnson** asked if there would be any loud music played on site. **H. Poole** answered no.

**Davis** asked if the building would be moved to this site. **M. Poole** said the building is a pre-manufactured office building already on site. He said it would be slid back and placed on a permanent foundation if the request is approved.

**Bunting** asked if they lived on the property. **M. Poole** answered yes. He said the initial application was for their 2.71-acre tract which has changed to 9.63 acres because they combined the deed with their adjoining tract.

**Pell** asked if there was anyone else that would like to speak in favor of the request. Hearing none, **Pell** asked if anyone would like to speak in opposition to the request. Hearing none, **Pell** closed the public hearing for discussion among the Board members and a motion.

Having no opposition, **Cable** asked if the notice was duly posted. It was confirmed that notices were duly posted.

**Bunting** made the motion to **APPROVE** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony

that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use will not materially endanger the public health or safety, the use meets all required conditions and specifications, the use will not substantially injure the value of adjoining property, that the use is a public necessity and the location and character of the use if developed according to the plan(s) as submitted and approved, will be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*. **Austin** seconded the motion to **APPROVE** the Special Use Permit.

**Pell**, having a proper motion and second, called the question on the motion to approve the rezoning request, and the motion was adopted unanimously.

**Johnson** presented the second case, site plans, and pictures of the site and surrounding properties.

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### SPECIAL USE PERMIT REQUEST #2022-00003163

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The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **KAYDEN NICHOLSON**, Trinity, NC, and their request to obtain a Special Use Permit at 3710 Thayer Rd, Tabernacle Township, Lake Reese Balance Watershed, Tax ID #7705017102, Homewood Acres Subdivision Revised Section 2, lot 2A, 0.87 acres, RA - Residential Agricultural District. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a small furniture maker in an existing 24 ft. by 48 ft. building with no employees as per the site plan.

**Pell** opened the public hearing and called for anyone wishing to speak for or against the request to come forward and take the oath before giving testimony on the request. **Morgan** administered the oath to **Kayden Nicholson**.

**Kayden Nicholson**, 3710 Thayer Rd, Trinity, rose to address the Board. He explained that he has been woodworking for several years and has been busy making furniture for his own home including; beds, side tables, end tables, dressers, and coffee tables, in addition to other pieces. He said people have seen his work and have shown interest in having him build pieces for them as well so he is asking for this Special Use Permit to allow him to do so.

**Johnson** said the application states there will be no employees. **Nicholson** said that is correct. He said his wife lends a helping hand occasionally. **Johnson** asked **Nicholson** if he understands that if the request and conditions are approved, he will be held to those conditions and will not be allowed to expand his business without coming back before the Board with a request. **Nicholson** said he understands.

**Davis** asked if he is currently building furniture in the workshop. **Nicholson** answered yes and that he is currently working on a couple of desks for himself but has not built them commercially. **Davis** asked if he has had any complaints. **Nicholson** answered no.

**Johnson** asked **Nicholson** how he became aware that he would need a Special Use Permit. **Nicholson** said he works with a gentleman that asked him if has been approved to work on furniture for others.

**Austin** asked **Nicholson** if he plans to have retail sales for the finished product out of this building. **Nicholson** answered no. **Nicholson** said he is not set up for retail sales, he would bring materials in on his truck and deliver to the needed locations as well. **Austin** asked if all his work would be custom-built. **Nicholson** answered yes.

**Beeson** asked for his hours of operation. **Nicholson** said he has a full-time job where he works until 12:30 or 1:00 p.m., so he may start as early as 1:00 p.m. until approximately 7:00 p.m. He said in the last year, he may have spent 150 hours total in the workshop so it would not be excessive.

**Cable** said with these types of operations, the main complaint is noise at dinner time. **Nicholson** said his wife normally gets home around 5:00 p.m. with their child and he typically stops working to spend time with the family. **Cable** asked if these hours are during the week and not on the weekend. **Nicholson** answered yes.

**Morgan** asked **Nicholson** what type of equipment he uses. **Nicholson** said he has a table saw, router table, drill press, band saw, hand tools, sanders, nail guns, staplers, glue, and maybe a couple of others.

**Beeson** asked if he has an air compressor and if so, is it located inside or outside the building. **Nicholson** said he has one located inside the building.

**Austin** asked how he planned to store and dispose of the waste material. **Nicholson** said he stacks the material in the corner of the shop and disposes of it at a waste facility located off Kersey Valley when he has enough to make a trip.

**Pell** asked if there was anyone else that would like to speak in favor of the request. Hearing none, **Pell** asked if anyone would like to speak in opposition to the request.

**Morgan** administered the oath to **Amy Stout**.

**Amy Stout**, 3696 Thayer Rd, Trinity, told the Board that the noise from equipment being used in the building is high-pitched in a metal building with no insulation or sound barrier. **Stout** said she works from home and can hear the noise while trying to work. She said she had called in a noise complaint to the County previously because at one time he was out of work and would run his equipment all day long, seven days a week and the building is located as close to her property as it is allowed to be. She said even having Leyland cypress trees along her fence line, does not drown out the noise.

**Johnson** asked **Stout** if she is the closest neighbor to **Nicholson**. **Stout** answered yes. **Morgan** asked what structure is located next to **Nicholson's** building. **Stout** said it is their storage building. **Morgan** asked **Stout** if her building is metal as well. **Stout** answered no and that their building is constructed of wood.

**Cable** asked when she had called to make the noise complaint. **Stout** said she called on December 29, 2021. She said the County employee said he would investigate. She said when she is home, she would like some peace and quiet.

**Davis** asked if she had spoken to the applicant about the noise issues. **Stout** answered yes.

**Austin** asked **Stout** what the earliest and latest she has heard the equipment running. **Stout** said during COVID-19 when everyone was working abnormal hours, she heard the noise as early as 8:00 a.m. and as late as 8:00 p.m., during the summer, sometimes seven days a week.

**Austin** asked if the hours were reduced from 8:00 a.m. until 7:00 p.m., would be acceptable. **Stout** said not seven days a week. She said several other neighbors are in opposition to the request that could not be present at the meeting. **Cable** asked if the other neighbors have filed a complaint with the County. **Stout** said she was unsure.

Having no additional opposition, **Pell** asked **Nicholson** if he would like to address the concerns brought before the Board.

**Nicholson** said if he planned to work in the shop seven days a week, this would be a very different venture. He said he has a full-time job and cannot remember the last time he was in the shop on a weekend. He said he may work in the shop a few times a week, for a couple of hours at most.

**Austin** asked if he would have an issue with set hours of operation and what those hours would look like for him. **Nicholson** said right now he is usually not in the shop any earlier than 12:00 p.m. and no later than 7:00 p.m. and rarely on weekends because he is trying to spend time with his family.

**Morgan** explained to **Nicholson** and the Board that if he agrees to specific hours for this request, **Nicholson** is limiting himself from using the workshop outside of the agreed-upon hours, even for personal use.

**Beeson** asked if he has given any thought to adding insulation to the building to help with the noise. **Nicholson** said he is not opposed to adding insulation but has not investigated it at this time because he was unaware of the noise issue. **Beeson** said he feels there should be a sound barrier to help with the noise. **Nicholson** said he does not feel the noise that is created in his shop exceeds the excessive late-night barking and trucks revving engines.

**Davis** asked **Nicholson** if he could describe the natural buffer that exists near his shop. **Nicholson** said there are some Leyland Cypress as mentioned by **Stout** as well as some pines and evergreens. **Davis** asked if the barrier was fully enclosed and if there was anything else he felt he could do to make the buffer even better. **Nicholson** said the buffer is full for the most part. He said he could look into the insulation option and the possibility of planting additional trees and is open to all suggestions. **Pell** said the proximity of the

building to the property line may not allow additional buffers. **Nicholson** said the building is close to the existing buffer.

**Davis** said he would like to make sure that **Nicholson** fully understands the restrictions for proposed hours of operation and the limits it will place on him for personal use as well. **Nicholson** asked for more details. **Morgan** explained to **Nicholson** that if hours of operation are imposed such as 9:00 a.m. to 7:00 p.m., Monday through Friday, he would not be able to go to his shop and run machinery to work on anything personally or professionally at 8:00 a.m. **Cable** said even if he wanted to teach his daughter some woodworking, he would not be able to do so outside of those hours. After explaining and giving examples of use within and outside hours of operation, **Nicholson** said he understands that he is not to work outside of approved hours of operation.

Having no additional questions for **Nicholson**, **Pell** closed the public hearing for discussion among the Board members and a motion.

**Davis** said he sees no way to govern the addition of insulation to the building. **Austin** said he has more concerns about the day and hours of operation. **Johnson** said the biggest issue for the Board would be hours of operation for them to consider because the property is located within a residential area. **Cable** said adding the insulation would be a “good neighbor” thing to look into but the hours of operation would protect all the neighbors.

**Johnson** commends **Nicholson** for coming to the Board to ask for this Special Use Permit. He said it would be hard, if not impossible, to enforce insulation requirements but Code Enforcement can enforce hours of operation.

**Hedrick** said the property is in a *Secondary Growth Area* and the property across the street is in a *Rural Growth Area*. **Hedrick** said the intent was to “protect the character of residential areas” while allowing mixed land uses and feels that is the Board’s responsibility.

**Cable** said this is a classic example of neighbors co-existing with an outside function. He said there will be no employees and only running one machine at a time but if he were to lean in favor of the request, he would have to limit the hours of operation to be respectful of the neighbors.

**Davis** said looking at hours of operation, he would propose the limitation be Monday through Friday from 9:00 a.m. until 7:00 p.m. and on Saturdays from 10:00 a.m. until 4:00 p.m. **Austin** said he would agree to those hours as well. **Nicholson** asked if there would be flexibility for Sunday. **Bunting** suggested there be no activity on Sundays so the neighbors have a break.

**Nicholson** amended and signed his application to include limited hours of operation. **Davis** made the motion to **APPROVE** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon

revisions, and that the use will not materially endanger the public health or safety, the use meets all required conditions and specifications, the use will not substantially injure the value of adjoining property, that the use is a public necessity and the location and character of the use if developed according to the plan(s) as submitted and approved, will be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*. **Austin** seconded the motion to **APPROVE** the Special Use Permit.

**Pell**, having a proper motion and second, called the question on the motion to approve the Special Use request, and the motion was adopted unanimously.

**Johnson** presented the third case, site plans, and pictures of the site and surrounding properties.

### **REZONING REQUEST #2022-00003164**

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The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **DIANA RARICK**, Franklinville, NC, and her request to rezone 0.85 acres out of 10.20 acres at 3264 Whites Memorial Rd, Franklinville Township, Tax ID #7784985132, Rural Growth Area, from RR - Residential Restricted and RA – *Residential Agricultural District* to RA - Residential Agricultural District. The proposed rezoning would allow any uses permitted by right in the RA – *Residential Agricultural District*.

**Pell** opened the public hearing and called for anyone wishing to speak in favor of the request to come forward and address the Planning Board.

**Diana Rarick**, 3264 Whites Memorial Rd, Franklinville, explained that she is requesting the Board allow her to place a single-wide mobile home as a second residence on her property in front of her existing home. She said the current zoning will only allow a double-wide home with a permanent foundation.

**Johnson** asked **Rarick** what would happen to her existing doublewide home on the property. **Rarick** said that her daughter and grandchildren will occupy that home and she plans to move into the proposed single-wide.

**Pell** asked **Rarick** if she plans to share the existing well and septic. **Rarick** answered no.

**Cable** asked **Rarick** if she would share the existing drive. **Rarick** answered yes.

**Pell** asked if there was anyone else that would like to speak in favor of the request. Hearing none, **Pell** asked if anyone would like to speak in opposition to the request. Hearing none, **Pell** closed the public hearing for discussion among the Board members and a motion.

**Johnson** explained that the housing pattern back in 1987 provided the current zoning. He said there are no concerns from the community and this request is just to allow a single-wide mobile home rather than a double-wide mobile home.

With no opposition to the request, **Cable** asked if the request was advertised and properly posted. Confirmation was given by staff.

**Davis** expressed concerns regarding the change of existing zoning designations to allow single-wide mobile homes when the surrounding properties are zoned against it.

**Johnson** asked **Rarick** what age mobile home she plans to put on the property. **Rarick** said she has purchased a 1998 single-wide mobile home that will have metal underpinning.

**Hedrick** asked about the orientation of the home on the property. **Rarick** said it would be perpendicular to the road.

**Davis** asked if she would be sharing a drive with the existing home. **Rarick** answered yes and that she owns the entire property.

**Austin** asked if the homesite has already been prepared for the home. **Rarick** said the area is already cleared, location of the home, septic, and well have been marked and waiting on Environmental Health approval to proceed.

**Johnson** said the Board would not be setting precedence for other lots, they would only be approving the one site.

**Cable** said the request fits the area. **Hedrick** said there are surrounding tracts with the RA zoning already in place. **Cable** said he feels that the applicant has done everything she can to be close to family and help them out.

**Cable** made the motion to **APPROVE** the rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with all agreed-upon revisions, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. **Bunting** made a second to the motion to **APPROVE** the rezoning request.

**Pell**, having a proper motion and second, called the question on the motion to approve the rezoning request, and the motion was adopted unanimously.

**Johnson** explained the 15-day waiting period for a possible appeal and a permit will follow that waiting period.

**Johnson** then presented the last case of the night along with site plans and photographs of the request location.

## REZONING REQUEST #2022-00003236

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The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **GREGORY R BENNETT**, Liberty, NC, and his request to rezone 5.51 acres on Andrew Hunter Rd, Franklinville Township, Tax ID #7781799897, Gregory R Bennett and Angela Leak Subdivision lot number 1, Primary Growth Area, from RR - Residential Restricted and *RA – Residential Agricultural District* to HC - Highway Commercial District. The proposed rezoning would allow any uses permitted by right in the *HC – Highway Commercial District*.

**Pell** opened the public hearing and called for anyone wishing to speak in favor of the request to come forward and address the Planning Board.

**Gregory Bennett**, 7590 Old 421 Rd, Liberty, told the Board that he would like to develop this property for commercial use without specific conditions like the property across the street because he is uncertain what the future needs will be at this time.

**Morgan** asked which property across the street is zoned commercial. **Bennett** explained that it is the building on the corner of US Hwy 64 and Andrew Hunter Rd. He said it is a rental property that has been used for multiple uses such as a lawnmower repairs shop, and sweepstakes as well as other uses in the past and is not actually on US Hwy 64, there is another property owner for the lot that fronts on that road.

**Johnson** described the surrounding properties that have been rezoned in the past and the uses for those properties.

**Pell** said the property **Bennett** is referring does not touch US Hwy 64 and the adjacent rental building has been used for multiple things over the years.

**Johnson** asked **Bennett** how long he has owned the property. He said it has been in his family since the 1940s and passed down. He said his mother gave this and the adjoining property to his sister and himself. He said he gave the homesite to his sister and kept the pasture for himself.

**Davis** asked if he is asking to rezone the entire 5.51 acres. **Bennett** answered yes. He said he is currently allowing a neighbor to rent a portion of the pasture for her horses.

**Pell** asked if there was anyone else that would like to speak in favor of the request. Hearing none, **Pell** asked if anyone would like to speak in opposition to the request.

**Clayton Sommer**, 4251 US Hwy 64 E, Asheboro, said he owns the western and southern property borders of the request and is a fifth-generation cattle farmer which has been in his family for approximately a century. He said the water from **Bennett's** property drains directly into the main watering hole for his cattle. He said the development with asphalt and roofing as opposed to pasture as it is now, has the potential to damage his creek and property from the excessive water drainage in addition to the pollutants from commercial

businesses. He said the water run-off from parking areas is higher in lead and cadmium than your average rainwater. He submitted topographical maps for the Board to see (*Exhibit 1*), demonstrating the possibilities of water drainage from the intense storms we have in this area. He said the amount of noise and pollutants is also uncertain because there is no “plan” for development at this time. He said there could be a small commercial business on the property that will cause no issues but without a known plan, there could also be a large industrial business with many pollutants.

**Austin** asked **Sommer** the size of his property adjacent. **Sommer** said he owns 33 acres directly adjacent to the requested property, as well as the tract adjacent to that. **Johnson** asked how long he has owned the property. **Sommer** said he purchased the property from his great-uncle in August 2022, with the understanding that he would continue the agricultural use because of the family history of the property of almost 100 years.

**Johnson** asked if his main concern was that there is no specific plan for the intended use of the property and there is no site plan to show the potential run-off of the property and how it will affect his farm. **Sommer** answered yes.

**Susan Richards**, 207 Andrew Hunter Rd, Asheboro stated that she is a northern neighbor to the request and currently rents a portion of the pasture from **Bennett** for her horses. She said she does not necessarily have objections to the development of Bennett’s property but agrees that there needs to be a specified plan.

**Richards** said she moved here for the rural tranquility of the area, intentionally placing herself in and around residential zoning, and even though she is not against growth, she feels there should be a more specific plan to protect the residents of the area, potentially causing harm to the value of the surrounding properties.

**Richards** said if this property is rezoned *HC*, especially without conditions, there are many concerns including safety, the lighting used for the business, the hours of operation, what pollutants will be present, and will there be required buffers. She asked the Board to consider their concerns and deny the request without a plan.

Having no additional opposition, **Pell** closed the public hearing for discussion among the Board members and a motion.

**Johnson** commended the applicants that have come before the Board with requests to comply with County policy. He said in this case, the neighbors have not said they are opposed to the development but need a planned use of the property. He asked the Board to consider if the request is an appropriate location for straight re-zoning to allow any permitted use under the *HC* zoning or a location to consider a conditional district that would require a particular land use with a site plan.

**Austin** said the *HC* zoning allows a very broad spectrum of uses and some of the uses are simple, while other allowable uses are complex, and he understands the neighbors’ need to have a plan for the rezoning request.

**Hedrick** stated that the property is in the *Primary Growth Area* and one of the responsibilities per the *Growth Management Plan* is to minimize incompatibilities by requiring buffers and screens, and the other is to use transitional development to buffer between incompatible uses and there is no plan to show the transitional buffering for the property and how it will affect the area.

**Davis** said he agrees with the other Board members that the request needs a plan for development because of the impact it will have on the adjoining agricultural properties. **Cable** agreed. He said this situation goes a little deeper than just having a property located on US Hwy 64 because it is also surrounded by agricultural uses.

**Davis** made the motion to **DENY** the rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan*. **Austin** made a second to the motion to **DENY** the rezoning request.

**Pell**, having a proper motion and second, called the question on the motion to deny the rezoning request, and the motion was adopted unanimously.

*There was recognition of a group of citizens that attended the meeting for observation purposes only.*

**Johnson** announced that he had presented a proposal to the County Commissioners to approve funding for a *Growth Management Plan* update in the northeast Randolph County area, working with the Piedmont Triad Regional Council and the municipalities being affected. He said he envisions several joint meetings within the next six to seven months between the Planning Board and County Commissioners.

**Johnson** said the Commissioners have authorized him to nominate a Steering Committee which will consist of several managers of municipalities and staff. He asked **Reggie Beeson**, **Ken Austin**, and **Brandon Hedrick** to become a part of the committee. All three members agreed to join the committee.

Having no further business, **Pell** called for a motion to **ADJOURN** the meeting. **Cable** made the motion to adjourn, with **Austin** making the second to the motion.

**Pell**, having a proper motion, and second, called the question on the motion to **ADJOURN**. The motion passed unanimously.

The meeting adjourned at 8:19 p.m., with 24 citizens present.

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**RANDOLPH COUNTY  
NORTH CAROLINA**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk to the Board

\_\_\_\_\_  
Date



DRAFT

# Risks to Creeks and Farms via Rezoning and Subsequent Development of REID 93269

Clayton Sommer



## Topographical Proof of Runoff Direction and Cause for Concern



Figure 1: Topographical Map of REID 93269 in relation to adjacent farms. Yellow lines denote topographical elevations, the highest elevation being at the center bottom of the picture. Note the sharp notches along the right hand side of the farm property. The points of those lines lie along a creek that supplies the primary watering hole for the cows towards the back of the farm. That creek runs just to the inside of the property boundary, where water drains to it from REID 93269.

## Coefficient of Runoff

Coefficient of runoff  $C$  is a dimensionless mathematical term used to calculate how fast runoff will from rain will flow on a given surface (4). Typical numbers given for Asphalt, Lightly and Heavily Vegetated Clay soil are 1.00, 0.60, and 0.50, respectively. REID 93269 is 5.51 acres, nearly all of which drains to my property.

This means that for a given rainfall event, the runoff from any paved or roofed area of REID 93269 will enter the creek at almost twice the rate of what it currently does. This could cause major damage to the farm topology, flooding of low areas, and represent massive costs to me, especially given that we live in an area known for intense summer storms that biannually reach 1.58"/hr (1). An acre-inch is 3630 cubic yards, about 27154.3 US gallons.

## Litter and Pollution

It is well known that runoff from traffic areas contains pollutants such as Lead, Cadmium, Copper, and Zinc (3).

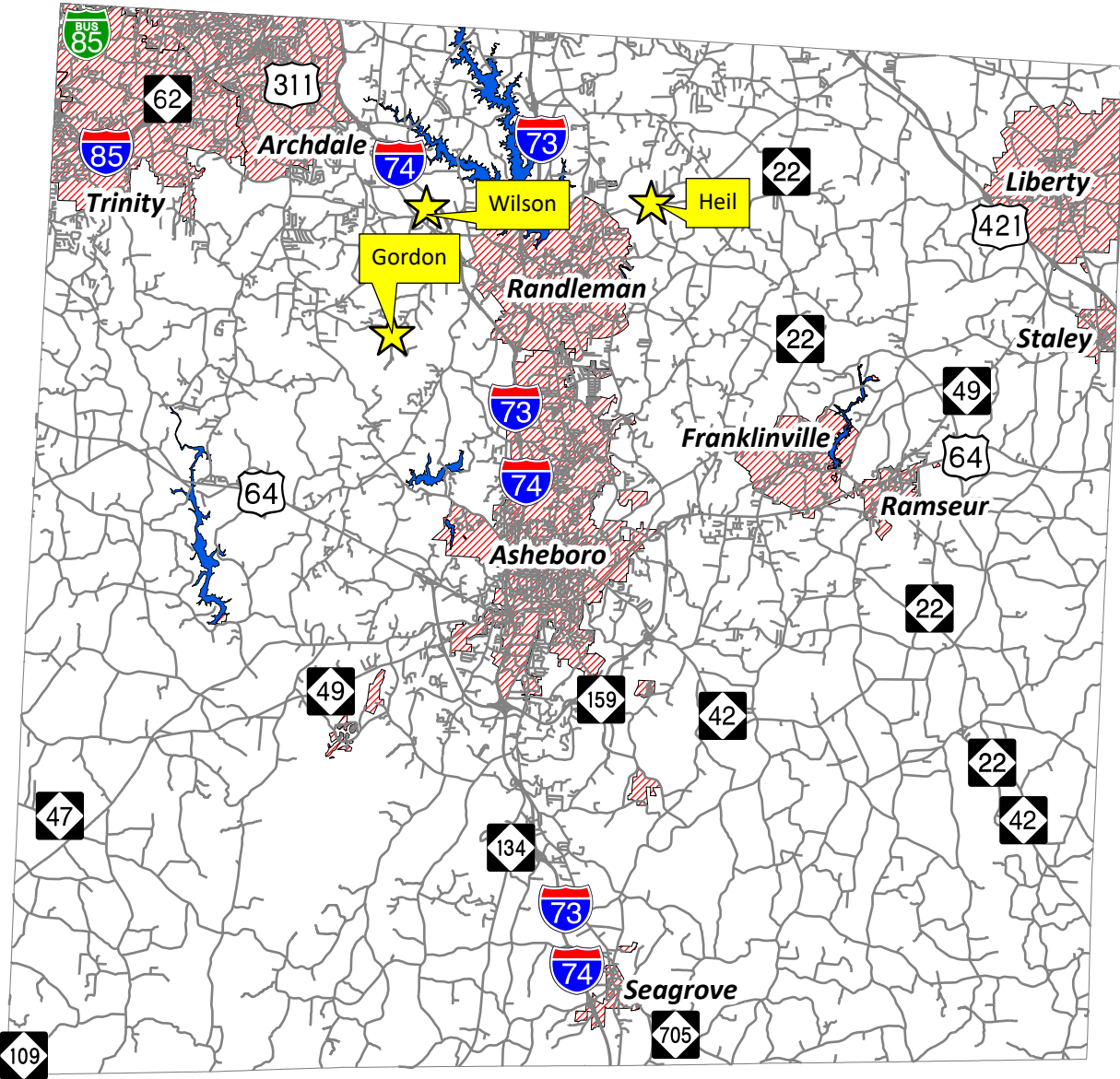
## Citations:

1. Rainfall Intensity:  
<https://www.greensboro-nc.gov/home/showpublisheddocument/4682/636510647144300000>
2. Topographical Map: <https://gis.randolphcountync.gov/randolphts/>
3. Heavy Metals: <https://pubmed.ncbi.nlm.nih.gov/26448594/>,  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5899753/>,
4. Coefficient of Runoff:  
<https://www.ndspro.com/PDFs/Tech-Spec-Guides/definitive-drainage-guide.pdf>





## Compromises:

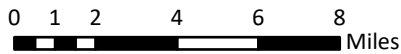
1. Installation of a Wet pond or Wetland Mesocosm on REID 93269 that water enters before draining to my property.

# February Request Location Map



## Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





## CASE SUMMARY FOR

### SPECIAL USE REQUEST #2023-00000010

---

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **MICHAEL THOMAS HEIL**, Randleman, NC, and his request to obtain a Special Use Permit at 1449 New Salem Rd, Providence Township, Polecat Creek Balance Watershed, Tax ID #7776334652, 6.27 acres, *RA - Residential Agricultural District* and *RR – Residential Restricted District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow obtaining a Federal Firearms License to sell firearms and accessories and to allow on-site manufacturing (assembly of firearms) in the existing residence as per the site plan.

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE  
SWORN IN BEFORE GIVING TESTIMONY.**



## **OATH FOR QUASI-JUDICIAL HEARINGS (Special Use Permit Request, Variances or Appeals)**

---

**NORTH CAROLINA**

**RANDOLPH COUNTY**

**Before opening the public hearing on a case, the Chair must administer an oath or affirmation to those wishing to speak on a specific case. (This oath is specified in NCGS 11-11.)**

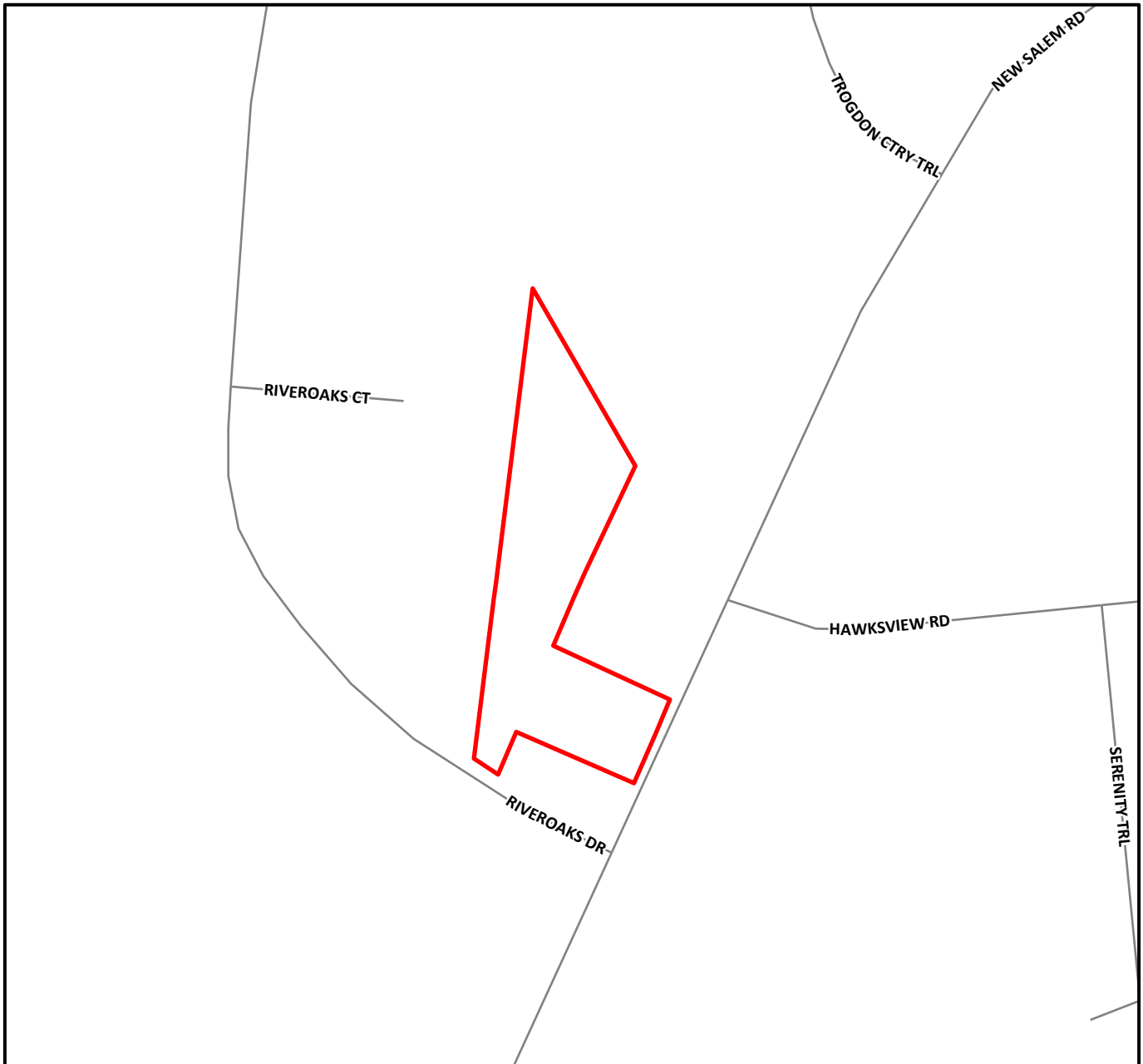
The Chair should say,

*“The Planning Board will now hear testimony for and against this request. Anyone wishing to offer testimony on this request must come forward and take the oath. Only those taking the oath may give testimony for this request.*

*“Do you swear, or affirm, that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God.”*



# Heil Request Location Map



Directions to site: US Hwy 220  
Bus N - (R) New Sale Rd - Site  
on (L) just past Riveroaks Dr at  
1449 New Salem Rd.



1 inch equals 400 feet

# Heil Special Use Permit Request

## Legend



Parcels

## Structures

### Type



Permanent Structure



Temporary Structure



Roads



WaterBodies



Streams



50 ft. Stream buffer



Flood plains

## County zoning

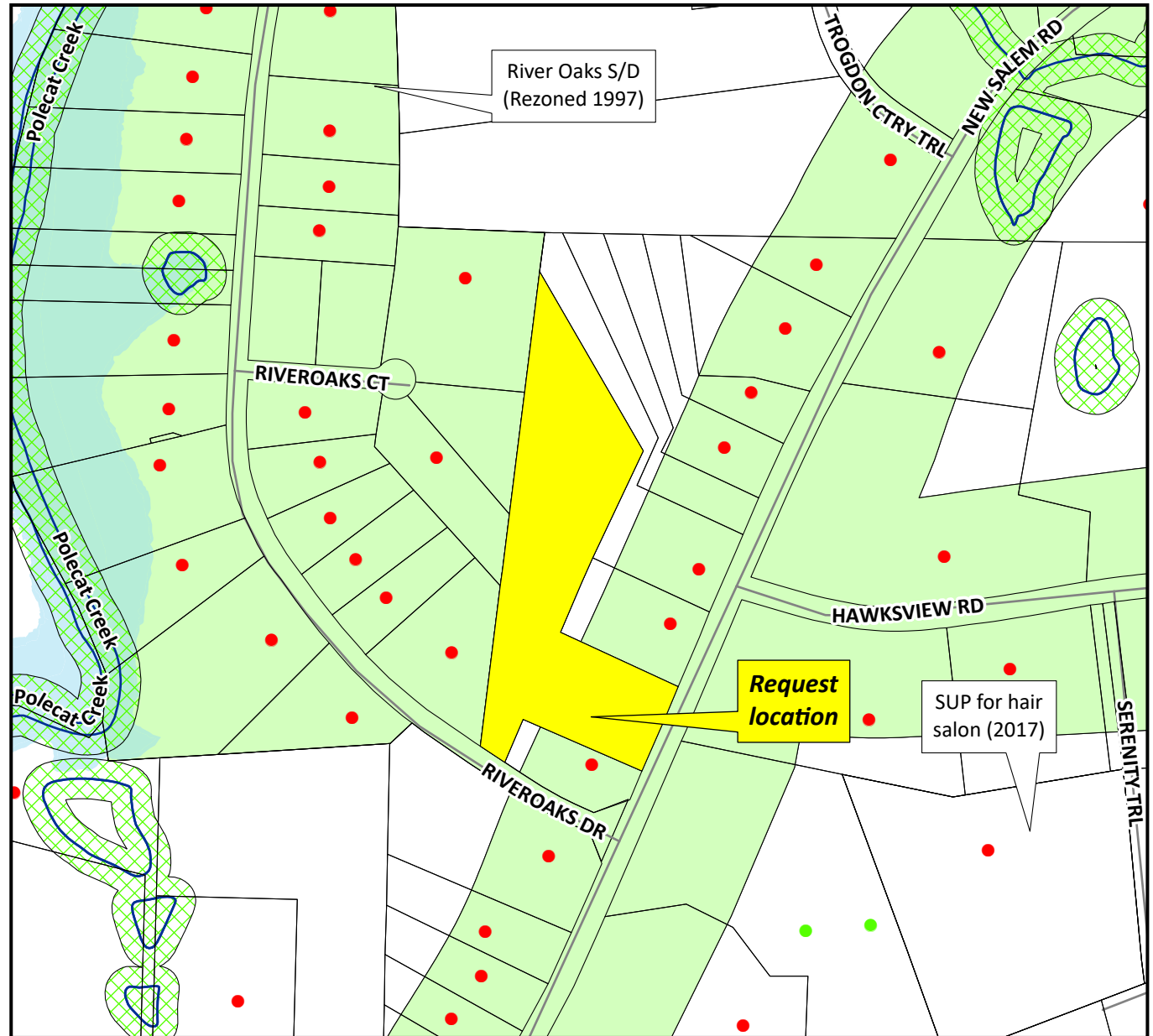
### Districts



RA



RR



*The request is located in Polecat Creek Watershed Area.*

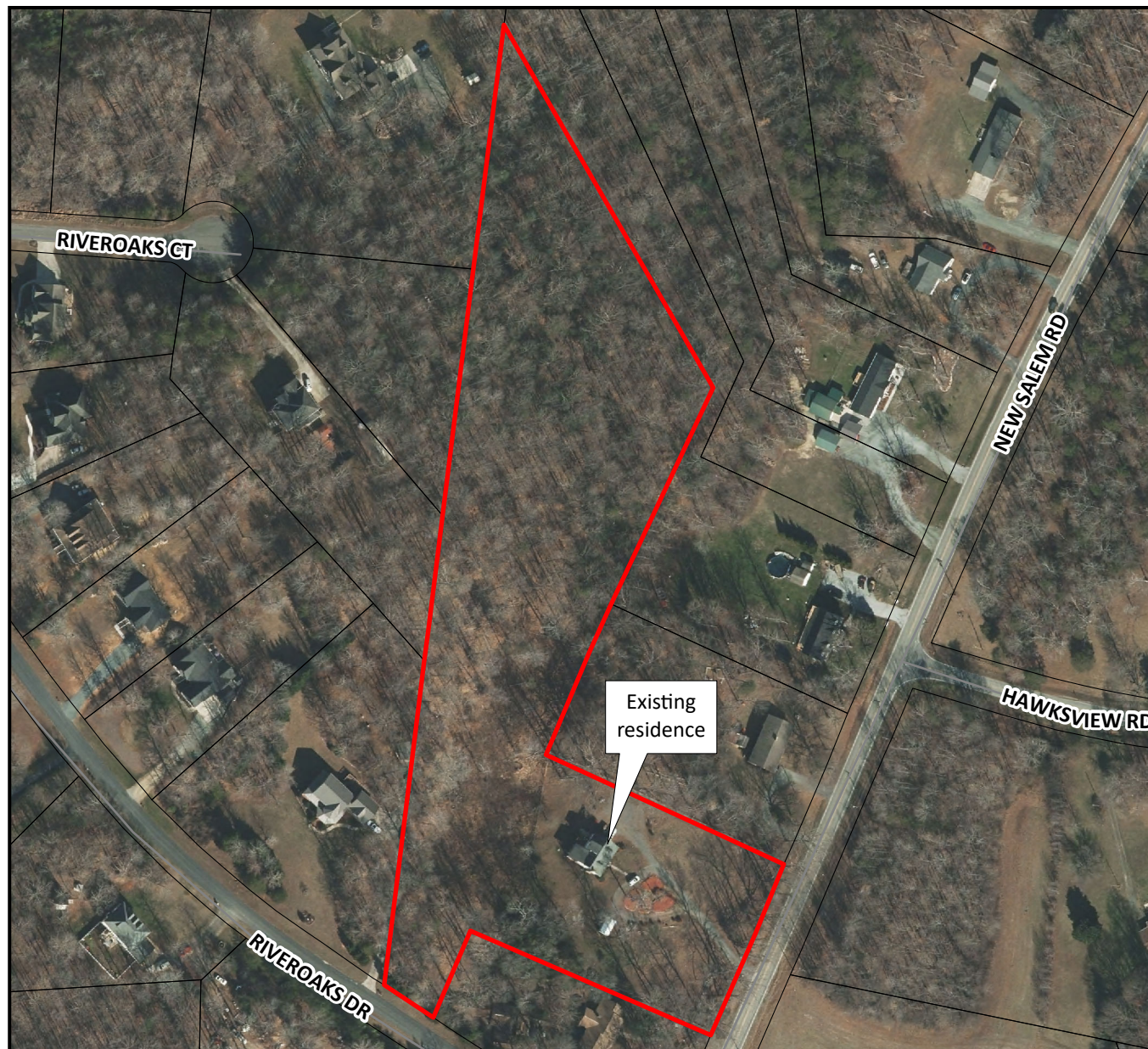
1 inch equals 400 feet



# Heil Special Use Permit Request

## Legend

-  Parcels
-  Roads





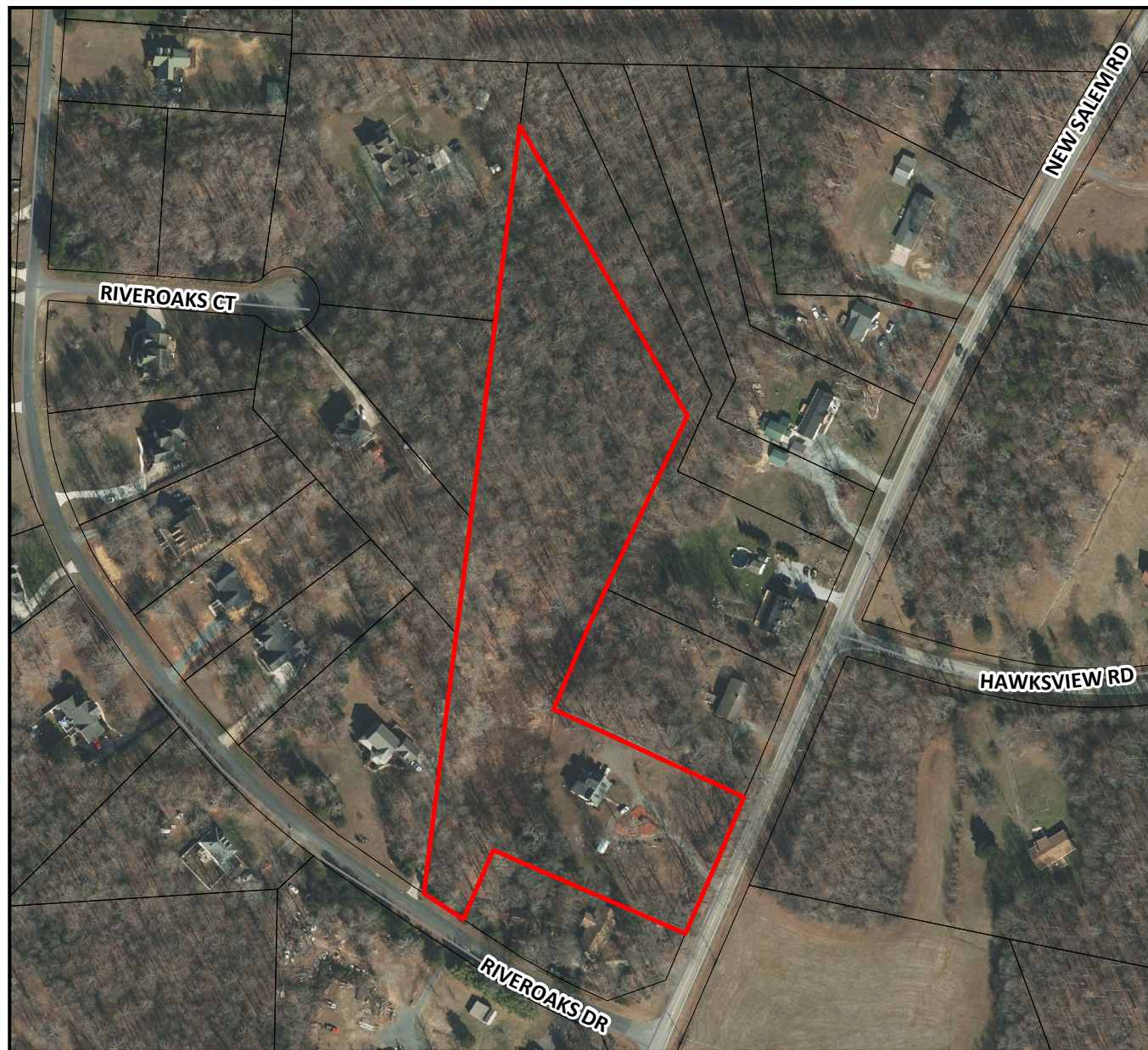
*The request is located in Polecat Creek Watershed Area.*

1 inch equals 200 feet

# Heil Special Use Permit Request

## Legend

-  Parcels
-  Roads



*The request is located in Polecat Creek Watershed Area.*

1 inch equals 250 feet

# Heil Special Use Permit Request



**Picture 1:**  
Request  
location.



**Picture 2:**  
Adjacent  
residence.



**Picture 3:**  
Adjacent  
residence.



**Picture 4:**  
Property across  
road from request  
location.



**Picture 5:**  
Request location on  
left as seen looking  
toward Hawksview  
Rd.



**Picture 6:**  
Request location on  
right as seen looking  
toward Riveroaks  
Dr.



**COUNTY OF RANDOLPH**  
**ORDER Choose the decision. SPECIAL USE PERMIT**

**IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT**  
**BY MICHAEL THOMAS HEIL**  
**SPECIAL USE REQUEST #2023-00000010**

---

**NORTH CAROLINA**

**RANDOLPH COUNTY  
PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on February 7, 2023, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 1449 New Salem Rd for the purpose indicated is hereby **Choose the decision.**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

HAVING CONSIDERED ALL THE EVIDENCE PRESENTED, THE RANDOLPH COUNTY PLANNING BOARD **Choose the decision.** THE APPLICATION FOR A **SPECIAL USE PERMIT** FOR [Click here to enter applicant name.](#) BASED UPON THE FOLLOWING:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. This conclusion is based on the following FINDINGS OF FACT:  
[Click here to enter findings of fact.](#)
2. That the use meets all required conditions and specifications. This conclusion is based on the following FINDINGS OF FACT:  
[Click here to enter findings of fact.](#)
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. This conclusion is based on the following FINDINGS OF FACT:  
[Click here to enter findings of fact.](#)
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the *Growth Management Plan* for Randolph County. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)

**IN WITNESS WHEREOF**, the Randolph County Planning Board has caused this Special Use Permit to be issued in its name and the property owners do hereby accept this Special Use Permit, together with all its conditions as binding on them and their successors in interest.

Adopted on February 7, 2023.

\_\_\_\_\_  
Chair, Randolph County Planning Board

**ATTEST**

\_\_\_\_\_  
Kimberly J. Heinzer,  
Clerk to the Randolph County Planning Board



## **MOTION TO APPROVE SPECIAL USE PERMIT**

---

**NORTH CAROLINA**

**RANDOLPH COUNTY  
PLANNING BOARD**

“I make the motion to **APPROVE** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use will not materially endanger the public health or safety, the use meets all required conditions and specifications, the use will not substantially injure the value of adjoining property, that the use is a public necessity and the location and character of the use if developed according to the plan(s) as submitted and approved, will be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*.”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



## **MOTION TO DENY SPECIAL USE PERMIT**

---

**NORTH CAROLINA**

**RANDOLPH COUNTY  
PLANNING BOARD**

“I make the motion to **DENY** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use may materially endanger the public health or safety, or the use does not meet all required conditions and specifications, or the use may substantially injure the value of adjoining property, that the use is not a public necessity and the location and character of use if developed according to the plan(s) as submitted and approved, or will not be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance.*”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



## CASE SUMMARY FOR

### SPECIAL USE REQUEST #2023-00000015

---

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **ANTOINE GORDON**, Sophia, NC, and their request to obtain a Special Use Permit at 3457 Beckerdite Rd, Back Creek Township, Tax ID #7734655151, 5.04 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow an outside storage lot for automobiles, excluding junk vehicles, as per the site plan.

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE  
SWORN IN BEFORE GIVING TESTIMONY.**



## OATH FOR QUASI-JUDICIAL HEARINGS (Special Use Permit Request, Variances or Appeals)

---

NORTH CAROLINA

RANDOLPH COUNTY

**Before opening the public hearing on a case, the Chair must administer an oath or affirmation to those wishing to speak on a specific case. (This oath is specified in NCGS 11-11.)**

The Chair should say,

*“The Planning Board will now hear testimony for and against this request. Anyone wishing to offer testimony on this request must come forward and take the oath. Only those taking the oath may give testimony for this request.”*

*“Do you swear, or affirm, that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God.”*



**COUNTY OF RANDOLPH**  
 Department of Planning & Development  
 204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

**SPECIAL USE PERMIT APPLICATION**

**Applicant:** GORDON, ANTOINE BROOKS &  
**Address:** 3457 BECKERDITE RD  
**City, St. Zip:** SOPHIA, NC 27350

**Date:** 01/03/2023  
**Parcel #:** 7734655151

**Owner:** GORDON, ANTOINE  
**Address:** 3457 BECKERDITE RD  
**City, St. Zip:** SOPHIA, NC 27350

**Permit #:** 2023-00000015  
**Permit Type Code:** PZ 3

**Location Address:** 3457 BECKERDITE RD  
 SOPHIA, NC 27350

**CONTACT NAME:** GORDON, ANTOINE

**Contact Phone:** 336 430-2259

**PARCEL INFORMATION:**

**Lot number:** TR1A                      **Subdivision:** SAWYER EST  
**Acreege:** 5.0400                      **Township:** 02 - BACK CREEK

**ZONING INFORMATION:**

**Zoning District 1:** RA-RESIDENTIAL AGRICULTURAL DISTRICT  
**Zoning District 2:**  
**Zoning District 3:**  
**Specialty District:** N/A  
**Watershed Name:** NONE  
**Class A Flood Plain On Prop?:** NO  
**Flood Plane Map #:** 3710773400J

**SPECIAL USE REQUESTED: TO ALLOW AN OUTSIDE STORAGE LOT FOR AUTOMOBILES, (EXCLUDING JUNK VEHICLES), AS PER THE SITE PLAN**

**Total Permit Fee: \$100.00**

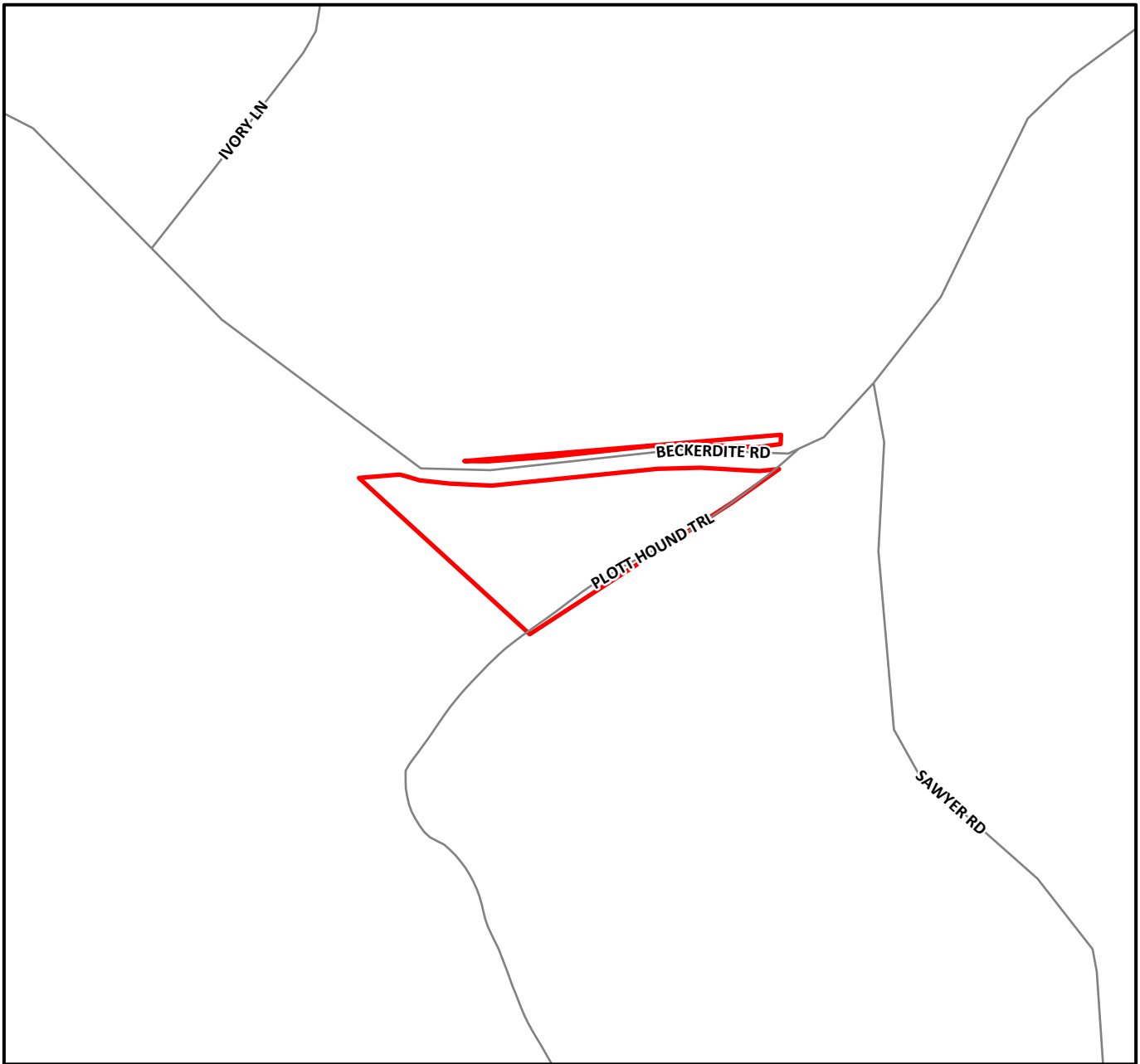
**COMMENTS:**

The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph Couty Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance with all conditions that may be imposed by the Board. It is also acknowledged that any restrictions or conditions imposed shall be binding on the owner/applicants and their successors in interest.

**Eric Martin**  
 \_\_\_\_\_  
**Authorized County Official**

\_\_\_\_\_  
 Signature of Applicant:

# Gordon Request Location Map



Directions to site: US Hwy 311 N -  
(L) Beckerdite Rd - Site on (L) at  
intersection of Beckerdite Rd and  
Plott Hound Trl at 3457  
Beckerdite Rd.

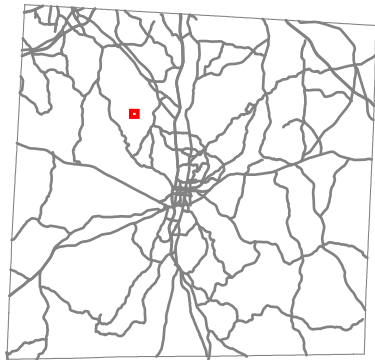
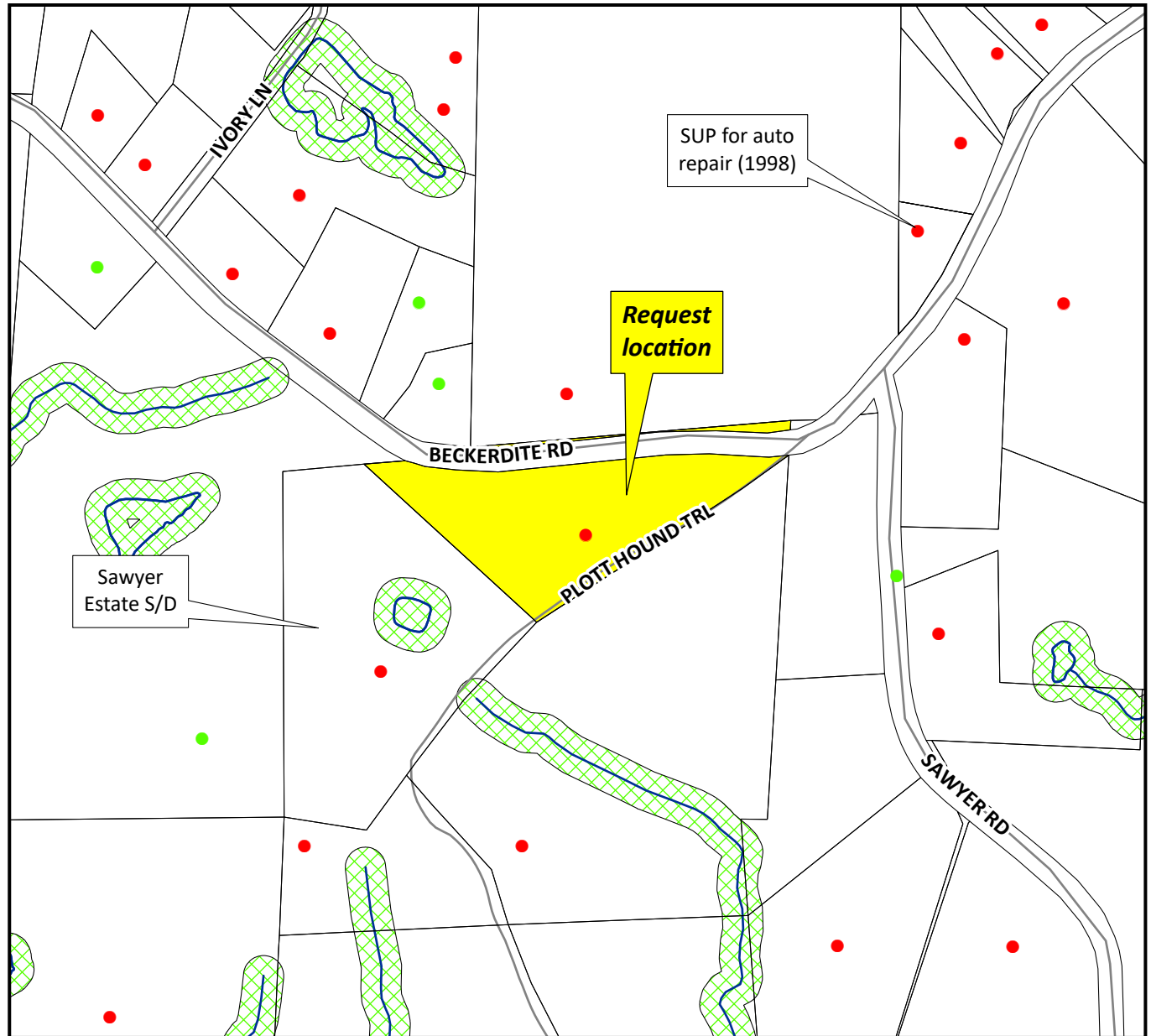


1 inch equals 400 feet

# Gordon Special Use Permit Request

## Legend

- Parcels
- Structures**
- Type**
- Permanent Structure
- Temporary Structure
- Roads
- WaterBodies
- Streams
- 50 ft. Stream buffer
- County zoning**
- Districts**
- RA



1 inch equals 400 feet

CERTIFICATE OF OWNERSHIP & DEDICATION:

I HEREBY CERTIFY THAT I (WE) ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF RANDOLPH COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH ALL MINIMUM BUILDING SETBACKS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

*John D. Allred* 10-15-02  
OWNER DATE

*Donna M. Shaw* 10-28-02  
OWNER DATE

CERTIFICATE OF EXCEPTION:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED(S) RECORDED IN BOOK PAGE AND THAT THE SUBDIVISION OF THE PROPERTY SHOWN ON THIS PLAT IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF RANDOLPH COUNTY, NORTH CAROLINA UNDER ARTICLE IV, SECTION 2.

*John D. Allred* 10-15-02  
OWNER DATE

*Donna M. Shaw* 10-28-02  
OWNER DATE

*John D. Allred* 10-29-02  
RANDOLPH COUNTY PLANNING DIRECTOR DATE

STATE OF NORTH CAROLINA COUNTY OF RANDOLPH

I, *Jim M. Wood* REVIEW OFFICER OF RANDOLPH COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*Jim M. Wood* 10-29-02  
REVIEW OFFICER DATE



RICKY SCOTT GRANT & ANGELA S. GRANT  
DB 1505, Pg. 785  
TAX No. 7734-64-5996

COUNTY OF RANDOLPH CERTIFICATE OF EXCEPTION

APPROVED *[Signature]*  
DATE 10-29-02

C. RANDY KING  
DB 1164, Pg. 514  
TAX No. 7734-53-5719

CERTIFICATE OF SURVEY & ACCURACY:

I, LARRY M. TERRY, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES PLOTTED FROM DEED OR PLAT INFORMATION AS SHOWN ON THIS PLAT; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED.

I ALSO CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY HAND AND SEAL THIS 14 DAY OF Oct., 2002.

*Larry M. Terry*  
LARRY M. TERRY, PLS L-3096

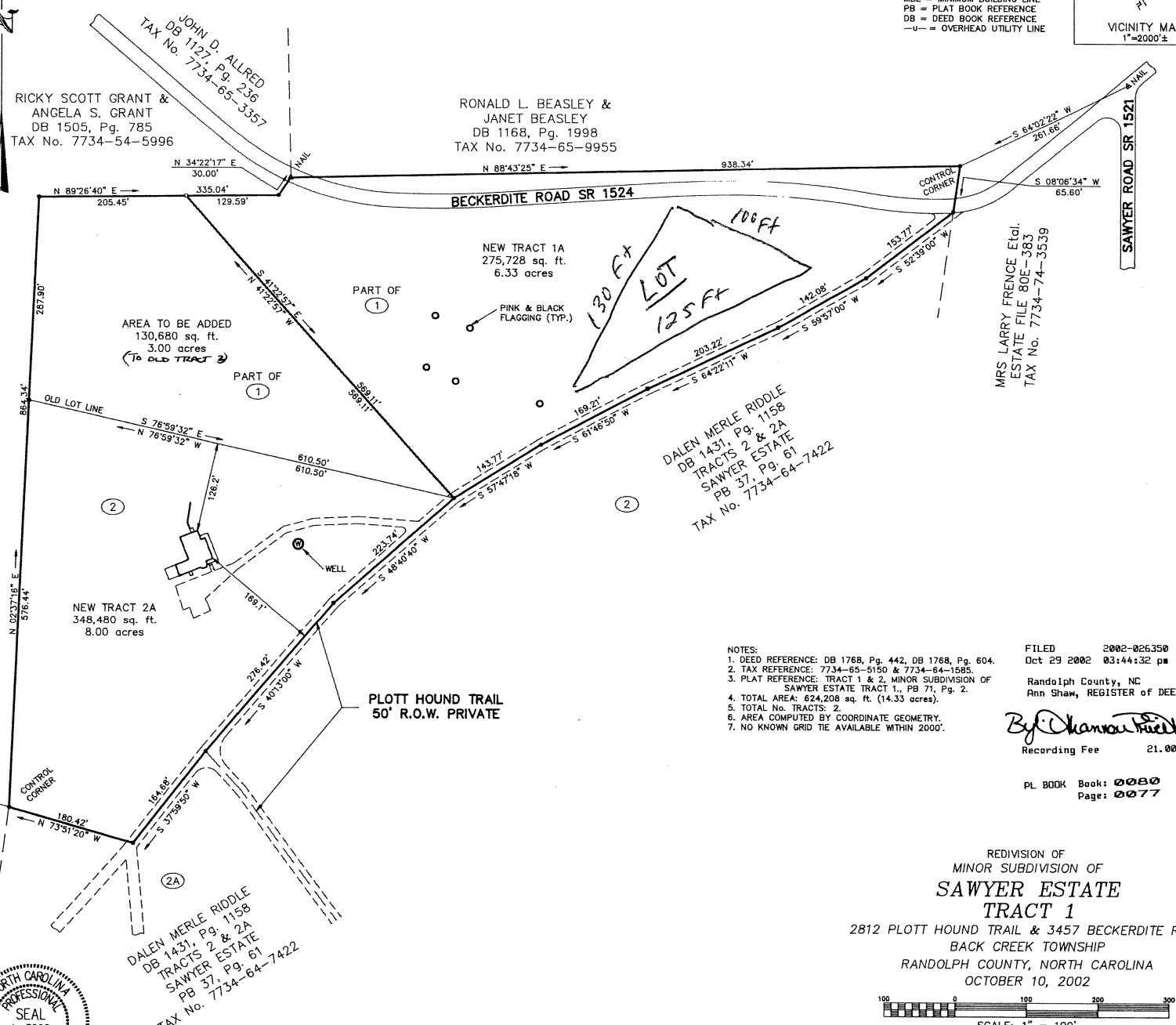
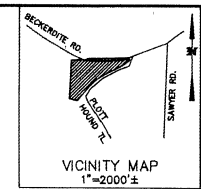


THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS MAP.

Antoine Gordon  
(336)430-2259

- LEGEND:
- = EXISTING IRON PIN
  - = NEW IRON PIN
  - ⊙ = COMPUTED POINT
  - ⊕ = UTILITY POLE
  - ⊗ = LIGHT POLE
  - R.O.W. = RIGHT-OF-WAY
  - MBL = MINIMUM BUILDING LINE
  - PB = PLAT BOOK REFERENCE
  - DB = DEED BOOK REFERENCE
  - - - = OVERHEAD UTILITY LINE



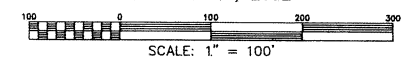
- NOTES:
- DEED REFERENCE: DB 1768, Pg. 442, DB 1768, Pg. 604.
  - TAX REFERENCE: 7734-65-5150 & 7734-64-1885.
  - PLAT REFERENCE: TRACT 1 & 2, MINOR SUBDIVISION OF SAWYER ESTATE TRACT 1, PB 71, Pg. 2.
  - TOTAL AREA: 624,208 sq. ft. (14.33 acres).
  - TOTAL NO. TRACTS: 2.
  - AREA COMPUTED BY COORDINATE GEOMETRY.
  - NO KNOWN GRID TIE AVAILABLE WITHIN 2000'.

FILED 2002-026350  
Oct 29 2002 03:44:32 pm  
Randolph County, NC  
Ann Shaw, REGISTER of DEEDS

*By: Shannon Reed, PLS*  
Recording Fee 21.00

PL BOOK Book: 0080  
Page: 0077

REDIVISION OF  
MINOR SUBDIVISION OF  
**SAWYER ESTATE**  
**TRACT 1**  
2812 PLOTT HOUND TRAIL & 3457 BECKERDITE ROAD  
BACK CREEK TOWNSHIP  
RANDOLPH COUNTY, NORTH CAROLINA  
OCTOBER 10, 2002







OWNERS:  
TRACT 1, CASCADE CONSTRUCTION  
CO. OF VANCONVER, INC,  
TRACT 2, DONNA MARIE GREENE

MARK TERRY & Assoc., INC., P.C.  
PROFESSIONAL LAND SURVEYOR  
10837 North Wash Street, Asheville, NC 27283  
Phone: (336) 431-2114 FAX: (336) 431-2136

DRAWN BY: TLT  
SURVEYED BY: KB  
JOB NO.: 8545-130-41

# Gordon Special Use Permit Request

## Legend

-  Parcels
-  Roads
-  WaterBodies
-  50 ft. Stream buffer



1 inch equals 250 feet

# Gordon Special Use Permit Request



**Picture 1:**  
Request location.



**Picture 2:**  
Adjacent residence.



**Picture 3:**  
Adjacent residence.



**Picture 4:**  
Request location on right as seen looking along Plott Hound Tr.



**Picture 5:**  
Request location on left as seen looking along Beckerdite Rd.



**Picture 6:**  
Request location on right as seen looking toward Sawyer Rd.



**COUNTY OF RANDOLPH**  
**ORDER Choose the decision. SPECIAL USE PERMIT**

**IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT**  
**BY ANTOINE GORDON**  
**SPECIAL USE REQUEST #2023-00000015**

---

**NORTH CAROLINA**

**RANDOLPH COUNTY**  
**PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on February 7, 2023, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 3457 Beckerdite Rd for the purpose indicated is hereby **Choose the decision.**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

HAVING CONSIDERED ALL THE EVIDENCE PRESENTED, THE RANDOLPH COUNTY PLANNING BOARD **Choose the decision.** THE APPLICATION FOR A **SPECIAL USE PERMIT** FOR Antoine Gordon BASED UPON THE FOLLOWING:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. This conclusion is based on the following FINDINGS OF FACT:  
**[Click here to enter findings of fact.](#)**
2. That the use meets all required conditions and specifications. This conclusion is based on the following FINDINGS OF FACT:  
**[Click here to enter findings of fact.](#)**
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. This conclusion is based on the following FINDINGS OF FACT:  
**[Click here to enter findings of fact.](#)**
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the *Growth Management Plan* for Randolph County. This conclusion is based on the following FINDINGS OF FACT:  
**[Click here to enter findings of fact.](#)**

**IN WITNESS WHEREOF**, the Randolph County Planning Board has caused this Special Use Permit to be issued in its name and the property owners do hereby accept this Special Use Permit, together with all its conditions as binding on them and their successors in interest.

Adopted on February 7, 2023.

---

Chair, Randolph County Planning Board

**ATTEST**

---

Kimberly J. Heinzer,  
Clerk to the Randolph County Planning Board



## **MOTION TO APPROVE SPECIAL USE PERMIT**

---

**NORTH CAROLINA**

**RANDOLPH COUNTY  
PLANNING BOARD**

“I make the motion to **APPROVE** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use will not materially endanger the public health or safety, the use meets all required conditions and specifications, the use will not substantially injure the value of adjoining property, that the use is a public necessity and the location and character of the use if developed according to the plan(s) as submitted and approved, will be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*.”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



## **MOTION TO DENY SPECIAL USE PERMIT**

---

**NORTH CAROLINA**

**RANDOLPH COUNTY  
PLANNING BOARD**

“I make the motion to **DENY** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use may materially endanger the public health or safety, or the use does not meet all required conditions and specifications, or the use may substantially injure the value of adjoining property, that the use is not a public necessity and the location and character of use if developed according to the plan(s) as submitted and approved, or will not be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance.*”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



**RANDOLPH COUNTY PLANNING & ZONING  
STAFF REPORT AND MAP AMENDMENT EVALUATION**

**APPLICATION #2023-00000051**

---

**GENERAL INFORMATION**

**Applicant:** Carol E Wilson

**Property Owner:** Carol E Wilson

**Hearing Type:** Legislative

**Request:** To allow a U-Haul business as per the site plan.

**Current Zoning:** *RA – Residential Agricultural District*

**Requested Zoning:** *HC-CD – Highway Commercial – Conditional District*

**Small Area Plan:** None

**Growth Management:** Primary Growth Area

**Watershed Overlay:** Randleman Lake Protected Area

**Flood Plain Overlay:** None

**Airport Overlay:** None

**Location:** 6590 US Hwy 311

**Parcel Number:** 7746118749

**Parcel Size:** 40,942 sq. ft. out of 19.41 acres

**Existing Use:** Single-family residential

---

**SITE INFORMATION AND SURROUNDING LAND USES**

Direction	Adjacent Zoning	Adjacent Land Use
North	RA - Residential Agricultural District	Single-family residential
South	RA - Residential Agricultural District	Single-family residential
East	RA - Residential Agricultural District	Single-family residential
West	RE - Residential Exclusive District	Single-family residential

### TRANSPORTATION INFORMATION

**Information from North Carolina Department of Transportation:**

No comments have been received from NC Department of Transportation.

### ZONING INFORMATION

**Zoning History:** There is no history of a rezoning, Variance or Special Use Permit at the request location.

**Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance, Article 600, Section 613 (ex. Fencing, buffers, etc.):***

<b>HC: HIGHWAY COMMERCIAL DISTRICT</b>	
<b>PURPOSE</b>	
The purpose of the <i>Highway Commercial (HC) District</i> is to provide a place in which the principal use of land is for the retailing of durable goods, the provision of commercial services to industrial areas, and the provision of services to tourists.	
<b>DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE</b>	
<b>Lot size with a minimum of 100 ft. of State road frontage</b>	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
<b>Lot size with less than 100 ft. of State road frontage</b>	5 acres
<b>Lot width</b>	100 ft. at building line
<b>Front setback</b>	35 ft. from any road right-of-way
<b>Corner side setback</b>	35 ft. from any road right-of-way
<b>Side setback</b>	10 ft. from any side property line
<b>Rear setback</b>	30 ft. from the rear property line
<b>DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES</b>	
<b>Road setback</b>	20 ft. from any road right-of-way

<b>Property line setback</b>	<b>5 ft. from any property line</b>
<b>DIMENSIONAL STANDARDS NOTES</b>	
<ol style="list-style-type: none"> <li>1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.</li> <li>2. Lot areas in designated Watershed and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.</li> <li>3. Front yard setback shall be maintained on all road rights-of-way.</li> <li>4. Minimum lot size requirements within <i>Primary Growth Areas</i> may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.</li> <li>5. Minimum lot size requirements within <i>Rural Growth Areas</i> are 3 acres.</li> <li>6. Lots in major subdivisions within <i>Rural Growth Areas</i> must maintain a 1:4 ratio.</li> <li>7. The minimum lot size requirements within the <i>Natural Heritage Overlay</i> are 6 acres.</li> <li>8. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon signed petition of all owners of the land to be included in the Conditional District.</li> </ol>	

## **STAFF ANALYSIS AND RECOMMENDATION**

The Planning and Zoning Staff has reviewed this request finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee and Planning and Zoning Staff as supporting the above conclusion.

**Policy 4.4** *Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.*

**Consistency Analysis:** There are existing commercially zoned property around and near to the request location. The *Growth Management Plan* encourages “consolidation and deepening of existing commercially zoned property.”

**Policy 4.6** *Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.*

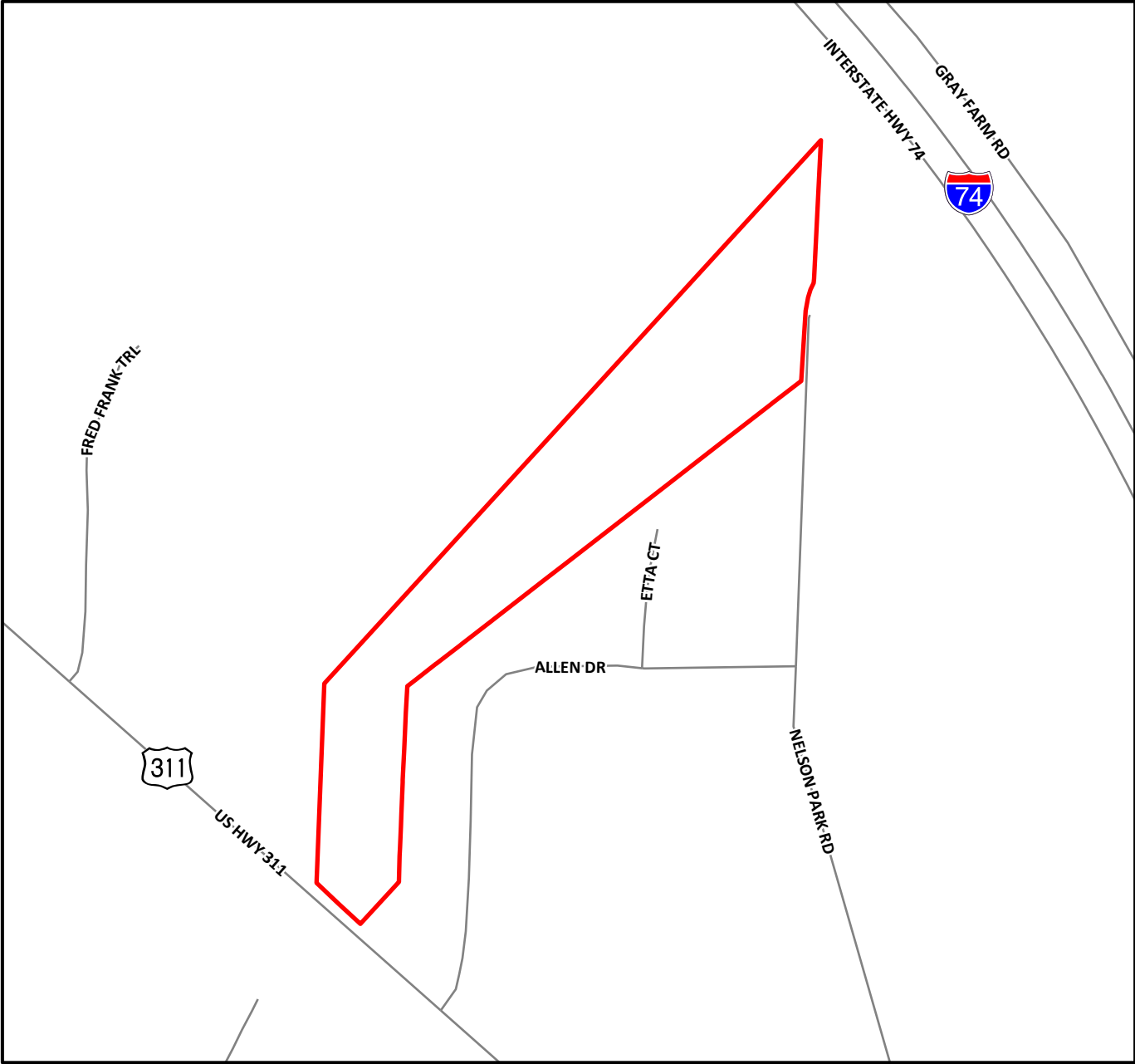
**Consistency Analysis:** The service establishment as requested in this rezoning is close to residential areas and the use of the service would reduce travel distances for those citizens using the service and could provide services to the local community.

**Reasonableness and Public Interest Analysis:** The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.





# Wilson Request Location Map

















Directions to site: US Hwy 311 N -  
Site on (R) approx. 450 ft past  
Allen Dr at 6590 US Hwy 311.

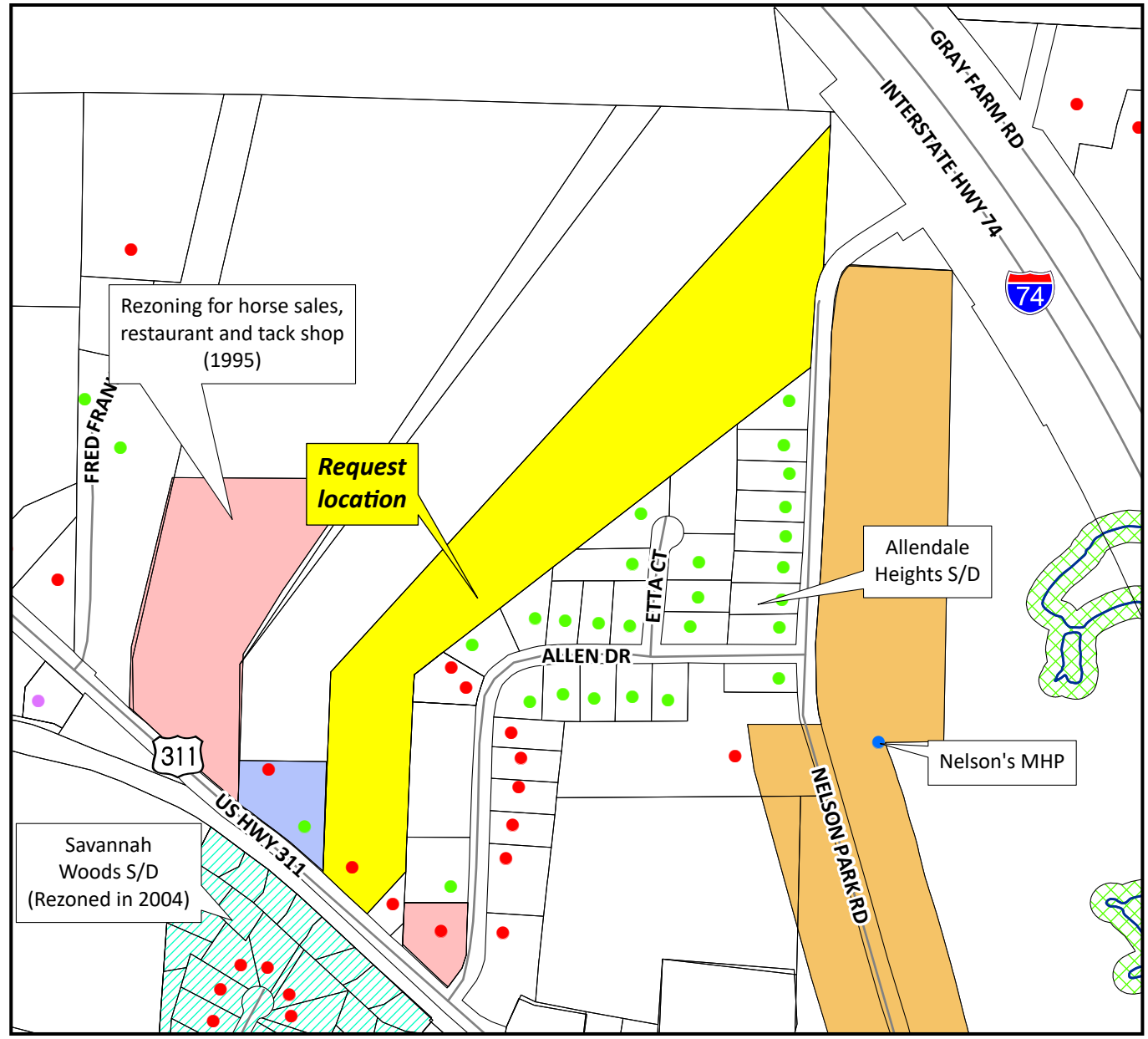


1 inch equals 500 feet

# Wilson Rezoning Request

## Legend

-  Parcels
- Structures**
- Type**
-  Multi-address Structure
-  Permanent Structure
-  Temporary Structure
-  Miscellaneous Structures
-  Roads
-  WaterBodies
-  Streams
-  50 ft. Stream buffer
- County zoning**
- Districts**
-  CLOE
-  HC
-  LI
-  RA
-  RM



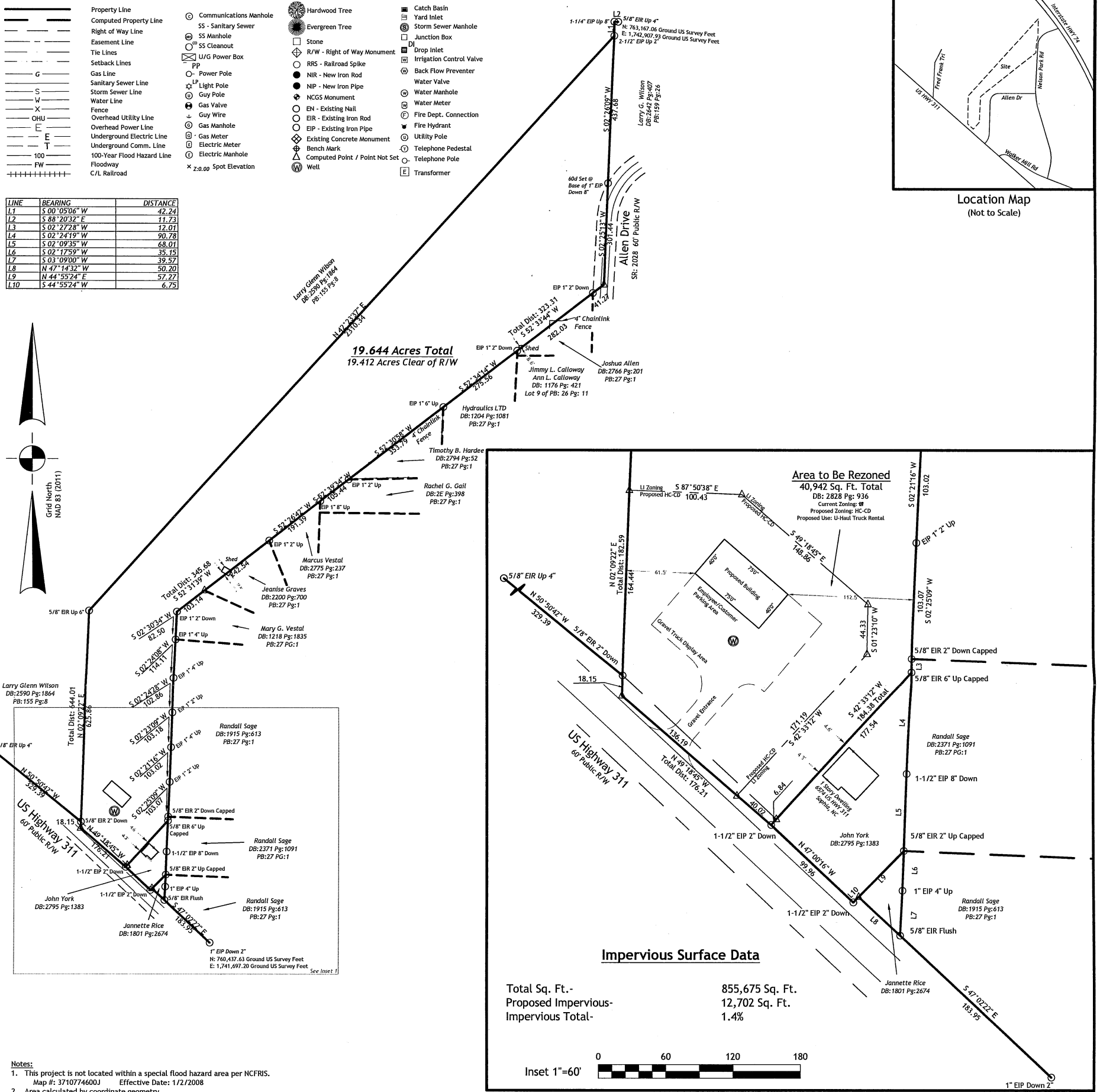
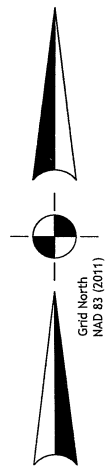
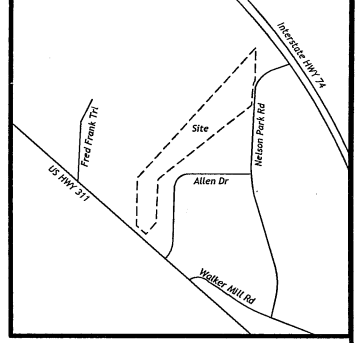
*The request is located in Randleman Lake Watershed Area.*

1 inch equals 500 feet

- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Setback Lines
- G Gas Line
- S Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Fence
- Overhead Utility Line
- Overhead Power Line
- Underground Electric Line
- Underground Comm. Line
- 100-Year Flood Hazard Line
- Floodway
- C/L Railroad

- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- U/G Power Box
- PP
- Power Pole
- Light Pole
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- z=0.00 Spot Elevation
- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- RRS - Railroad Spike
- NIR - New Iron Rod
- EN - Existing Nail
- EIR - Existing Iron Rod
- EIP - Existing Iron Pipe
- Existing Concrete Monument
- Bench Mark
- Computed Point / Point Not Set
- Well
- Catch Basin
- Yard Inlet
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Manhole
- Water Meter
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer

LINE	BEARING	DISTANCE
L1	S 00°05'06" W	42.24
L2	S 88°20'32" E	11.73
L3	S 02°27'28" W	12.01
L4	S 02°24'19" W	90.78
L5	S 02°09'35" W	68.01
L6	S 02°17'59" W	35.15
L7	S 03°09'00" W	39.57
L8	N 47°14'32" W	50.20
L9	N 44°55'24" E	57.27
L10	S 44°55'24" W	6.75

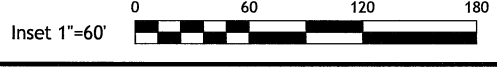


**19.644 Acres Total**  
**19.412 Acres Clear of R/W**

**Area to Be Rezoned**  
**40,942 Sq. Ft. Total**  
 DB: 2828 Pg: 936  
 Current Zoning: HC-CD  
 Proposed Zoning: HC-CD  
 Proposed Use: U-Haul Truck Rental

**Impervious Surface Data**

Total Sq. Ft. - 855,675 Sq. Ft.  
 Proposed Impervious - 12,702 Sq. Ft.  
 Impervious Total - 1.4%

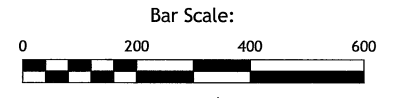


- Notes:**
- This project is not located within a special flood hazard area per NCFRIS. Map #: 3710774600J Effective Date: 1/2/2008
  - Area calculated by coordinate geometry.
  - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
  - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
  - Tax PIN: 7746118749

**NOTICE:** This property is in Located within a Public Water Supply Watershed - Development Restrictions May Apply.

**Owners:**  
 Carol E. Wilson  
 720 S Main Street  
 Randleman, NC 27317

Site Plan For:  
**Carol Wilson**  
 New Market Township Randolph County  
 North Carolina December 14, 2022  
 Deed Book: 2828 Pg: 936  
 Scale: 1" = 200 US Survey Feet



**SURVEY CAROLINA, PLLC**  
 154 S. Fayetteville St, Suite B, Asheboro, NC 27203  
 Phone Number: 336 625-8000  
 Email: mail@surveycarolina.com  
 Firm #: P-1110  
 Dan W Tanner II L-4787  
 © 2022 Survey Carolina, Pllc

**THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING**  
**PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES**

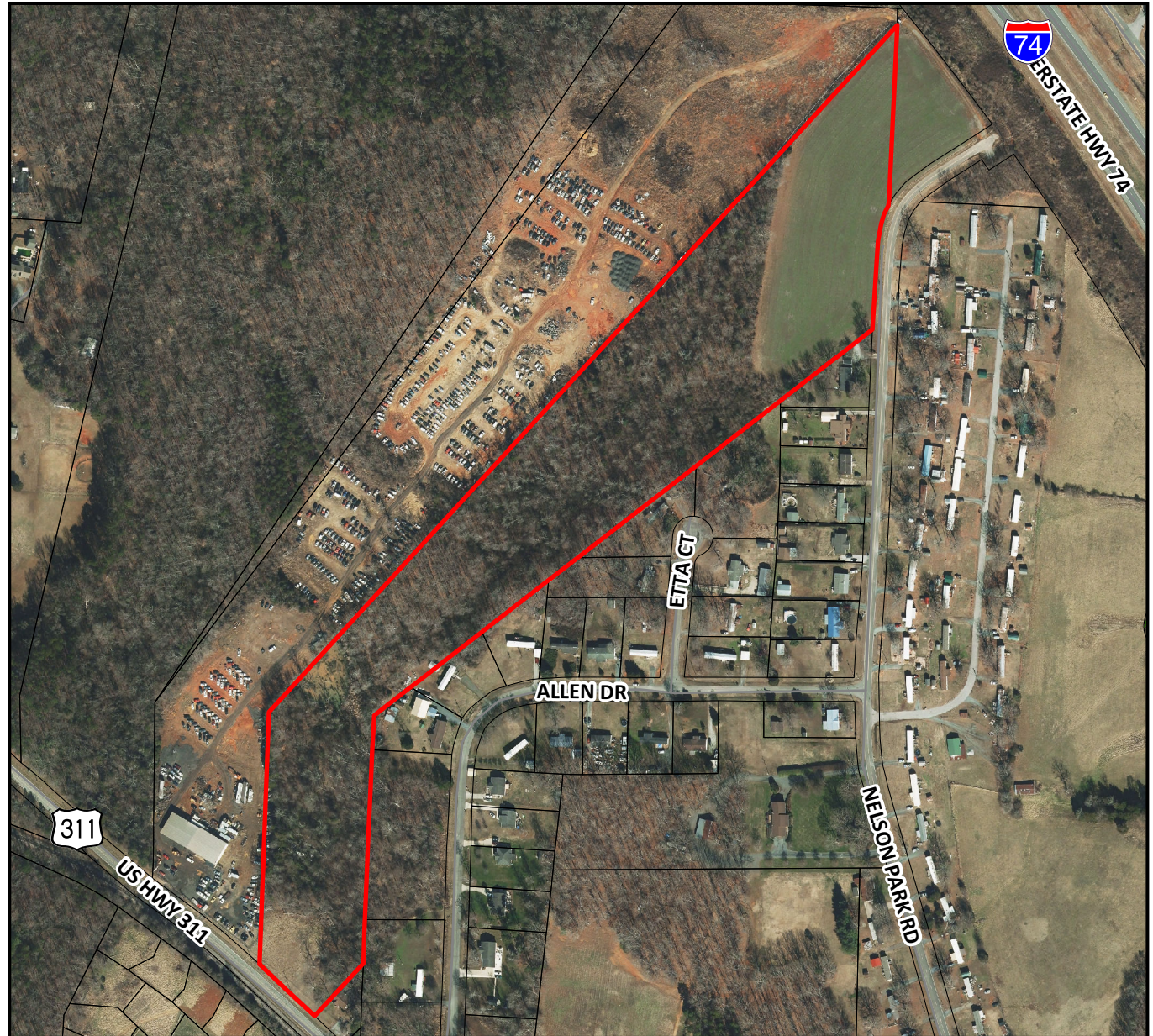
I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:  
 (1) Class of survey: Class A  
 (2) Positional accuracy: <0.10'  
 (3) Type of GNSS field procedure: Real-Time Kinematic Networks  
 (4) Dates of survey: October 11, 2022  
 (5) Datum/Epoch: NAD83(2011) / 2010.00  
 (6) Published/Fixed-control use: North Carolina Real Time Network  
 (7) Geoid model: Geoid 12A  
 (8) Combined grid factor(s): 0.99989599  
 (9) GPS/GNSS Scale Point:  
 N: 760,755.07 E: 1,741,397.95 Z: 794.76  
 (10) Units: US Survey Feet

Job #: 14738

# Wilson Rezoning Request

## Legend

- Parcels
- Roads



*The request is located in Randleman Lake Watershed Area.*

1 inch equals 400 feet

# Wilson Rezoning Request



**Picture 1:**  
Request location.



**Picture 2:**  
Adjacent commercial operation.



**Picture 3:**  
Adjacent residence.



**Picture 4:**  
Property across road from request location.



**Picture 5:**  
Request location on right as seen looking toward Marlboro Church Rd.



**Picture 6:**  
Request location on left as seen looking toward Allen Dr.



**COUNTY OF RANDOLPH  
CONSISTENCY DETERMINATION AND  
FINDING OF REASONABLENESS AND PUBLIC INTEREST**

**IN THE MATTER OF THE APPLICATION FOR REZONING  
BY CAROL E WILSON  
REZONING REQUEST #2023-0000051**

---

**NORTH CAROLINA**

**RANDOLPH COUNTY  
PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *HC-CD - Highway Commercial - Conditional District* as described in the application of Carol E Wilson are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

**1. Determination of Consistency with the *Growth Management Plan*.**

**A. Consistency with *Growth Management Plan Map***

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is along US Hwy 311 which is a major transportation corridor.

**B. Consistency with Growth Policies in the *Growth Management Plan***

**Policy 4.4** *Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.*

**Consistency Analysis:** There are existing commercially zoned property around and near to the request location. The *Growth Management Plan* encourages “consolidation and deepening of existing commercially zoned property.”

**Policy 4.6** *Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.*

**Consistency Analysis:** The service establishment as requested in this rezoning is close to residential areas and the use of the service would reduce travel distances for those citizens using the service and could provide services to the local community.

**2. Statement of Reasonableness and Public Interest**

**Reasonableness and Public Interest Analysis:**

The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

Adopted on February 7, 2023.

---

Chair, Randolph County Planning Board

**ATTEST**

---

Kimberly J. Heinzer,  
Clerk to the Randolph County Planning Board



## AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF RANDOLPH COUNTY, NORTH CAROLINA

**WHEREAS**, a 40,942 sq. ft. area out of a 19.41 acre parcel, having the Randolph County Parcel Identification Number of 7746118749 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

**WHEREAS**, the Randolph County Planning Board has conducted a duly noticed public hearing on February 7, 2023 to consider the proposed rezoning on application number 2023-00000053, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

**WHEREAS**, the Randolph County Planning Board has found that the proposed rezoning is consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect;

**NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT**, the property is hereby rezoned to *Choose current zoning*.. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on February 7, 2023.

---

Chair, Randolph County Planning Board

**ATTEST**

---

Kimberly J. Heinzer,  
Clerk to the Randolph County Planning Board



## MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

---

NORTH CAROLINA

RANDOLPH COUNTY  
PLANNING BOARD

“I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan.*”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



## MOTION TO DENY A CONDITIONAL DISTRICT REZONING

---

NORTH CAROLINA

RANDOLPH COUNTY  
PLANNING BOARD

“I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan.*”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.