



# RANDOLPH COUNTY

## PLANNING AND ZONING

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

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### RANDOLPH COUNTY PLANNING BOARD

#### AGENDA

**March 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 March 7, 2023, Planning Board meeting.
  - Approval of the minutes from the February 7, 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.

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

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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.**

6. New Business.

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**REZONING REQUEST #2023-0000043**

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The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **DAVIS INVESTMENT PROPERTIES, LLC**, Randleman, NC, and their request to rezone 10.01 acres on Weeden St, Columbia Township, Tax ID #8734196253, Primary Growth Area, from *RA - Residential Agricultural District* to *CVOR-CD - Conventional Subdivision Overlay Restricted - Conditional District*. The proposed Conditional Zoning District would specifically allow a six lot subdivision for Class A mobile homes as per the site plan.

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**REZONING REQUEST #2023-00000337**

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The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **STRONACH PROPERTIES, INC**, Raleigh, NC, and their request to rezone 1.81 acres out of 5.04 acres at 9060 Hillsville Rd, Trinity Township, Tax ID #7726128995, Primary Growth Area, from *HC-CD - Highway Commercial - Conditional District* and *RA – Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow a retail store as per the site plan.

7. Adjournment.

Attachments



## RANDOLPH COUNTY PLANNING BOARD

### MINUTES

February 7, 2023

There was a meeting of the Randolph County Planning Board on Tuesday, February 7, 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, announced that the Crumley case, postponed until tonight's meeting has been postponed again and will probably be heard in March. **Johnson** also stated that the County has not received a request for a rock quarry in the Staley area and no public hearing will be held on this request until an application has been submitted. **Johnson** also discussed the review process before the request will be heard in a public hearing. **Johnson** also stated that **Gordon's** request will not be heard at the meeting tonight due to his wife being in labor and no one being present to give testimony on the case. The **Gordon** case will be heard at the March Planning Board meeting.

**Johnson** 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.

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

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.

**Cable** made the motion to table **Gordon's** request until the March 7, 2023, Planning Board meeting if he was not present and to approve the remainder of 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 #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 Planning Board Agenda February 7, 2023 Page 2 of 2 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.

**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 **Michael Thomas Heil**, the applicant for the Special Use Permit.

**Michael Heil**, 1449 New Salem Rd, Randleman, told the Planning Board that he is wanting to start this proposed business as a side business and hopefully turn it into a full-time business at which time he would then move the business into a properly zoned storefront. **Heil** stated that he will be taking more training for sales of firearms and that the federal Bureau of Alcohol, Tobacco and Firearms and Explosives, hereinafter ATF, required him to obtain the federal firearms license, hereinafter FFL, to manufacture firearms. **Heil** stated that he was not planning to build any additional structures to manufacture and sell his products. **Heil** said that he is planning to have an online store and go to gun shows and that he would have no employees. **Heil** said that if family or friends come over to his residence, he would be willing to help them and that there would be no test firing of any firearms that he sells. **Heil** said that he does have a range in his backyard for his personal use as allowed by State and County laws.

**Cable** asked **Heil** how he could tell the difference between the use of his personal firing range and test firing what he is planning on selling. **Heil** said that he does not shoot very often as his wife is very sensitive to loud noises and he wants to keep the disturbances

to a minimum and that he does not want to have firearms on site. **Heil** stated that he would rather have and sell just firearm accessories (ex., ammunition, etc.) but it all depends on what ATF requires him to do moving forward.

**Austin** asked if **Heil** had any plans to secure **firearms** that he may be working on, such as cameras or alarm systems. **Heil** responded that he has a Ring doorbell and there is only one entry to his property so he does not have security cameras.

**Davis** asked **Heil** about possibly test firing of weapons that he would have on his property since there was nothing on the Special Use Permit application about the test firing of weapons.

**Morgan** stated that property owner can fire their own weapons on their property but that the test firing of other weapons would require rezoning and that under State and County law property owners can only fire their personal firearms. **Heil** stated that he is okay with complying with this restriction. **Heil** asked for clarification on the test fire if he did the firing or if someone else did the firing and **Morgan** said that **Heil** could fire his personal firearms for his personal use and **Heil** said that is what he is going to do at the site.

**Bunting** asked **Heil** if he would be doing repairs to firearms and **Heil** responded that he would probably not be doing repair work as it is not worth his time.

**Morgan** stated that **Heil** would be basically getting parts from various locations and then putting them together and **Heil** responded that **Morgan** was correct in his statement.

**Pell** asked if there were any other questions from Planning Board members for **Heil**. Hearing none, **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.

**Denise Saunders**, 4546 Riveroaks Dr, Randleman, rose to address the Planning Board and Morgan swore in **Saunders** before she spoke. **Saunders** stated that the property is a pie-shaped piece of property and that she has lived at the site since 2007 and that she is concerned about the possible Special Use Permit and had several questions.

**Saunders** listed all her questions so either Board or Morgan could answer at one time. (The questions follow below with the answer after the question.)

1. Would the zoning approval move forward with the property if the property was sold to someone else? **Morgan** stated that the Special Use Permit would **not** transfer to a different property owner. (*Article 100, Section 106 of the Randolph County Unified Ordinance states, "Unless provided otherwise by law, all rights, privileges, benefits, burdens, and obligations created by development approvals (e.g., Rezoning, Special Use Permits,*

*Variances) made according to this Ordinance shall attach to and run with the land for perpetuity.”)*

2. The property is in the Polecat Creek Balance Watershed, and would the proposed operation have any impacts on the watershed? **Morgan** stated that he does not know of any impacts on the watershed due to the proposed operation.
3. What measures would **Heil** be taking to secure the firearms on the site? **Saunders** stated that she would assume that every firearm would be test fired at least once. **Morgan** said that **Heil** could address this question.
4. Would there be tracking of shell casings as required by federal law to determine if a firearm was used in committing a crime? **Morgan** said that he was not aware of any law, Federal or State, that requires tracking of shell casings.
5. If the Special Use Permit was approved, what would prevent **Heil** from turning the operation into a public firing range? **Morgan** said that a gun range would be prohibited as it is not part of the application for the Special Use Permit and the County Code Enforcement Officers cannot stop **Heil** from shooting on his own property.
6. What are the findings of fact that are required to show that the proposal will not harm property values? **Morgan** said that the Planning Board is not involved in property values or access and that anyone wanting to provide evidence regarding property values but be credible and certified to give evidence of any impacts on property values.
7. **Saunders** asked the Planning Board to table the request until all the questions have been answered.

**Morgan** then administered the oath to **Deborah Barkle**, 4618 Riveroaks Dr, Randleman, and she asked if the Special Use Permit application specifies a difference between assembly and manufacturing and **Morgan** said that the application says *assembly of firearms*.

**Barkle** spoke about the number of children in the area around the request location.

**Sherri Fonner**, 4626 Riveroaks Dr, Randleman, rose to address the Planning Board after **Morgan** administered the oath. **Fonner** stated that she used to be an appraiser but no longer has a license and she thinks this request will be “very bad” for property values. **Fonner** said that she was opposed to **Heil** having retail sales at the site and **Morgan** said that the application does not allow retail sales. **Fonner** closed her comments by asking who would purchase a firearm without test firing a firearm.

**Tommy Kirkman**, 4713 Riveroaks Dr, Randleman, addressed the Board after being sworn in by **Morgan** and stated that he has lived in the area for his entire life and at his current location for 13 years and this is not a good location for the type of operation being proposed.

**Kirkman** asked how it would be possible to ensure that **Heil** was only firing his personal firearm and that there would be a fine line between personal weapon firing when doing the assembly. **Kirkman** stated that **Heil** could test fire any firearm until the gun is sold and claim that it is his personal firearm, but the neighbors would be the ones hearing the noise and no one wants the entire subdivision rezoned to allow this request. **Morgan** stated that the application is limited to what **Heil** has requested and only on his property and if **Heil** wants to change any conditions, he will have to come back to the Planning Board for the conditions to be amended.

**Clancy Barkle**, 4618 Riveroaks Dr, Randleman, was sworn in by **Morgan** to testify before the Planning Board. **Barkle** stated that he had a question about the *RA* and *RR* zoning as they both allow gunsmithing but requires a Special Use Permit. **Barkle** said this request is concerning because the application is too open and the community would like more details about the proposed operation.

**Tom Murray**, 4591 Riveroaks Dr., Randleman, addressed the Planning Board after being sworn in by **Morgan** and asked about traffic coming to the site and said there is nothing stating that the operation cannot extend beyond internet sales. **Morgan** said that retail sales are prohibited as it is not listed on the application. **Murray** said that he was still concerned about site security.

**Pell** asked if anyone else in opposition to the request wanted to speak. Hearing none, **Pell** asked **Heil** if he wanted to address the comments and questions presented by the opposition.

**Heil** said that he would address the concerns the best he can. As for the Polecat Creek Balance Watershed area, **Heil** said that he would not be using any chemicals other than regular household cleaners. **Heil** said that he keeps his house locked and that any ammunition or firearms will be stored in a locked safe in the basement of his home.

**Heil** then addressed the questions regarding not being able to test-fire a gun and he stated that if someone purchases a gun in a retail store, they are not allowed to test-fire the firearm before the purchase.

**Heil** stated that he did not know anything about the tracking of discharged shells but he guessed that for forensic purposes, he would assume that the test fire would have to be done in a clean area and would probably have to be done at a shooting range. **Heil** further stated that he has not heard of this requirement, but if it was necessary, he would go to a commercial shooting range to meet this requirement.

**Cable** asked **Heil** if he had talked to anyone else doing what he is proposing, and **Heil** said that he moved to this area and has only taken training at this time. **Cable** asked approximately how many parts **Heil** would have on hand at one time. **Heil** said that he would start with ammunition and accessories as he is not comfortable selling firearms at his residence. **Heil** stated that the ATF requires him to have an FFL to sell ammunition and that after additional training he would like to buy and sell firearms at gun shows and via the internet.

**Cable** asked **Heil** how many parts it takes to make a firearm and how he plans to secure the items. **Heil** said that does not know the number of parts but if he did have firearms at his residence, he would prefer it to be only one firearm at a time and it will be locked up.

**Cable** asked **Heil** if the firearm or parts would be locked in a safe or closet and **Heil** stated that the supplies would be behind lock and key.

**Davis** asked **Heil** to describe his typical business transaction. **Heil** said that he typically received a customer's order, which he orders from his supplier and after receiving the supplies in the mail, he will then send them to the customer because he does not want people at his house due to his family being there. **Heil** said that he mostly uses UPS for shipping as FedEx will not ship firearms.

**Morgan** asked **Heil** how he receives his orders and **Heil** said it was either via his website or at gun shows. He said he plans to have shirts printed with the web address on them.

**Austin** asked **Heil** if customers are buying guns without ever seeing what they are purchasing. **Heil** stated that he does not want people coming to his house to see the firearms but they look at his website to see what he has and when the order is placed and paid, he will ship the order.

**Pell** asked **Heil** how he advertised his gun or accessories for sale and **Heil** responded either through his website or at gun shows and that this would be a part-time business and does not want people at his residence where his family lives.

**Beeson** asked if the Planning Board could amend the application to remove manufacturing and **Morgan** said the Board could amend the application only if the applicant agrees.

**Austin** asked **Heil** if he is going to sell ammunition at this time and **Heil** said that he would be selling ammunition. **Austin** asked how much ammunition would be stored at **Heil's** house and **Heil** responded that he would keep the ammunition to a minimum. **Austin** asked about security and **Heil** said the ammunition would be in his fireproof safe in the basement of his house.

**Cable** asked **Heil** if he has a business plan that outlines where he wants the business to go and to try and see all the details. **Heil** stated that he did not have a business plan at this time since he did not need a loan to start the business.

**Pell** asked if there were any other questions from the Planning Board for the applicant. Hearing none, **Pell** closed the public hearing for discussion among the Board members and a motion.

**Cable** said that the neighbors have asked good questions that could have been answered by the applicant before the meeting. **Cable** further stated that the Planning Board has seen several similar applications in the past several years, and most people do not want signs bringing attention to their FFL activities due to safety issues. **Cable** said there are strict restrictions on gun ranges. He also said he had been in law enforcement for 40 years at which time he purchased firearms without shooting them until later. **Cable** further stated that this request is for a start-up and if the business grows, he will have to go to another location. **Cable** said that he appreciates everyone's concern and they all had good questions about safety and security and these are all the questions the Planning Board wants to know. **Cable** said that he thinks all of the items have been addressed by **Heil**.

**Austin** asked what would happen if **Heil** deviated from the application or the Special Use Permit if it was approved. **Johnson** said that **Heil** would have to come back to the Planning Board to get the permits updated and that the surrounding property owners can file complaints with the County Planning Department if **Heil** does not follow the conditions of the Special Use Permit.

**Johnson** reminded **Heil** that if approved, the Special Use Permit allows the County to intervene if he goes beyond his stated and sworn statements.

**Pell** said that everything stated in the meeting will be in the minutes.

**Hedrick** mentioned the four findings of fact that the Board must find to approve the Special Use Permit application.

**Pell** called for a motion to either approve or deny the Special Use Permit application.

**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*. **Cable** 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. **Gordon** was not present as his wife was in labor at a local hospital, so the Planning Board tabled this request until March 7, 2023, as indicated in the Consent Agenda section of these minutes.

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

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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.

**Johnson** presented the last case of the night along with site plans, and pictures of the site and surrounding properties.

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### **REZONING REQUEST #2023-0000051**

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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.

**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.

**Carol E Wilson**, 720 S. Main St., Randleman, the applicant, rose to address the Planning Board and said that she wants to rezone the property for a U-Haul business that is currently located at another location.

**Johnson** asked **Wilson** what she plans to do with the rest of the property and **Wilson** stated that she was not planning to do anything with the remainder of the property, and she was just looking to rezone the property along US Hwy 311. **Wilson** was asked if the existing trees would remain in the rear of the property and **Wilson** replied that the tree would remain on the property. **Wilson** stated that she only wanted the property along US Hwy 311 rezoned and that Planning Staff advised her to request a *Conditional Zoning District* that would hold her to the specified use of the property.

**Pell** asked if there were any questions from the Planning Board.

**Davis** asked **Wilson** if there were any buildings on the property and **Wilson** replied, "No."

**Davis** then asked **Wilson** how long she had owned the property and **Wilson** stated that she had owned the property since November 2022. **Davis** then asked **Wilson** if the access to the rear of the property was via Nelson Park Rd and **Wilson** replied, "Yes."

**Beeson** asked **Wilson** about the site plan and if she was keeping a right-of-way to access the back of the property and **Wilson** replied that she is leaving an access on both sides of the property to be rezoned. **Wilson** discussed the site plan as showing the buildings, parking area, and the forty-foot drive to get to the rear of the property.

**Morgan** asked how **Wilson** accessed the back of the property and **Wilson** said that the access is via Nelson Park Rd.

**Beeson** stated that by looking at the site plan, it shows a forty-foot marking between the area to be rezoned and the adjoining property line.

**Davis** asked **Wilson** about the area between the property line and the proposed building and **Wilson** said this area is being retained as a buffer area and that they are trying to protect the adjoining residence.

**Davis** asked **Wilson** for more specifics as to the operation on the site. **Wilson** stated that the units will go out and come back in after they are rented. **Wilson** further stated that they will not be repairing the units and will also be selling accessories like moving boxes and wiring harnesses.

**Bunting** asked **Wilson** if there would be any signage and she stated that there will be a U-Haul sign at the site.

**Wilson** was asked about hours of operation, and she said that the business would be closed on Sunday.

**Austin** asked **Wilson** if they planned to fence the area and how many vehicles they would usually have on the site. **Wilson** replied that at most they have had six trailers and eight U-Haul vehicles. **Wilson** also stated that there would not be enough vehicles on the site to warrant a fence being installed and that they also have a camera system that they will install on the site.

**Cable** asked **Wilson** if she is moving the business from Randleman to this location and if it is a retail establishment to which **Wilson** responded yes to both questions.

**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.

With no opposition to the request, **Cable** asked if the request was advertised and properly posted, and the Planning Staff confirmed that all legal procedures were completed as required by the *Randolph County Unified Development Ordinance*.

**Beeson** raised concern about the forty-foot easement to the rear of the property as it could cause some congestion.

**Cable** said he thought this was a good location for this type of business and it would fit in with the area and the *Growth Management Plan*.

**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*. **Vaughan** 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.

Having no further business, **Pell** called for a motion to **ADJOURN** the meeting. **Davis** 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 7:37 p.m., with twenty citizens present.

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**RANDOLPH COUNTY  
NORTH CAROLINA**

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Chairman

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Clerk to the Board

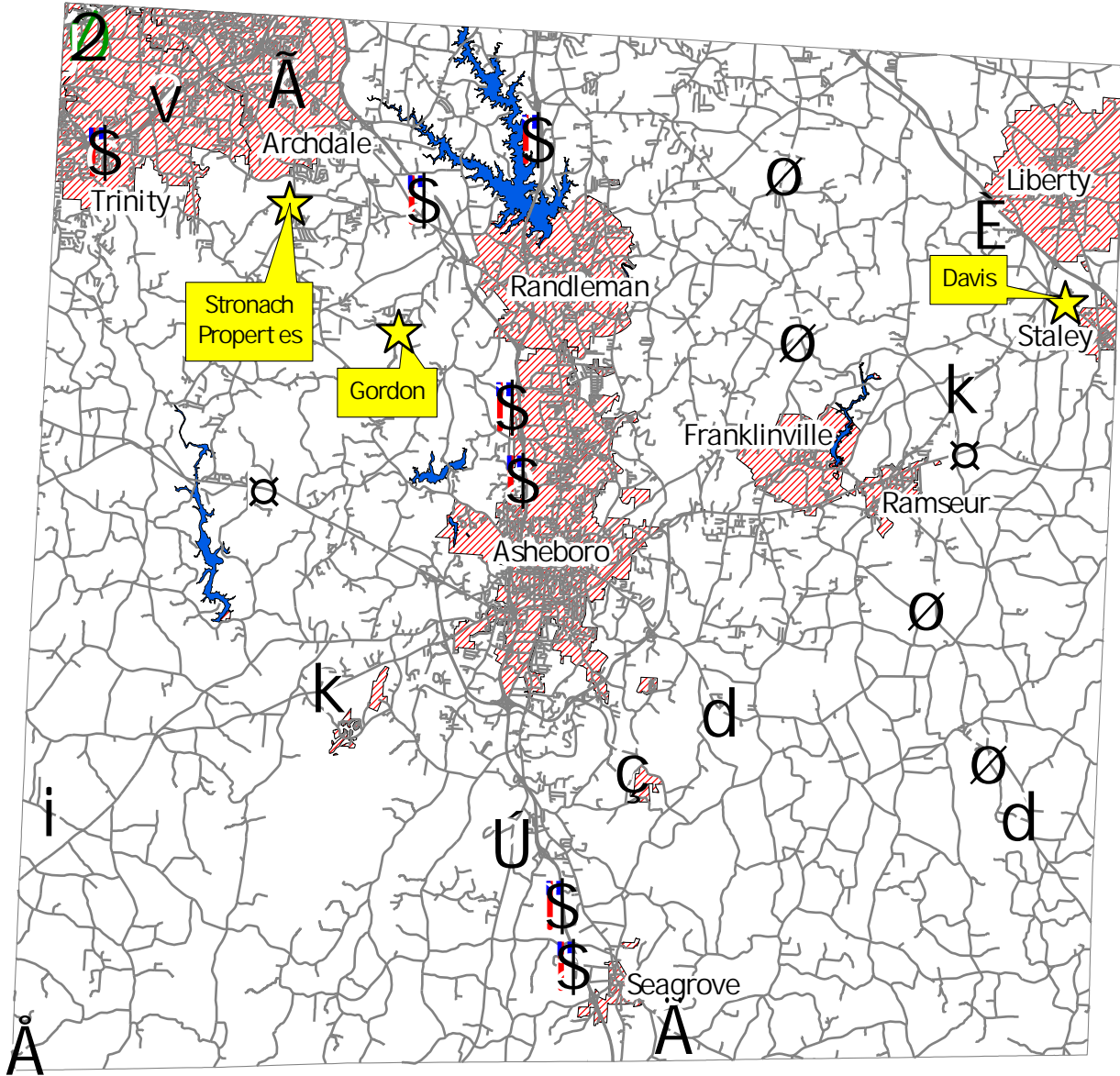
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Date







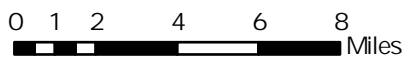
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# March Request Locat on Map



## Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





## CASE SUMMARY FOR

### SPECIAL USE REQUEST #2023-00000015

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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)**

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**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**

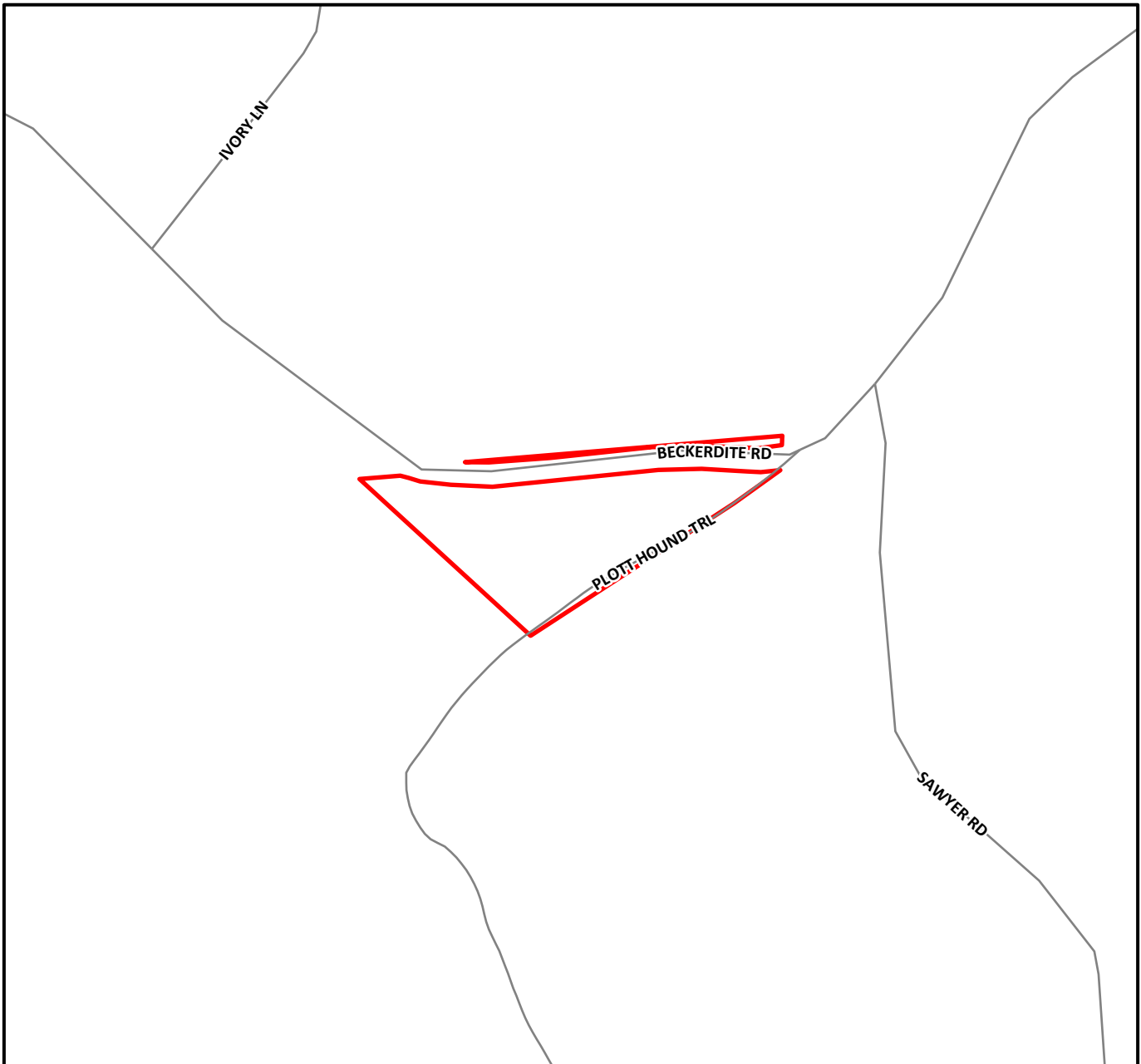
**COMMENTS:**

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



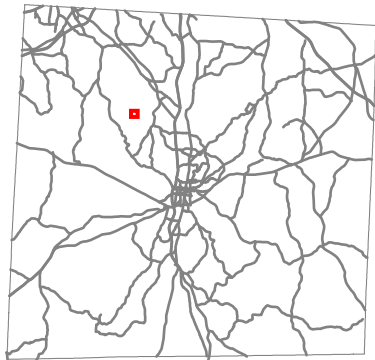
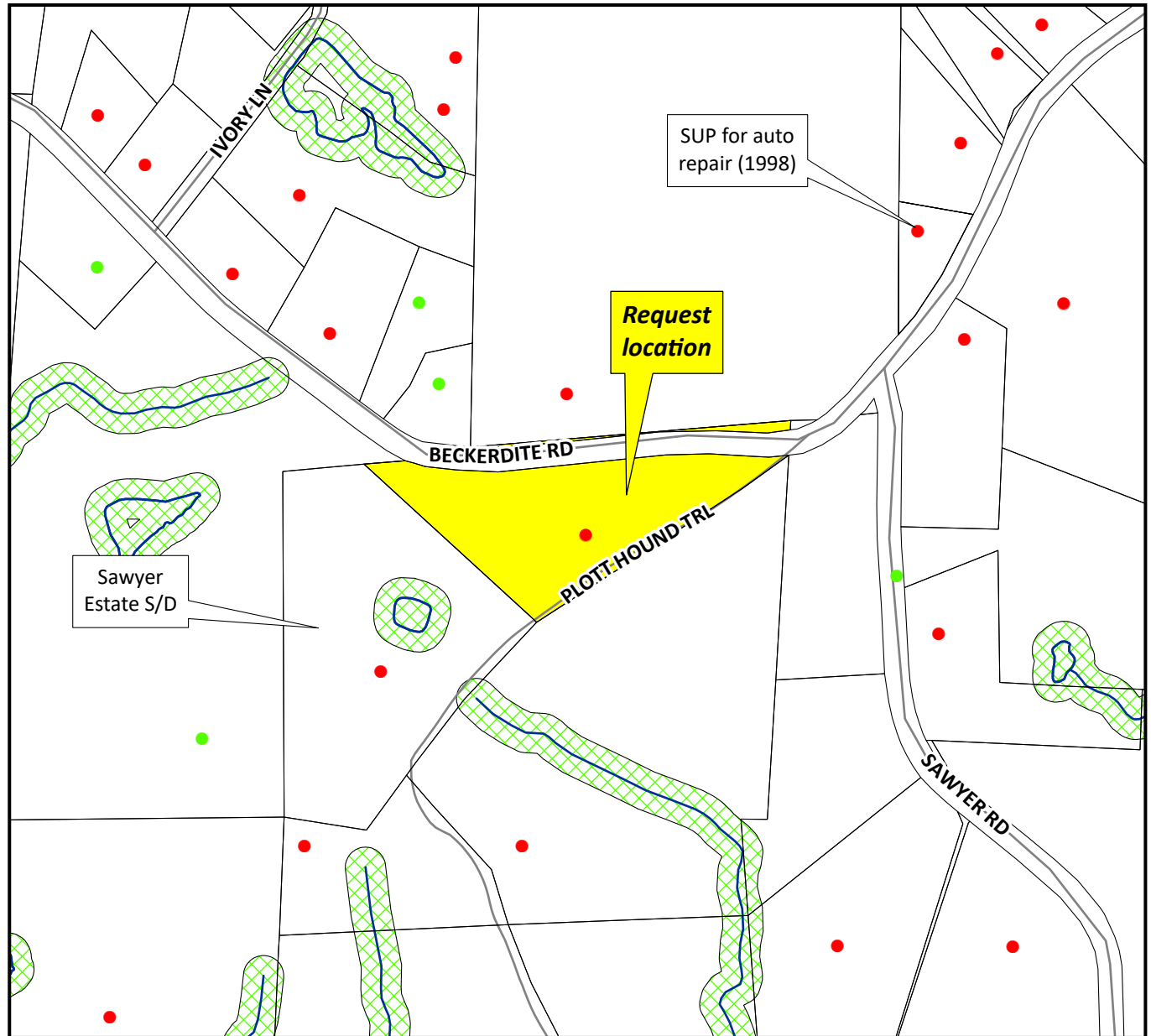
50 ft. Stream buffer

## 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

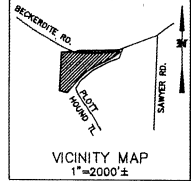
*Donna M. Shaw* 10-28-02  
OWNER DATE

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



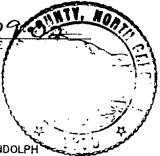
CERTIFICATE OF EXCEPTION:

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

*Hal Johnson* 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 *Hal Johnson*

DATE 10-29-02

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

CERTIFICATE OF SURVEY & ACCURACY:

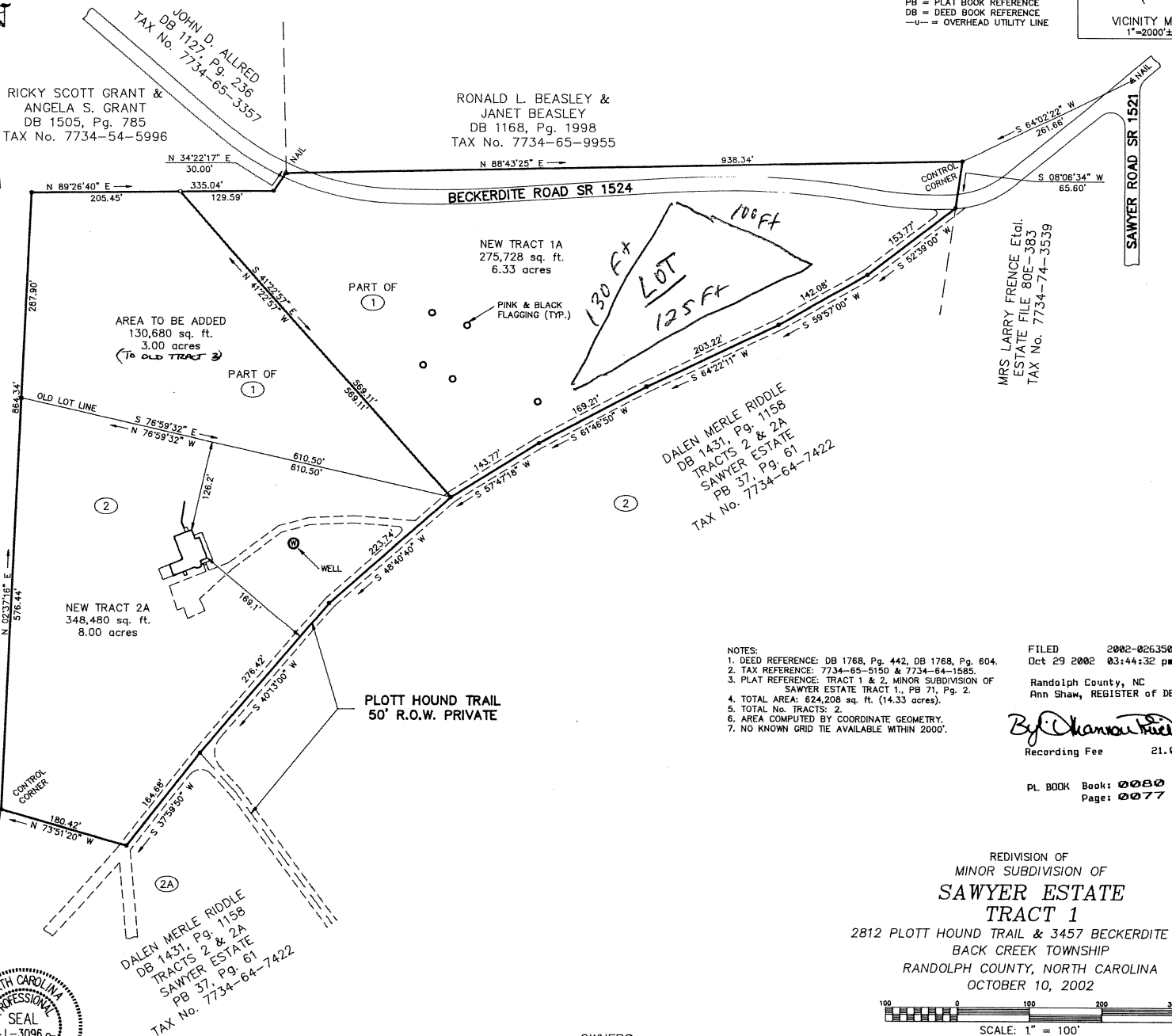
I, LARRY M. TERRY, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES PLOTTED FROM DEED OR PLAT INFORMATION 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



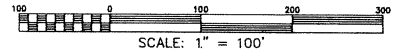
- NOTES:
1. DEED REFERENCE: DB 1768, Pg. 442, DB 1768, Pg. 604.
  2. TAX REFERENCE: 7734-65-5150 & 7734-64-1885.
  3. PLAT REFERENCE: TRACT 1 & 2, MINOR SUBDIVISION OF SAWYER ESTATE TRACT 1, PB 71, Pg. 2.
  4. TOTAL AREA: 624,208 sq. ft. (14.33 acres).
  5. TOTAL No. TRACTS: 2.
  6. AREA COMPUTED BY COORDINATE GEOMETRY.
  7. 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 Channoua R. P. P. P.*  
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**

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**NORTH CAROLINA**

**RANDOLPH COUNTY  
PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on March 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 March 7, 2023.

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Chair, Randolph County Planning Board

**ATTEST**

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



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

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**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 #2023-00000043**

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**GENERAL INFORMATION**

**Applicant:** Davis Investment Properties, LLC

**Property Owner:** Davis Investment Properties, LLC

**Hearing Type:** Legislative

**Request:** To allow a six lot subdivision for Class A mobile homes as per the site plan.

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

**Requested Zoning:** *CVOR-CD – Conventional Subdivision Overlay Restricted – Conditional District*

**Small Area Plan:** None

**Growth Management:** Primary Growth Area

**Watershed Overlay:** None

**Flood Plain Overlay:** None

**Airport Overlay:** None

**Location:** Weeden St

**Parcel Number:** 8734196253

**Parcel Size:** 10.01 acres

**Existing Use:** Vacant

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### SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RA - Residential Agricultural District</i>	Single-family residential
South	<i>RA - Residential Agricultural District</i>	Vacant
East	<i>RA - Residential Agricultural District</i>	Single-family residential
West	<i>RA - Residential Agricultural District</i>	Single-family residential

### TRANSPORTATION INFORMATION

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

“A driveway permit is needed for each access point. The permit(s) will need to be completed and signed before submitting to our office. We require a plan or plat that shows exact driveway locations, a turnaround area off the right of way so that vehicles are not forced to back out, and a min. 15” NCDOT approved driveway pipe per access point. There is a \$50 inspection fee (make check payable to NCDOT) per approved access which will need to be received by this office at 300 DOT Dr, Asheboro, NC 27204. Driveway permits can be submitted through the online portal via <https://connect.ncdot.gov/municipalities/Utilities/Pages/Encroachment-Agreements.aspx>.

“The driveways need to be a min. 200 ft. apart, and have a safe sight distance in both directions (typically 10ft per mph road design). If spacing requirements cannot be met, joint driveways would be required. Please stake the driveway locations and reach out to us when ready so that we can field inspect. Sight distance requirements must be met before a driveway permit approval can be issued.”

### 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 614 (ex. Fencing, buffers, etc.):***

**A. *CVO: CONVENTIONAL SUBDIVISION OVERLAY DISTRICT***

The *Conventional Subdivision Overlay District* has been established to accommodate single-family residential subdivisions with four or more owner-

occupied lots created for sale or building development. This district is predominantly residential and suburban where current water and sewer needs are met primarily by individual wells and septic systems. Some public infrastructure may be available in the future. Housing characteristics with the CVO district will be designated *Exclusive (CVOE)*, *Restricted (CVOR)*, or *Mixed (CVOM)*, in conformance with other major subdivision zoning districts.

The *Conventional Subdivision Overlay District* is designed for those areas of Randolph County where the requirement of such an Overlay District can help achieve the policies and objectives of the *Randolph County Growth Management Plan*. This district is specifically designed for *Primary Growth Areas* and *Secondary Growth Areas* as reflected in the *Randolph County Growth Management Plan*.

**(1) PURPOSE AND USES PERMITTED**

The *Conventional Subdivision Overlay District* shall be considered as an overlay district to the existing zoning districts. Uses permitted within the underlying district shall be permitted provided they meet the requirements within the overlay zone subject to the restrictions provided by this section.

**(2) CONVENTIONAL SUBDIVISION STANDARDS**

- (a) All standards as required by the land development regulations contained within this Ordinance.
- (b) Minimum lot sizes as specified by this Ordinance. Lot sizes may be increased as required by soils and other factors particular to the location.
- (c) Designed under the policies and guidelines outlined in the comprehensive land-use plan.
- (d) Subdivision layout and use of land will assure safe and convenient circulation patterns while minimizing the impacts on the established residential areas.
- (e) Site plans shall be submitted to reduce stormwater impact by designing new development in a manner that minimizes concentrated stormwater flows using as a minimum vegetated buffer area.

**(3) SITING ON PUBLIC ROADWAYS**

Conventional subdivisions shall be designed to minimize the number of private driveway connections to existing public roads.

## 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 6.5:*** *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

**Consistency Analysis:** As reflected on the *Development Impact Analysis*, the proposal, if developed according to the site plan and the *Randolph County Unified Development Ordinance*, would protect the existing rural neighborhoods while also providing housing that is a reflection of the quality of life in Randolph County.

***Policy 6.12:*** *Factors to be considered major subdivision approval in Primary and Secondary Growth Areas should include suitability of soils, access to major thoroughfares, the potential availability of public services and facilities and community compatibility.*

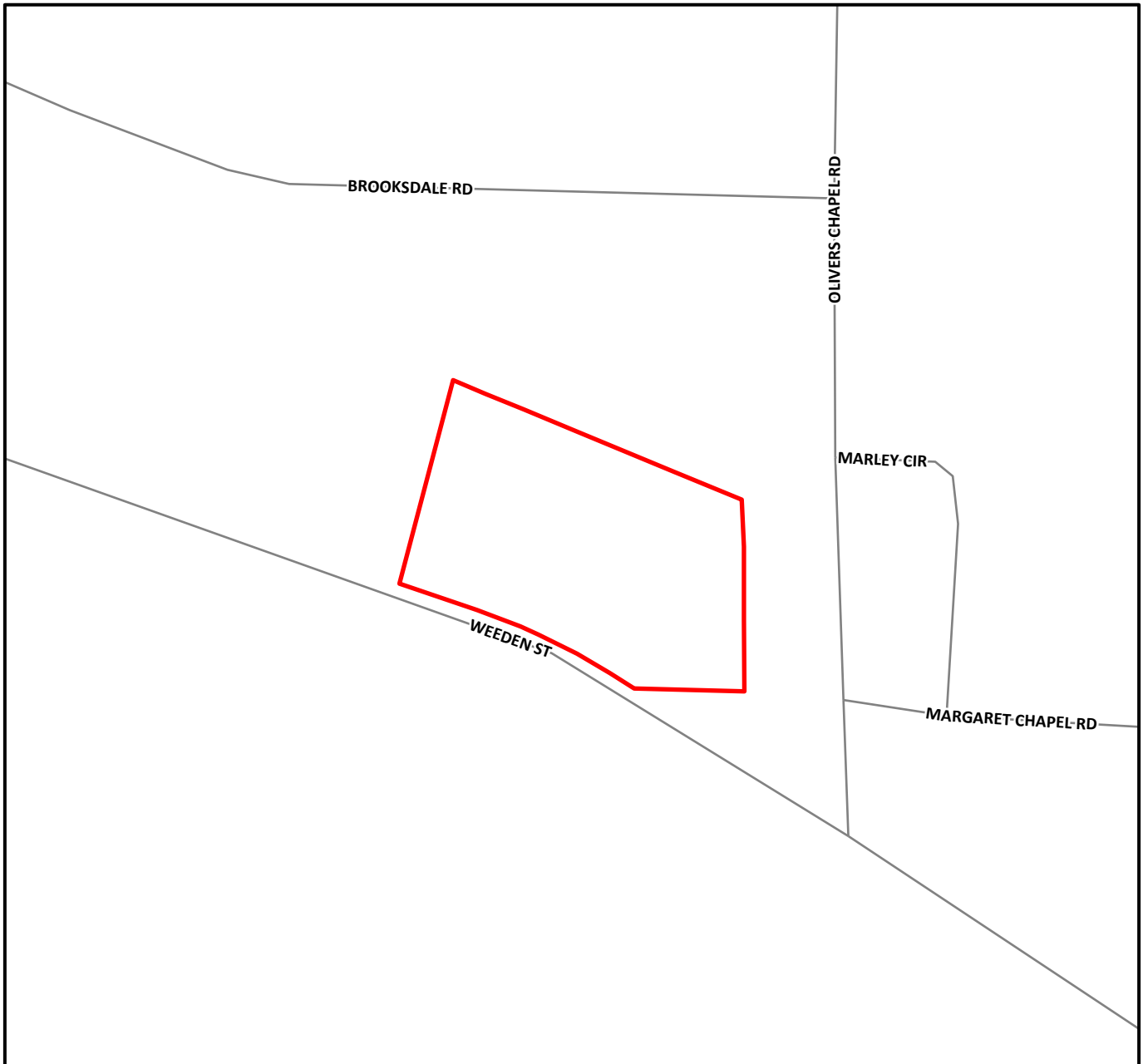
**Consistency Analysis:** This proposed subdivision has close access to major thoroughfares such as NC Hwy 49 N and US Hwy 421. Furthermore, the proposal is also compatible with the existing housing in the surrounding community.

**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.





# Davis Investment Properties, LLC, Request Location Map



Directions to site: NC Hwy 49 N -  
(R) Weeden St - Site on (L) just  
before Olivers Chapel Rd.

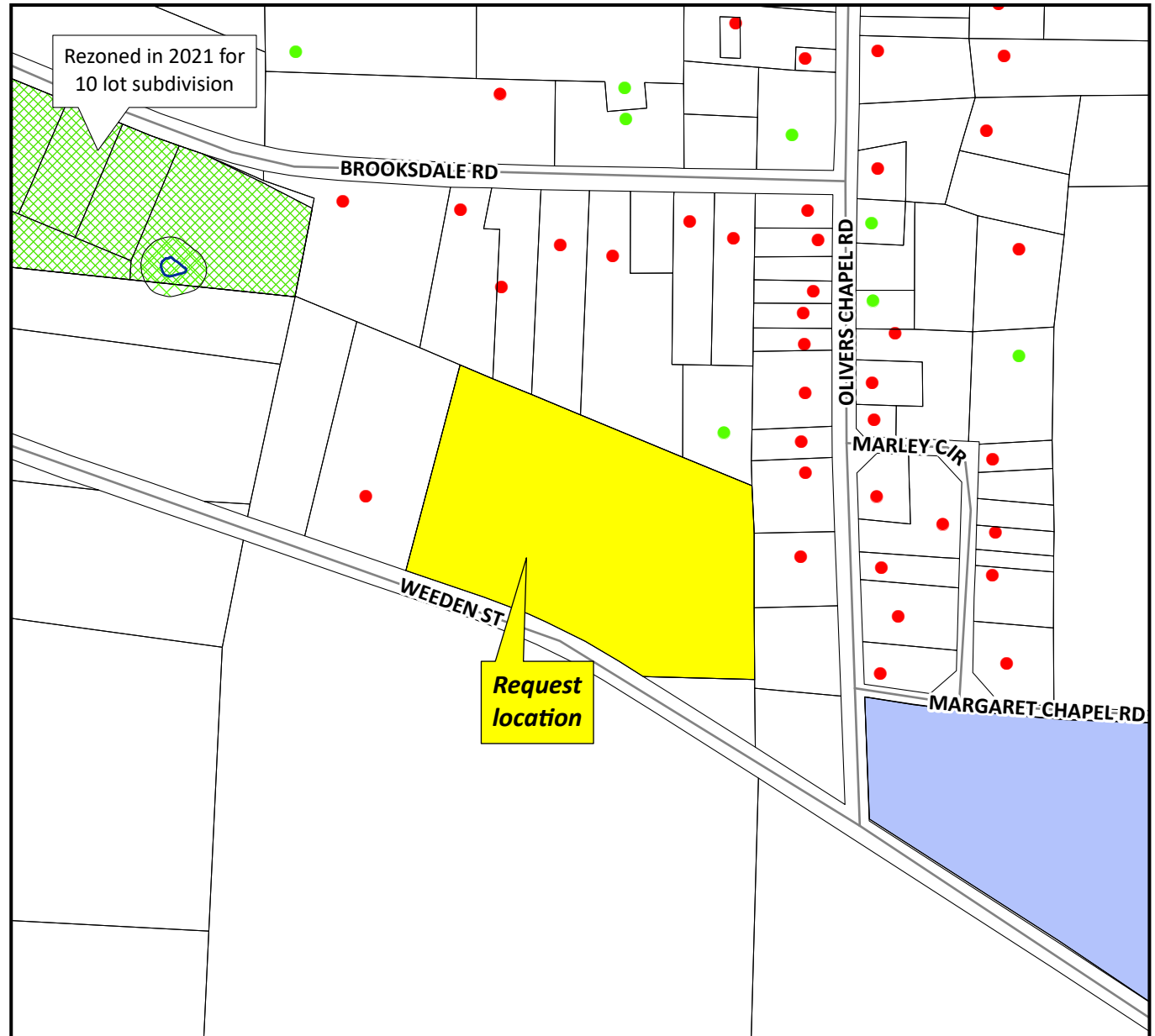


1 inch equals 400 feet

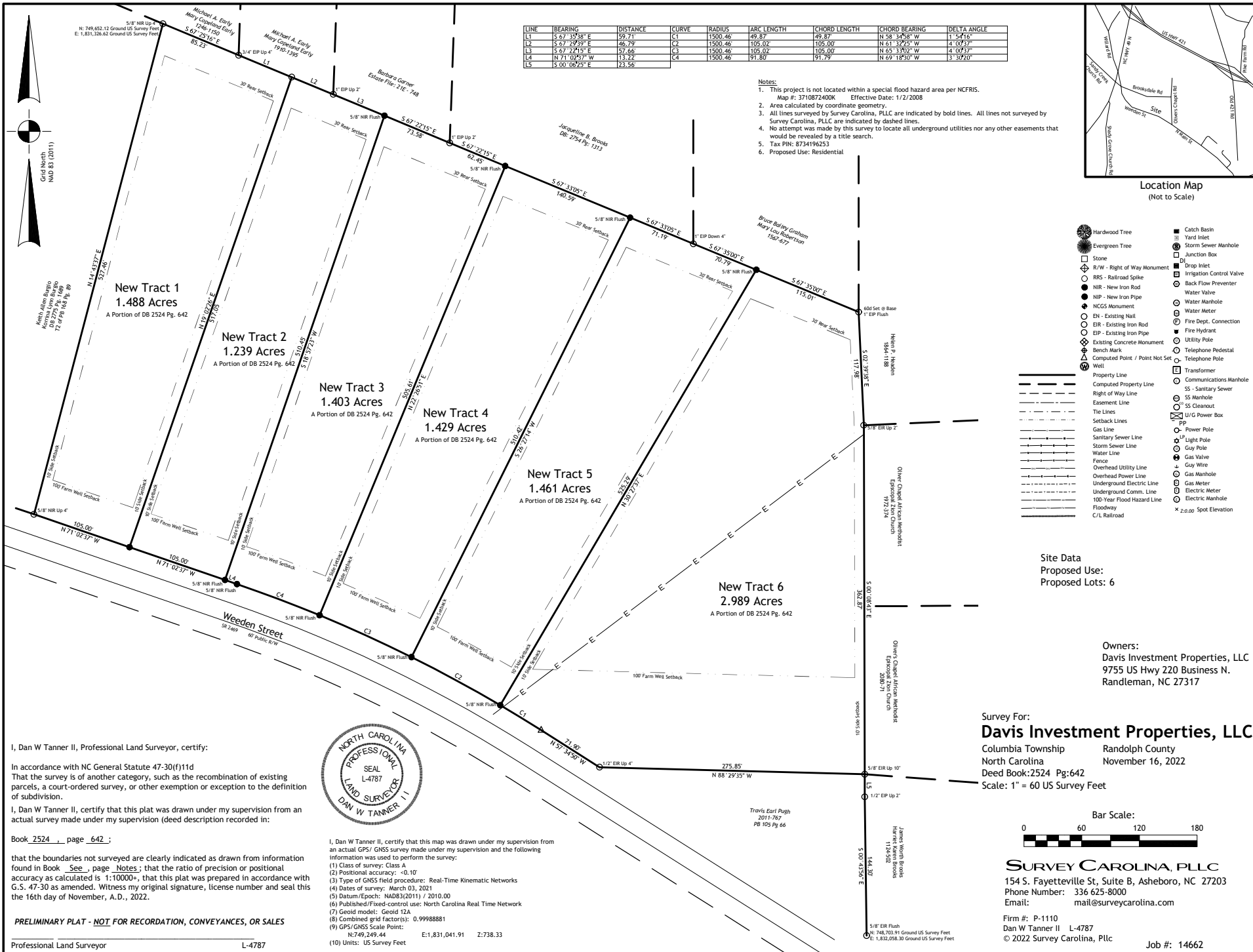
# Davis Investment Properties, LLC, Rezoning Request

## Legend

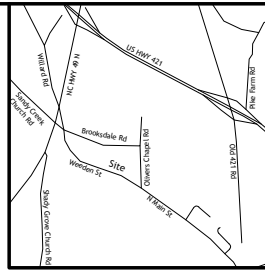
- Parcels
- Structures
  - Type
    - Permanent Structure
    - Temporary Structure
- Roads
- Streams
- 50 ft. Stream buffer
- County zoning
  - Districts
    - CVOR
    - LI
    - RA



1 inch equals 400 feet



Notes:  
 1. This project is not located within a special flood hazard area per NCFRIS.  
 Map #: 3710872400K Effective Date: 1/2/2008  
 2. Area calculated by coordinate geometry.  
 3. 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.  
 4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.  
 5. Tax PIN: 8734196253  
 6. Proposed Use: Residential



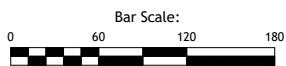
Location Map (Not to Scale)

- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- RRS - Railroad Spike
- NIR - New Iron Rod
- NIP - New Iron Pipe
- NCGS Monument
- EN - Existing Nail
- EIR - Existing Iron Rod
- EIP - Existing Iron Pipe
- Existing Concrete Monument
- Bench Mark
- Computed Point / Point Not Set
- Well
- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- The Lines
- Setback Lines
- Gas Line
- 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
- 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
- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- U/G Power Box
- Power Pole
- Light Pole
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- 2.00 Spot Elevation

Site Data  
 Proposed Use:  
 Proposed Lots: 6

Owners:  
 Davis Investment Properties, LLC  
 9755 US Hwy 220 Business N.  
 Randleman, NC 27317

Survey For:  
**Davis Investment Properties, LLC**  
 Columbia Township Randolph County  
 North Carolina November 16, 2022  
 Deed Book: 2524 Pg: 642  
 Scale: 1" = 60 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

Job #: 14662




I, Dan W Tanner II, Professional Land Surveyor, certify:  
 In accordance with NC General Statute 47-30(f)(11)d That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.  
 I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:  
 Book 2524, page 642;  
 that the boundaries not surveyed are clearly indicated as drawn from information found in Book See, page Notes; that the ratio of precision or positional accuracy as calculated is 1:10000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 16th day of November, A.D., 2022.  
**PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES**  
 Professional Land Surveyor L-4787



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: March 03, 2021  
 (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): 0.99988881  
 (9) GPS/GNSS Scale Point: N 749,249.44 E 1,831,041.91 Z 738.33  
 (10) Units: US Survey Feet

# Davis Investment Properties, LLC, Rezoning Request

## Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



1 inch equals 400 feet

# Davis Investment Properties, LLC, Rezoning Request



**Picture 1:**  
Request location.



**Picture 2:**  
Adjacent residence.



**Picture 3:**  
Nearby commercial operation.



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



**Picture 5:**  
Request location on right as seen looking toward NC Hwy 49 N.



**Picture 6:**  
Request location on left as seen looking toward Olivers Chapel Rd.



# DEVELOPMENT IMPACT ANALYSIS

County of Randolph, North Carolina  
Department of Planning & Development  
204 E Academy Street, Asheboro, NC 27203  
(336) 318-6555 • [planning@randolphcountync.gov](mailto:planning@randolphcountync.gov)

*Development policies outlined in the Randolph County Growth Management Plan are specifically designed to encourage long-term planning among property owners, developers, and the County. The Development Impact Analysis is a key component of this Plan and its use will increase public awareness of the relationship of growth, rural environmental impacts, and the capacity of local government to provide adequate public facilities based on future land use demands. **The information contained in the Development Impact Analysis comes from the best available public data sources.***

## Preliminary Plat Name

Plat name and section: Davis Investment Properties, LLC

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## Applicant Information

### Owner of Record:

Name: Davis Investment Properties, LLC  
Address: 9755 US Hwy 220 Bus N  
City, ST ZIP: Randleman, NC 27317  
E-mail:  
Phone:

### Developer:

Name: Eric Davis  
Address: P O Box 452  
City, ST ZIP: Randleman, NC 27317  
E-mail: [ericdavisrealestate@yahoo.com](mailto:ericdavisrealestate@yahoo.com)  
Phone: 336 587-5622

### Representative:

Name:  
Address:  
City, ST ZIP:  
E-mail:  
Phone:

### Engineer/Surveyor:

Name: Survey Carolina  
Address: 154-B S Fayetteville St  
City, ST ZIP: Asheboro, NC 27203  
E-mail: [mail@surveycarolina.com](mailto:mail@surveycarolina.com)  
Phone: 336 625-8000

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## Property Description

Parcel: 8734196253  
Growth Management Area: Primary Growth Area  
Fire District: Staley  
Existing conditions:

Acreage: 10.01 acres  
Township: Columbia  
Existing Zoning: RA

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## Waterway Description

Does the site contain any streams or rivers? No  
Does the site contain any flood zone area? No  
Does the site lie within a watershed? No  
Does the site contain wetlands? No  
Other comments:

Stream name:  
Approximate acreage:            acres  
Watershed: N/A  
Type: N/A

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# Project Description

*(If appropriate, attach a letter outlining in detail, the scope of the request.)*

Subdivision type:..... Class A Manufactured home

Total acreage of development:..... 10.01 acres

Total number of building lots: ..... 6

Minimum housing size: ..... sq. ft.

Total acreage of proposed open space (if applicable): ..... 0.00 acres

Total road frontage of proposed development: ..... 646.80 ft.

Average frontage of lots: ..... 107.08 ft.

Width of the lot with smallest amount of road frontage: ..... 105.00 ft.

Width of the lot with greatest amount of road frontage:..... 121.74 ft.

Is the 1:4 ratio maintained for Rural Growth Areas? ..... N/A

Property is currently being used as:

- |   |  |
|---|--|
| <input type="checkbox"/> Residential    | <input type="checkbox"/> Commercial        |
| <input type="checkbox"/> Industrial     | <input type="checkbox"/> Farming           |
| <input type="checkbox"/> Leased hunting | <input checked="" type="checkbox"/> Vacant |
| <input type="checkbox"/> Other          |  |

Features unique to this property:

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Ravines   | <input type="checkbox"/> Hills         |
| <input type="checkbox"/> Mountains | <input type="checkbox"/> Rights-of-way |
| <input type="checkbox"/> Easements | <input type="checkbox"/> Cemeteries    |
| <input type="checkbox"/> Other     |  |

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# Utilities Impact

Water source: Individual well

Sewer source: Septic system

The distance, location, and provider of the nearest public water and sewer source.

Service type	Distance	Location	Provider
Public water	3.00 miles	Old 421 Rd	Town of Liberty
Public sewer	3.00 miles	Old 421 Rd	Town of Liberty

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## Public Education Impact (Provided by the Boards of Education)

School system: Randolph County Schools

School impacted	Grade level	DPI Capacity	Current membership	Impact
Liberty Elementary	K-5	606	403	1
Southeast Randolph Middle	6-8	583	529	1
Eastern Randolph High	9-12	1015	665	0

Current mobile classrooms present:

School	Number of mobile classrooms
Liberty Elementary	
Southeast Randolph Middle	
Eastern Randolph High	

Current traffic assessment:

School	Traffic assessment
Liberty Elementary	Good
Southeast Randolph Middle	Congested
Eastern Randolph High	Congested

School construction plans:

School	Construction plans
Liberty Elementary	N/A
Southeast Randolph Middle	N/A
Eastern Randolph High	N/A

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## Traffic Analysis Impact (Provided by NCDOT GIS data services)

Road(s) directly accessed by development:

Road name	Speed limit	Average daily traffic count
Weeden St	55 mph	900

Condition of the road accessed by the development: Poor

Characteristics of the road(s) directly accessed by development:

- |  |   |
|--|---|
| <input type="checkbox"/> Paved               | <input checked="" type="checkbox"/> Curves          |
| <input checked="" type="checkbox"/> Graveled | <input type="checkbox"/> Blindspot(s)               |
| <input type="checkbox"/> Single lane         | <input checked="" type="checkbox"/> Intersection(s) |
| <input type="checkbox"/> Bridge(s)           | <input type="checkbox"/> Hill(s)                    |

The proposed development with 6 lots will generate an additional 36 total vehicle trips per day.

Does the ADT count greater than 4,000 which would require a turning lane? No

# Housing and Community Impacts (Within one mile of the proposal)

Housing patterns in subdivisions:

Subdivision	Type	Number of lots	Average acreage
Hunter's Cove	Site built	11	3.80
J Hampton Pike	N/A	4	12.80
Liberty Business Park	N/A	1	3.09
Mary Siler	Site built	5	2.95
Naomi Brown	Site built	4	1.90
Prudy L Kivett Heirs	Site built	6	8.70
Ronnie & Judith Hill	Mobile home	5	0.82
Smokey Hollow	Mobile home	3	0.75
Staley Cove	Mobile home	28	1.50
Tammy McKinney	Mobile home	2	4.96
Vickrey Farm	Mobile home	10	1.56
Warren Acres	Site built	5	1.70

Total number of site-built homes ..... 136

Average square footage of site-built homes ..... 1,508.70 sq. ft.

Largest site-built home by square footage ..... 4,619.00 sq. ft.

Smallest site-built home by square footage ..... 528.00 sq. ft.

Total number of mobile homes ..... 67

Percentage of site-built homes ..... 66.99 %

Percentage of mobile homes ..... 33.01 %

Total number of acres ..... 2,177.80 acres

Average acreage ..... 5.90 acres

Total acreage in tax-deferred farms ..... 856.50 acres

## Community Land Uses

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Commercial  | <input checked="" type="checkbox"/> Farming    |
| <input type="checkbox"/> Forestry               | <input checked="" type="checkbox"/> Industrial |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Church facilities     |
| <input type="checkbox"/> Other:                 |  |

## Special Community Districts

- |   |   |
|---|---|
| <input type="checkbox"/> Airport Overlay District         | <input type="checkbox"/> Cluster Subdivision Overlay District                 |
| <input type="checkbox"/> E-1 Districts                    | <input type="checkbox"/> Rural Lot Subdivision Overlay District               |
| <input type="checkbox"/> Rural Business Overlay District  | <input type="checkbox"/> Industrial Overlay District                          |
| <input type="checkbox"/> Scenic Corridor Overlay District | <input type="checkbox"/> Commercial Environmental Overlay District            |
| <input type="checkbox"/> Voluntary Agricultural District  | <input checked="" type="checkbox"/> Conventional Subdivision Overlay District |

Unique Rural Land Uses in the Community

- HLPC Landmark/Cultural Heritage Site
- National Forest
- Trailway as part of the County Greenway Plan

- National Historic Landmark
- Natural Heritage Designated Sites
- Youth Camp(s)

## Agricultural Impact (Within One mile of the proposal)

Adjoining farm properties:

- 8734182135 (Travis Earl Pugh)

*Are all well minimum setback lines noted on plat? Yes*

Tax-deferred farm properties:

Property owner	Parcel ID	Location
John Mitchell and Michelle Kristen Cain	8724976904	R2472; E
Harriette E Cox Trustee	8724948044	R2473; Both
Margaret L Dunn	8734459747	R2469; S
Margaret Leary Dunn	8734460690	R2469; S
Clyde Oliver Fulk, Jr	8735154919	R421; E
Janet Pike Hill	8735448669	R421; E
Janet Pike Hill	8735527550	R1006; E
Janet Pike Hill	8735629439	R421; N
Koopman Dairies, Inc	8735224254	R2461; Both
Koopman Dairies, Inc	8735319605	J Hampton Pike, L3 Deeded Access
Betty Joe Lackey	8724846636	R2474; E Side
Betty Joe Lackey	8724847059	R2473; N Side
John D and Elnora Langley	8734439904	R2470; N
Kevin D and Jenna Linn Harris Lineberry	8725716752	Larry M Kennedy & Kevin & Jenna Lineberry Lo 2
Betty Jo Owen	8725741123	R2459; N
Joe R & Virginia Petree	8734139805	R2470; N Common Access
J Hampton Pike Trustee	8735631659	R2463; Both
Travis Earl Pugh	8734182135	R2469; Both
Travis Earl Pugh	8734261835	R2469; S
David and James Lewis Scotton	8724993885	R2469; Both
David and James Lewis Scotton	8724996562	R2469; Both
Jeffrey Lee Scotton	8734048862	R2470; N Common Access
Jeffrey Lee Scotton	8734064246	Jeffrey & Malinda Scotton; Tr1-2 Deed Acc
Barbara K Wall	8724692306	W L Kivett Estate Lo 2
Barbara K Wall	8725720332	R2459; R2458
Barbara Kivett Wall	8725725576	R2459; N

Property owner	Parcel ID	Location
Kenneth A Welker and Margaret L Dunn	8734248363	W Franklinville St, W No Rd Frtg
Kenneth A Welker and Margaret L Dunn	8734454426	W Franklinville St; End of Rd
Kenneth A Welker and Margaret Leary Dunn	8734350207	W Franklinville St; W No Rd Frtg
Nancy Fox White	8724987623	R2472; E
Ronald Wayne Williams	8724795125	R49; W

***Farm operations that begin after the development of a major residential subdivision must abide by the 100 ft. waste setback rule on the farm property.***

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## Other Materials Submitted

- Preliminary approval from NCDOT District Engineer's Office
- Buffer site plan
- Land Clearing Debris Plan
- Open Space Uses and maintenance agreements, if applicable
- Proposed deed restrictions
- Soil analysis
- Soil erosion plan, stormwater management plan, etc.
- Other:



1 inch = 100 feet

4.7 acres

28" sw  
18,746 Sq. Ft.

11,064 Sq. Ft.

24" sw  
16,444 Sq. Ft.

23,452 Sq. Ft.

Weeden St.

Approx. Duke Power Esmt.

overhead power/utilities

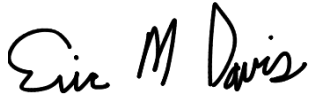
**Legend**

- 30"+
- 24"-29"
- 18"-23"
- Unsuitable
- ▨ Conventional System Soils
- ▨ Modified System Soils
- ▨ Alternative System Soils
- ▭ nc\_randolph\_parcels\_poly\_10\_16\_2021

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Deed Restrictions:

This Development will use Randolph County restrictions and setbacks.



12/15/2022

SignNow e-Signature ID: 001a4f39c...  
Signature  
Eric Davis Eric Davis (Signer)

---

Date

Land Clearing Debris Plan

Subdivision: Eric Davis

Date: 12/15/22

Debris will be mulched on site, piled in windrows, or hauled to approved LCID facility.

Debris will not be burned or buried.



12/15/2022

SignNow e-signature ID: 70b75e7838...  
12/15/2022 20:34:42 UTC  
Eric Davis (Signer)

---

Date



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

**IN THE MATTER OF THE APPLICATION FOR REZONING  
BY DAVIS INVESTMENT PROPERTIES, LLC  
REZONING REQUEST #2023-0000043**

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**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 *CVOR-CD - Conventional Subdivision Overlay Restricted - Conditional District* as described in the application of David Investment Properties, LLC, 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 just off of NC Hwy 49 N which is a major transportation corridor.

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

**Policy 6.5:** *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

**Consistency Analysis:** As reflected on the *Development Impact Analysis*, the proposal, if developed according to the site plan and the *Randolph County Unified Development Ordinance*, would protect the existing rural neighborhoods while also providing housing that is a reflection of the quality of life in Randolph County.

**Policy 6.12:** *Factors to be considered major subdivision approval in Primary and Secondary Growth Areas should include suitability of soils, access to major*

*thoroughfares, the potential availability of public services and facilities and community compatibility.*

**Consistency Analysis:** This proposed subdivision has close access to major thoroughfares such as NC Hwy 49 N and US Hwy 421. Furthermore, the proposal is also compatible with the existing housing in the surrounding 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 March 7, 2023.

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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 10.01 acre parcel, having the Randolph County Parcel Identification Number of 8734196253 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 March 7, 2023 to consider the proposed rezoning on application number 2023-0000043, 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 *CVOR-CD - Conventional Subdivision Overlay Restricted - Conditional District*. 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 March 7, 2023.

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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.



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

**APPLICATION #2023-00000337**

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**GENERAL INFORMATION**

**Applicant:** Stronach Properties, LLC

**Property Owner:** June M. Fulton

**Hearing Type:** Legislative

**Request:** To rezone 1.81 acres out of 5.04 acres to allow a retail store as per the site plan.

**Current Zoning:** *HC-CD – Highway Commercial – Conditional District and RA – Residential Agricultural District*

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

**Small Area Plan:** NC Hwy 705 Scenic Business Overlay

**Growth Management:** Primary Growth Area

**Watershed Overlay:** None

**Flood Plain Overlay:** None

**Airport Overlay:** None

**Location:** 9060 Hillsville Rd

**Parcel Number:** 7726128995

**Parcel Size:** 1.81 acres out of 5.04 acres

**Existing Use:** Auto dealership in existing building as per the site plan.

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### SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
<b>North</b>	<i>RA - Residential Agricultural District</i>	Single-family residential
<b>South</b>	<i>RA - Residential Agricultural District</i>	Single-family residential
<b>East</b>	<i>RA - Residential Agricultural District</i>	Single-family residential
<b>West</b>	<i>RA - Residential Agricultural District</i>	Single-family residential

### TRANSPORTATION INFORMATION

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

“We are fine with the location. We don’t anticipate required roadway improvements based on the plans and location. We would want to know exactly what is being proposed to further assess traffic generation. We are currently assuming a dollar store (sic) in our assessment.”

### ZONING INFORMATION

**Zoning History:**

The last rezoning on this property was on August 2, 2010, when the existing conditions were amended to allow an auto dealership office in the existing building with no more than six autos being displayed. The previous rezoning was from July 7, 2003, when 1.00 acre was rezoned to allow an accounting office use in the existing residence.

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

<b><i>HC: HIGHWAY COMMERCIAL DISTRICT</i></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>	5 ft. from any property line
<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>	

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## 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 1.7*** *Planning and development decisions should be based on the principal of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all County residents.*

**Consistency Analysis:** This request location has been rezoned several times as mentioned earlier. The proposed change to a retail store could expand employment opportunities for the area citizens and improve their quality of life.

**Policy 4.4** *Commercial land 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.*

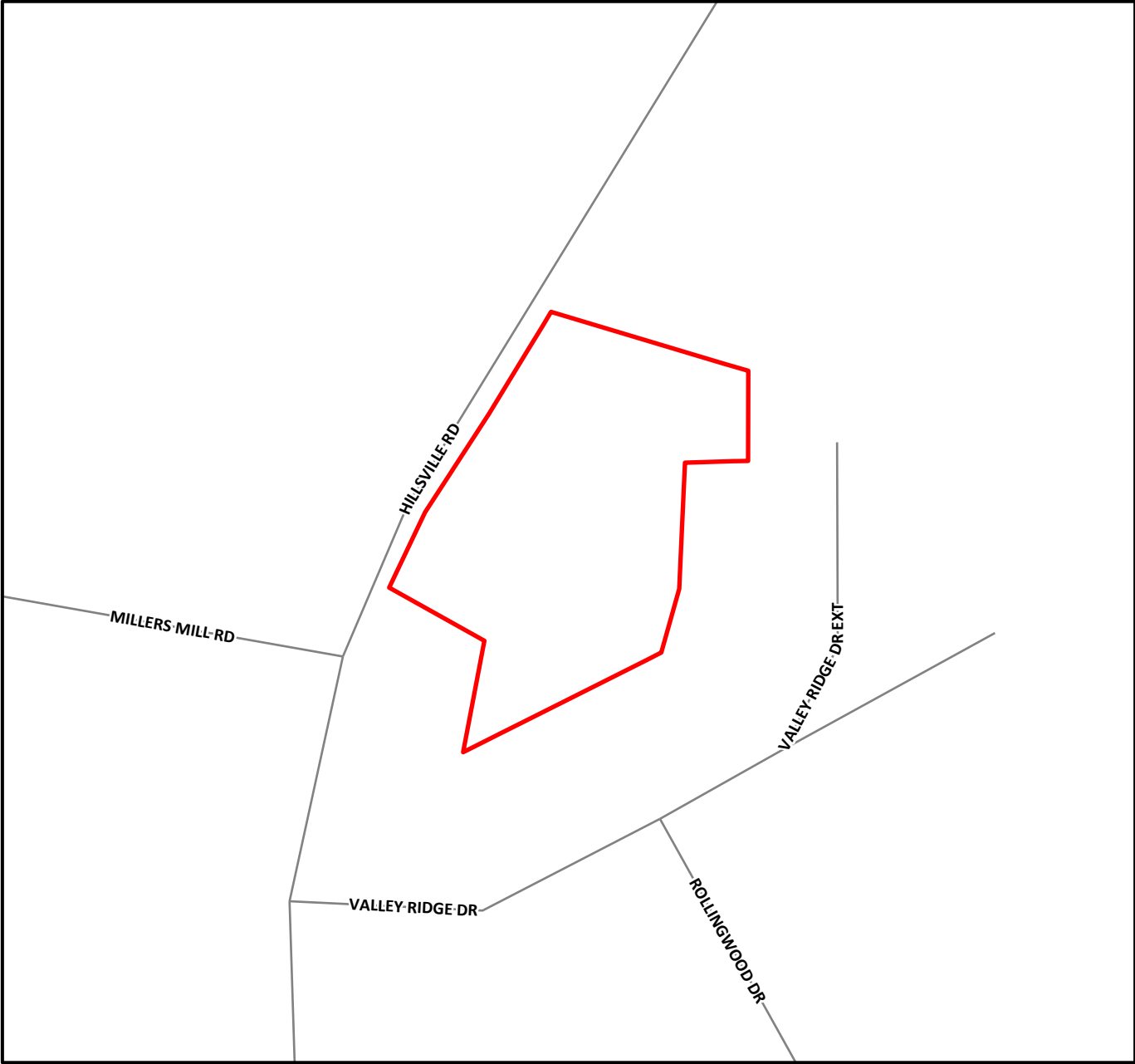
**Consistency Analysis:** As previously stated, this location has been rezoned several times as mentioned earlier. This rezoning request would extend the *Highway Commercial* zoning district into more of the property while still maintaining a large portion of the parcel in its current *Residential Agricultural* zoning that could act as a buffer for existing residential land uses.

**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.





# Stronach Properties, Inc., Request Location Map



Directions to site: 1004N - Site on  
(R) just past Millers Mill Rd at  
9060 Hillsville Rd.



1 inch equals 250 feet

# Stronach Properties, Inc., Rezoning Request

### Legend

**Parcels**

**Type**

- Multi-address Structure
- Permanent Structure
- Temporary Structure
- Duplex/Complex
- Miscellaneous Structures

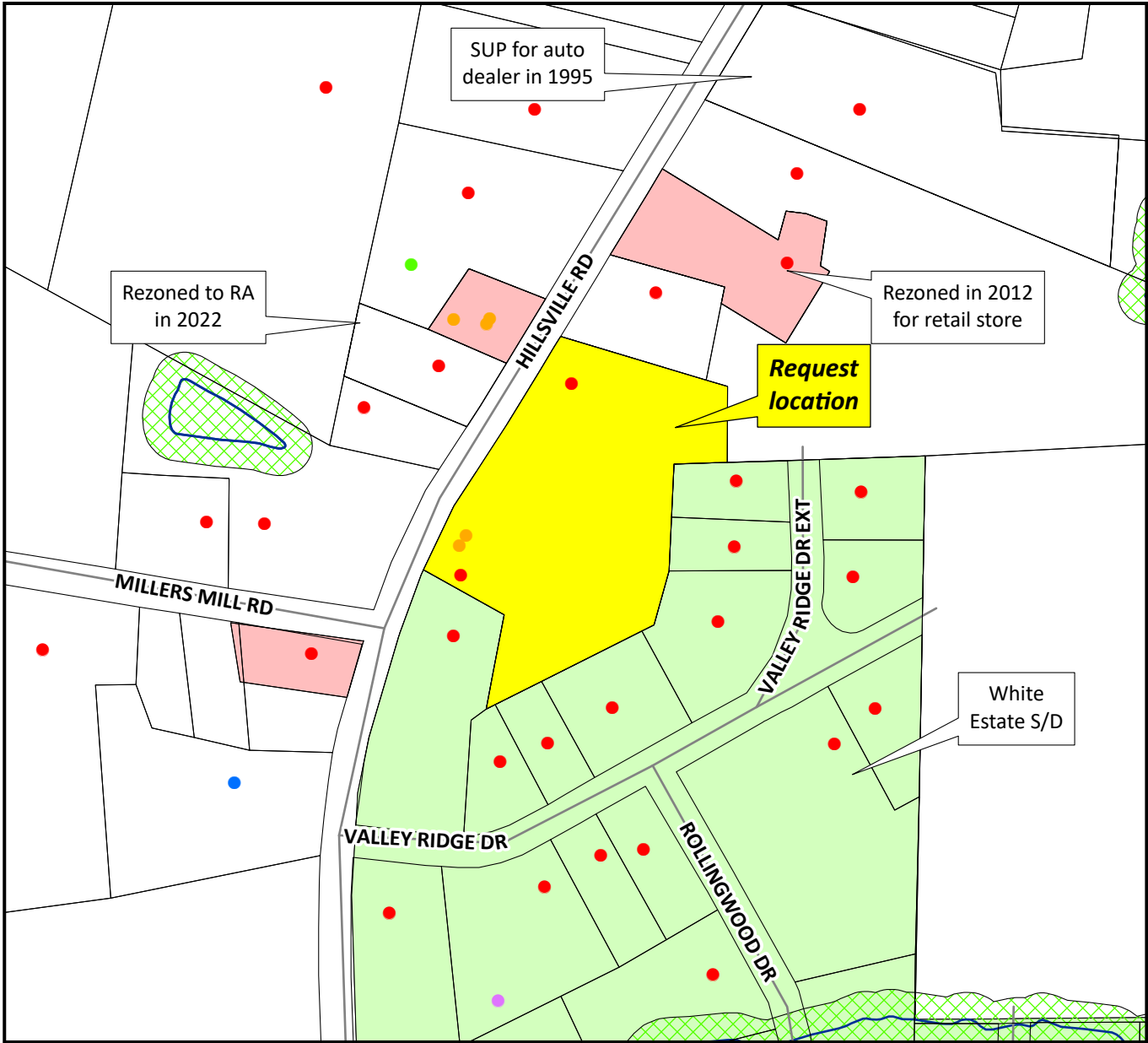
**Roads**

**Streams**

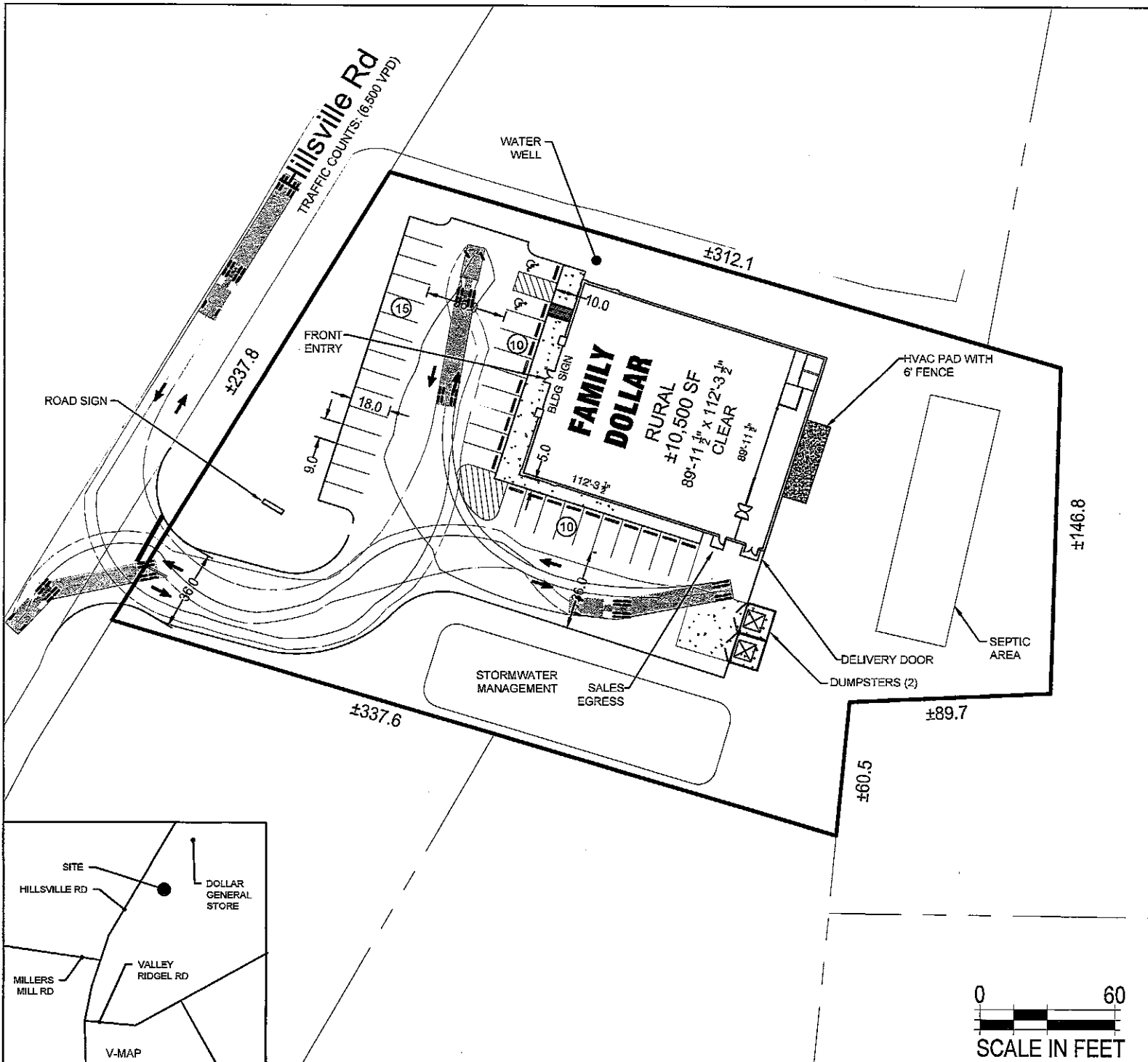
**50 ft. Stream buffer**

**Districts**

- HC
- RA
- RR



1 inch equals 300 feet



TRINITY, NC

Hillsville Rd

Site Data Summary

Building Prototype: 89'-11 1/2" x 112'-3 1/2"

Area Summary:  
 Total Site Area: ±1.81 Acres  
 Building Exterior: ±10,500 sf

Parking Summary:  
 Spaces Req'd: 27 (Code 1 per 400)  
 Spaces Provided: 35  
 Space Size: 9' x 18'

Setbacks:	(Bldg)	(Landscape)
Front:	30'	0'
Side:	10'	0'
Rear:	20'	0'

- Available Utilities:
1. Sewer: No (Septic Required)
  2. 3 Phase Electric: Yes
  3. Natural Gas: No (Propane Tank Required)
  4. Water: No (Well Required)
- Notes:
1. Stormwater: Yes
  2. If Risk Class 0-2, No Bollards in front of store.
  3. WB-67 Delivery Truck Used.

Date Prepared: 1/24/2023 Drawn By: AEC  
 AEC Proj. # 22054

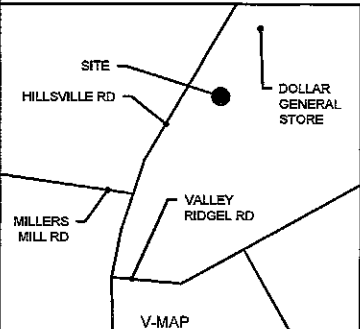
Prepared For:



DEVELOPER






4004 Barrett Drive, Suite 106  
 Raleigh, NC 27609  
 office (919)783-7003



# Stronach Properties, Inc., Rezoning Request

## Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



1 inch equals 300 feet

# Stronach Properties, Inc, Rezoning Request



**Picture 1:**  
Request location.



**Picture 2:**  
Nearby Hillsville Community Center.



**Picture 3:**  
Adjacent residence.



**Picture 4:**  
Adjacent residence.



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



**Picture 6:**  
Site on right as seen looking toward Valley Ridge Dr



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

**IN THE MATTER OF THE APPLICATION FOR REZONING  
BY STRONACH PROPERTIES, INC  
REZONING REQUEST #2023-00000337**

---

**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 Stronach Properties, Inc., 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 Hillsville Rd which is a major transportation corridor.

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

**Policy 1.7** *Planning and development decisions should be based on the principal of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all County residents.*

**Consistency Analysis:** This request location has been rezoned several times as mentioned earlier. The proposed change to a retail store could expand employment opportunities for the area citizens and improve their quality of life.

**Policy 4.4** *Commercial land 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:** As previously stated, this location has been rezoned several times as mentioned earlier. This rezoning request would extend the *Highway Commercial* zoning district into more of the property while still maintaining a large portion of the parcel in its current *Residential Agricultural* zoning that could act as a buffer for existing residential land uses.

**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 March 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 1.81 acre parcel out of 5.04 acres, having the Randolph County Parcel Identification Number of 7726128995 is currently zoned *HC-CD - Highway Commercial - Conditional District* and *RA – Residential Agricultural District* by Randolph County, North Carolina;

**WHEREAS**, the Randolph County Planning Board has conducted a duly noticed public hearing on March 7, 2023 to consider the proposed rezoning on application number 2023-00000337, 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 *HC-CD - Highway Commercial - Conditional District*. 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 March 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**

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**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.