



# RANDOLPH COUNTY

## PLANNING AND ZONING

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

---

### RANDOLPH COUNTY PLANNING BOARD

#### AGENDA

April 4, 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 April 4, 2023, Planning Board meeting.
  - Approval of the minutes from the March 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.
6. New Business.

#### REZONING REQUEST #2023-00000382

---

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **JOE MILLIKAN**, Randleman, NC, and his request to rezone 15.88 acres at 1801 Naomi Rd, Providence Township, Polecat Creek Critical Area Watershed, Tax ID #7775062096,

Rural Growth Area, from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a six lot site-built subdivision as per the site plan. Property Owner: Nicholas Jason Millikan

---

### REZONING REQUEST #2023-0000567

---

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **CAROLINA TRAVEL MANAGEMENT, INC**, Randleman, NC, and their request to rezone 5.09 acres out of 29.56 acres at 10367 Randleman Rd, Level Cross Township, Randleman Lake Protected Area Watershed, Tax ID #7758809298, Primary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow an overflow parking lot as per the site plan.

---

### REZONING REQUEST #2023-0000595

---

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **JOSE FLORES**, Asheboro, NC, and his request to amend the existing Conditional District Permit on 2.39 acres at 7606 US Hwy 220 S, Richland Township, Tax ID #7665688138, Primary Growth Area, from *LI-CD - Light Industrial - Conditional District* to *LI-CD - Light Industrial - Conditional District*. The proposed Conditional Zoning District Amendment would specifically amend the existing Conditional District permit to allow an 80 ft. by 60 ft. addition to the existing building as per the site plan.

---

### REZONING REQUEST #2023-0000599

---

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **ZACHARY DANIEL DAVIDSON**, Denton, NC, and his request to rezone 2.29 acres on Brantley Gordon Rd, Concord Township, Tax ID #6698784149, Rural Growth Area, from *RA - Residential Agricultural District* to *RBO-CD - Rural Business Overlay - Conditional District*. The proposed Conditional Zoning District would specifically allow a farm equipment repair and service business as per the site plan.

7. Adjournment.

Attachments



## RANDOLPH COUNTY PLANNING BOARD

### MINUTES

**March 7, 2023**

There was a meeting of the Randolph County Planning Board on Tuesday, March 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.

**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, *absent*;
- Barry Bunting, *present*; and
- Brandon Hedrick, Alternate, *present*. (Substituting for Austin)

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

**Cable** made the motion to approve the consent agenda as presented, with **Bunting** 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. **Brandon Hedrick** stated that he lives close to the Gordon request and it directly affects some of his family members, so he asked to recuse himself. **Davis** made the motion to recuse Hedrick from the Gordon case, with **Cable** making the second to the motion. The motion was unanimous.

**Hal Johnson**, County Manager, said there may be some citizens present to speak to the Board regarding a rock quarry in the Staley area. He explained that there have been no applications made for such a request and it is not part of the current agenda. He explained that there would be no public hearing on the request until such applications have been made, and notification requirements are taken care of.

Johnson also announced that the **Crumley** case for a meat processing facility, previously postponed until tonight's meeting, has officially been withdrawn.

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

---

### **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.

**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 **Gordon**.

**Antoine Gordon**, 3457 Beckerdite Rd, Sophia, NC, said he is trying to obtain the approvals needed to expand his existing towing business by starting rotation with the Highway Patrol for storage of vehicles from wrecks and such.

**Johnson** asked Gordon if he lives on the property and for how long. **Gordon** said he does live on the property and has been there since May 2022. **Johnson** asked how many vehicles he planned to have on the property. **Gordon** said he would guess five to ten but there was no way of knowing. He said the insurance companies move quickly for processing and he would normally not have a vehicle stored for more than a couple of weeks.

**Johnson** asked where the vehicles are taken when they leave storage. **Gordon** said some are taken to a junkyard, some are taken to insurance auctions, and depending on the damage to the vehicles, owners will sometimes pay the storage fees and reclaim the vehicle.

**Johnson** asked Gordon to describe the fencing that is required by the highway patrol. **Gordon** said an eight-foot fence without visibility is required because of the security and privacy needed for these vehicles.

**Johnson** asked how many employees he would have. **Gordon** said it is currently a one-man operation but he would like to expand his towing business with the hauls from the highway patrol.

**Davis** asked about the hours of operation. **Gordon** said it would require 24-hour towing service.

**Cable** asked Gordon if he has stored vehicles on his property in the past, how many vehicles he is storing, and if he has talked to any of his neighbors about his plans. **Gordon** told Cable he transfers vehicles so if he picks up a vehicle after hours, he has held on to it until the facility opens the following morning but he is currently not storing vehicles. He said the neighbors are pretty spread out so he has only talked to Mr. Beasley, which lives across the street, and he did not have a problem with his request. He also said none of the other neighbors have reached out to him with any issues after receiving notices and seeing signs posted.

**Johnson** asked if the highway patrol contacts him to pick up vehicles on a rotation schedule. **Gordon** said he would be contacted for assistance with vehicle recovery and cleanup from accidents on a rotation schedule with other approved companies and if he is unavailable, the call is forwarded to the company listed next on the rotation.

**Johnson** asked if he would be storing vehicles other than those hauled for the Highway Patrol. **Gordon** said he does not carry the type of insurance needed for the storage of vehicles and the permit request is specifically for the Highway patrol.

**Johnson** asked how large of an area will his services reach. **Gordon** said it would include all of Randolph County.

**Beeson** said Gordon mentioned that he has been in business for three years and asked if he hauled vehicles to other locations in the past. **Gordon** said he assists with roadside assistance, gas delivery, towing, and winching services, and has not dealt with storing vehicles in the past.

**Davis** asked Gordon if he knew how long it would take to outgrow the proposed storage area if he is successful and expands his business. **Gordon** said he would love to expand the business and need a larger location to house his business but this is just a starting point for him. He purchased this property intending to start the business until a larger location is required.

**Davis** asked about his plans for fencing to prevent unsightly views for the neighbors. **Gordon** explained the fencing proposal as shown on the site plan. **Davis** asked if the entrance would come off his existing drive located on Beckerdite Rd **Gordon** answered yes. He said the entrance would be better located off Plott Hound Trl. but he is unsure if that is possible.

**Cable** asked Gordon if he holds certifications for hazardous materials or Class B certifications. Gordon asked if he is referring to his license. He said he holds a standard driver's license because the vehicle he drives does not require other endorsements. **Cable** asked if he had been to hazardous material cleanup school. **Gordon** said he previously held a CDL license and is very familiar with hazardous materials. He said his license expired when he went into the Military and he just never renewed them

**Bunting** said the Highway Patrol is very stringent on who they allow to tow and store vehicles for them. He said the property has to pass inspections, the individual has to be bonded, and they have to be insured for approval. **Gordon** said he holds a hefty insurance policy.

**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.

**Susan Richards**, 201 Andrew Hunter Rd, Asheboro, rose to address the Planning Board and **Morgan** administered the oath before she spoke. **Richards** said she is not against the request but would like to know the process when an owner does not pick up their vehicle, what type of lighting is required, and how will it affect the surrounding neighbors. **Gordon** said he plans to start with minimum solar-powered lighting, and after sixty days, if a vehicle is not claimed, he is allowed to send off for the title or take it to a junkyard but from his experience, insurance claims usually only take six to ten days.

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

**Cable** said he would like to commend Gordon for wanting a business, he said he is pro-growth, and pro-business. He told the Board that he and Bunting together have eighty-five to ninety years of law enforcement experience and knows that the inspections are extreme for having a holding lot for the Highway Patrol. He said he has concerns with the water run-off from leaking batteries, hazardous waste on the property, and the possibility of vehicles stacking up without any fault of his own due to the demands of the business.

**Beeson** said he agrees that there should be a limitation on the number of vehicles allowed on site, he appreciates Bunting sharing the fact that the inspections are made for the property. He also said the road is extremely busy and he should have a rollback instead of a tow truck.

**Cable** said his major concern is the leakage and the fluids that are going to be in the ground at this location because it is in a residential area and there is no plan for run-off or possible damage to the neighbors and the value of their homes. He also said to be approved for the highway rotation, you cannot limit yourself to the number of vehicles because they will remove you from the rotation schedule.

**Vaughan** asked if there is some type of EPA approval required for this type of facility. **Cable** said he was unsure. He said there is a long list of requirements including proper lighting, privacy fencing, and a big insurance bond and the inspections are standard across the State.

**Cable** said he would love to see Gordon expand his business and haul for the Highway Patrol but he does not feel this residential area is the best location.

**Davis** asked Cable if he would like to make a motion based on his previous statements and asked to check the Special Use reminders for denying or approving the request.

**Beeson** said he has an issue with a commercial operation in a residential area causing possible environmental issues.

**Cable** said he also has concerns that the request is not compatible with the area, that it could endanger the public health or safety of residents, and it could have an adverse effect on the value of adjoining property.

**Cable** made 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, or will not be in harmony with the area and in general conformity with the Randolph County Unified Development Ordinance. **Beeson** seconded the motion to **DENY** the Special Use Permit.

**Pell**, having a proper motion and second, called the question on the motion to deny the Special Use request. By a show of hands, the motion was adopted unanimously.

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

### **REZONING REQUEST #2023-0000043**

---

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.

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

**Eric Davis**, Randleman, NC, explained to the Board his plan to have six new home sites, allowing double-wide homes with brick skirting which will be valued from two hundred to two hundred, twenty thousand dollars. He said the property is located near the new megasite where homes are needed. He also said the sites would be fully cleared and each lot will have a conventional septic system and wells installed.

**Bunting** asked if he understood correctly that each individual lot would have a septic and well. **Davis** answered yes. He said he has already had the soil evaluated and each lot should have a gravity-fed septic system.

**Johnson** asked where the driveways would be located. **Davis** said he spoke with Jennifer Britt from NCDOT earlier in the afternoon and she approved the revised map, with shared driveway locations as provided on a map given to the Board members before the meeting. (*Exhibits 1A & 1B*).

**Kemp Davis** said with the new map proposal, it limits the number of driveway access to the road and asked if there would be a turn-around area for each lot. **Davis** answered yes.

**Cable** asked if there would be six-lots with three driveways. **Davis** answered yes.

**Beeson** said he saw in the original information, that NCDOT recommended there be two hundred feet between each drive. **Davis** said NCDOT did recommend the two hundred feet between the driveway accesses but his surveyor, Daniel Tanner, has been trying to obtain the actual rules that require that recommendation since December with no result. He said he drove to NCDOT earlier in the afternoon and asked Ms. Britt for an explanation and she said “that’s the way they want it”, so they had the survey redrawn to comply. He said he developed another subdivision up the street and they are all one-hundred-foot lots with individual driveways.

**Johnson** asked if the homes are new, the approximate size, and the cost of the homes. **Davis** said they would average fourteen to fifteen hundred square feet, which creates affordable housing, with an average cost of two hundred thousand dollars.

**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.

**Doug Nixon**, Staley, NC, came forward to address the Board. He asked if the lots would be similar to a mobile home park situation or if they would be owned individually. He said he has concerns for safety because of the volume and speed of traffic nearby.

**Pell** said he will have Mr. **Davis** address all of the concerns after everyone has spoken.

**Maggie Dunn**, Staley, NC said she has lived in Staley since 1989 and has a vested interest in the development of Staley. She said she has only recently gotten involved with the development that is taking place in Staley. She said she knows that Mr. Davis went unattested with the development which took place nearby located just off of Weeden St. She said many of the landowners in Staley were unaware of how the property was being developed so they are present to make a voice regarding this request.

**Dunn** said she has several questions regarding the development. She said she would like to know if Mr. Davis is planning to clear all of the trees on the property or leave a buffer for the surrounding residents, how this development is going to affect property values, and how it will affect the Rocky River watershed. She said the 200 ft. minimum requirement between driveways will be impossible with six proposed lots.

**Dunn** said the analysis information presented by the Planning Department is very dated and does not represent what the community wants in Staley. She said she called the Randolph County sheriff's department and asked for the number of calls relating to several of the mobile home developments and there have been forty-three calls in the last twelve months for drug overdoses, domestic violence, as well as shootings and this is not what the Staley community wants and it is not a good development.

**Pell** said Dunn mentioned that the property is located in the Rocky River watershed and the information given to the Board says the property does not contain any streams, that the property is not located within a flood zone, and the site does not lie within any watershed. **Dunn** said the information is wrong.

**Hedrick** told Ms. Dunn if she has evidence to present, she is more than welcome to do so.

**Johnson** said the watershed requirements for residential development are that each lot has a minimum of 40,000 square feet per residence. He said that if the entire property was located within a watershed, it meets the requirements for development.

**Dunn** asked Johnson if he was stating that the watershed did not matter. **Johnson** said he did not say that. He said it meets all the requirements even if it were located in a watershed.

**Travis Pugh**, Liberty, NC, said he is a fourth-generation farmer of a 165-acre farm just south of this property. He said he is not against development but is for maintaining the integrity of the neighborhood. He said he is concerned with traffic and safety. He said he is also concerned about the effects development will have on him because he applies a lot of animal waste which is permitted and regularly inspected. He said he realizes that Randolph County is beginning to transition but he feels there is a need for maintaining "a little countryside" for agriculture.

**Paul A.** (unable to determine last name from sign-in sheet or recording of the meeting), Staley, NC, said he is a realtor and would like everyone to know that the manufactured homes are built to the Department of Transportation specifications and not to the US Department of Housing and Urban Development (HUD). He said the last thing we need is something that will degrade our County and there have been people here that have spoken about where they stand on this matter.

**Elizabeth Pate**, 382 Browns Crossroad Rd, Staley, NC asked about whether or not there would be individual well and septic allowed for the development because she owns 5 acres and was only allowed one septic on her property.

**Morgan** said a lot of the times, developers will hire soil scientists to evaluate the soil before a request to find out the potential for development, and if approved, the developer will then have to have the County approve the sites for individual systems for permitting a home.

**Hedrick** said the applicant did provide a soil map showing potential approvals for individual septic locations.

**Carol Lobisser**, 1395 Langley Rd, Staley, NC, said although this request is for ten acres, there is a power line easement that does not allow ten usable acres which seems to make the houses more condensed. She said she understands there will be a need for housing due to Toyota and valuable housing for young families but feels this may not be the best use for this piece of property. She said Toyota is advertising the investment of billions of dollars and asked if they really want this type of development.

**Pell** asked Davis if he would like to address some of the concerns and answer questions.

**Eric Davis** said he understands the concerns. He said he has hired a soil scientist and the property has good soil, allowing each lot to have its own septic system. He said Toyota hires blue-collar workers and this type of housing fits the budget of those workers. He said these are not people that are participating in illegal activities, they are people that need affordable housing for which they can obtain a loan. He said he is a farmer as well and has a love for land but also has a love for people and people need homes.

**Eric Davis** said these are nice, affordable homes with brick foundations, and not everyone can afford half-million-dollar homes.

**Kemp Davis** asked what the average costs of the homes he has provided in the area. **Eric Davis** said the last home he closed on cost \$199,500.00. **Kemp Davis** asked what the market is supporting for blue-collar families. **Eric Davis** said most of the pre-qualification letters he has received are for approximately \$225,000.00. He said maybe one day they will afford a 2,000 sq. ft. home on 20 acres that cost \$400,000.00 but they have to start somewhere.

**Cable** asked about the power line on the property mentioned earlier. **Eric Davis** said

there is a power line easement between lots five and six and lot six is wider to accommodate for the easement.

**Johnson** asked if these lots are potential rentals. **Eric Davis** said they will be individually owned, not rentals.

**Cable** asked if there would be a buffer maintained for the adjoining properties. **Eric Davis** said he originally planned to clear-cut the property but after hearing the concerns, he will only cut the trees needed for the placement of the homes, septic system, and well which will probably leave trees on the back.

**Hedrick** asked Eric Davis if he is aware that he has to leave a thirty-five no-cut buffer along the state-maintained roads if he plans to clear-cut property. He also asked Davis if he has had any conversations with the adjoining church property. **Eric Davis** said he had a community meeting for the development and no one showed up except him.

**Hedrick** asked if the chassis would be removed from the homes. **Eric Davis** answered yes.

**Vaughan** said she understands how disturbing it is to see change because she is seeing a change in the Farmer area and unfortunately if you do not want to see a property change, you must buy it. She also said she is happy to see the number of driveways reduced with the 200 ft. requirement from NCDOT. She appreciates the concerns of the citizens and also feels their pain.

**Cable** said he knows everyone is passionate and the Board is passionate as well. He said there is a large crowd tonight and it does not mean you're right or wrong, it just means you have a large crowd. He said the Board has listened to each of you and your concerns and he knows that change is not easy. He thanked the citizens for coming and sharing their concerns because this process is what makes our County great.

**Hedrick** said the County is aware of the need for the *Growth Management Plan* to be updated in this area of the County and a group is currently working on those changes. He said there will be a public meeting regarding those changes which should be announced soon.

**Hedrick** said the applicant has based his proposal on the current requirements of the *Unified Development Ordinance* and it is the Board's job to decide on meeting the requirements as it is currently written and it is his understanding that the same property would allow a three-lot division without coming before the Board for approval. **Johnson** said three lots would be considered a minor subdivision allowing single-wide, double-wide, or modular homes, and would not require approval from the Board. **Hedrick** said this request holds the housing type to a little higher standard.

**Beeson** said he understands the concerns, he grew up on a farm and still lives on a farm, but things are changing with new developments. He said no one wants to hear the term

“trailer park” and this is a far cry from that and the homes will not be rentals, they will be individually owned.

**Johnson** said there was a time when single-wide homes and mobile home parks were being developed all over the County and because of the *Growth Management Plan* and zoning there have been no new mobile home parks in a long time. He said this request is for owner-occupied, double-wide homes with brick foundations for \$200,000.00. He commended the citizens for being involved and expressing their opinions.

**Hedrick** said the property is located in a primary growth area. He said he commends **Davis** for obtaining preliminary soil evaluations and recommendations from NCDOT for consideration by the Board although they are not required for the Board to make a decision. He said one thing that gives him pause is that there is no buffer consideration for the church property located to the East of the request.

**Cable** said he believes the request falls within the requirements laid out in the *Unified Development Ordinance*, and the current *Growth Management Plan*.

**Kemp Davis** said he understands wanting to maintain the character of the area but if the Board goes by the regulations set forth by the *Unified Development Ordinance* and the *Growth Management Plan*, it is hard to deny something that meets the criteria. **Cable** agreed.

**Cable** said he would make a motion, including the revised map and letter from NCDOT (referring to *Exhibits 1A & 1B*), as provided to the Board.

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

---

### REZONING REQUEST #2023-00000337

---

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.

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

**Will Stronach**, 1912 Victoria Rd, Raleigh, NC, stated he is requesting a rezoning to allow a Family Dollar and Dollar Tree retail store.

**Johnson** asked if there are any studies done on the area for a potential activity for these types of stores. Stronach answered yes. He said he owns the property, they run the business and there are in-depth studies done before they commit to an investment.

**Cable** asked Stronach if he will own and operate the business. **Stronach** said he will own the buildings and lease them to Family Dollar/Dollar Tree.

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

**Kim Lee**, 4474 Old Park Rd, Trinity, NC, said her husband's family has owned the property across the street since Family Dollar has been in existence. She said they have seen a lot of growth and know growth is inevitable but they need to preserve the community as much as possible. She said she and her husband visited one of the closest Family Dollars before the meeting located at 110 Lexington Ave, Thomasville, and passed out the photos (*Exhibit 2A thru 2E – 13 photos*), demonstrating trash around the entire building, trash in the parking lot, and fallen fencing surrounding the building. She asked what will be done to protect the adjoining property owners if the property becomes unsightly to neighbors as mentioned by one of the Board members previously with the Special Use Request.

**Lee** asked what Family Dollar will do to ensure the community and adjoining property owners that they will keep the aesthetics and outside of the property will be well maintained and what recourse the adjoining property owners and community members have when it is not maintained. She also asked if the proposed building going to be a metal building or can a brick building be requested to improve the community.

**Cable** asked if she has filed a complaint to the Planning department. **Lee** said she has talked with NCDOT and they are on a three-month rotation for cleanup and didn't realize Planning was a place to file the complaint. She said she would make a call tomorrow.

**Pell** asked Stronach if he would like to address some of the concerns and answer questions.

**Stronach** said the standard for their building is a complete trash enclosure and the maintenance for the building is very important. He said he would want to know of any repeat problems but Family Dollar would want to know as well. He said these stores are continually improving their retail assortment and the goal is to have a well-organized, clean store.

**Morgan** asked Stronach to describe the structure. **Stronach** said the building is pre-engineered metal building with articulation on the front and looks nice and attractive building.

**Cable** asked if it is similar to the building as Ms. Lee provided photos. **Stronach** said that the proto-type building was discontinued approximately twelve years ago.

**Davis** asked who bears the responsibility of maintaining these structures. **Stronach** said the general manager has the responsibility for day-to-day maintenance. **Davis** asked who should be contacted if there are complaints. **Stronach** said hopefully they would walk right into the store and speak with a manager regarding the issues. He said everyone has problem stores and areas but from a corporate standpoint, the only way to grow is to get better.

**Morgan** told Mr. Stronach if a citizen files a complaint with Planning, ultimately he would be responsible because he is the actual property owner. **Stronach** said he is aware that he will bear responsibility as well.

**Pell** asked if there are inspections done periodically. **Stronach** answered yes.

**Hedrick** said he has seen on the information provided, that there is a traffic count and asked if he has spoken to the traffic engineer and if septic has been considered for the project.

**Stronach** said plans were sent to the NCDOT district engineer for approval and he has a soil consultant that has looked at the soil maps.

**Hedrick** said the stormwater management is indicated on the south side of the site plan and asked if it has been addressed. **Stronach** said it has not been designed yet but his civil engineer is aware of the requirements.

**Hedrick** asked about his plans for buffers. **Stronach** said they have not designed the landscaping at this time beyond what is required. **Hedrick** asked what is planned for the south side of the building. **Stronach** said he was unsure because he is purchasing only the northern portion of the property.

**Pell** closed the public hearing for discussion among the Board members and a motion.

**Hedrick** asked about the current Conditional District zoning on the property. **Johnson** said if approved, this rezoning will override the current zoning.

**Cable** said he has traveled that road a million times, it has grown quite a bit and provided a lot of service to the area. He mentioned several businesses that have been a part of the area and thinks this proposal falls within the trend of where the area is headed.

**Hedrick** said he has concerns that there are no vegetative buffers shown on the site plan for incompatible adjoining properties.

There was additional discussion among the Board members regarding buffers needed that were not shown on the site plan.

**Cable** made a motion to re-open the public hearing to discuss those buffer requirements with the applicant. **Hedrick** seconded the motion. The motion was unanimous.

After a discussion with the Board regarding buffers for the incompatible uses adjoining the property. **Stronach** agreed to install a six-foot privacy fence as well as a 5-gallon evergreen buffer to be made part of his application.

**Pell** closed the public hearing again for the Board members to make a motion.

**Davis** 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. Having no further business, **Pell** called for a motion to **ADJOURN** the meeting. **Beeson** made the motion to adjourn, with **Bunting** 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 8:39 p.m., with thirty-two citizens present.

---

**NORTH CAROLINA**

\_\_\_\_\_  
Chairman

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

\_\_\_\_\_  
Date







Re: [External] 14662 Davis

---

From: Britt, Jennifer L (jlbritt@ncdot.gov)  
To: mail@surveycarolina.com; ericdavisrealestate@yahoo.com  
Cc: rjmonroe@ncdot.gov  
Date: Tuesday, March 7, 2023 at 02:39 PM EST

Eric,

The shared driveway layout is acceptable. Please let me know if you need anything else for this.

Jen Britt, EI  
336.318.4004 direct

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Survey Carolina <mail@surveycarolina.com>  
**Sent:** Tuesday, March 7, 2023 2:19:15 PM  
**To:** Britt, Jennifer L <jlbritt@ncdot.gov>; Eric Davis (ericdavisrealestate@yahoo.com) <ericdavisrealestate@yahoo.com>  
**Subject:** [External] 14662 Davis

**CAUTION:** External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Please see the attached.

Thank you,

--  
Hannah Martin  
CAD Technician  
Survey Carolina PLLC  
154 S Fayetteville St  
Suite B  
Asheboro, NC 27203  
336 625-8000 office  
[mail@surveycarolina.com](mailto:mail@surveycarolina.com)  
[www.surveycarolina.com](http://www.surveycarolina.com)



EXHIBIT  
2A

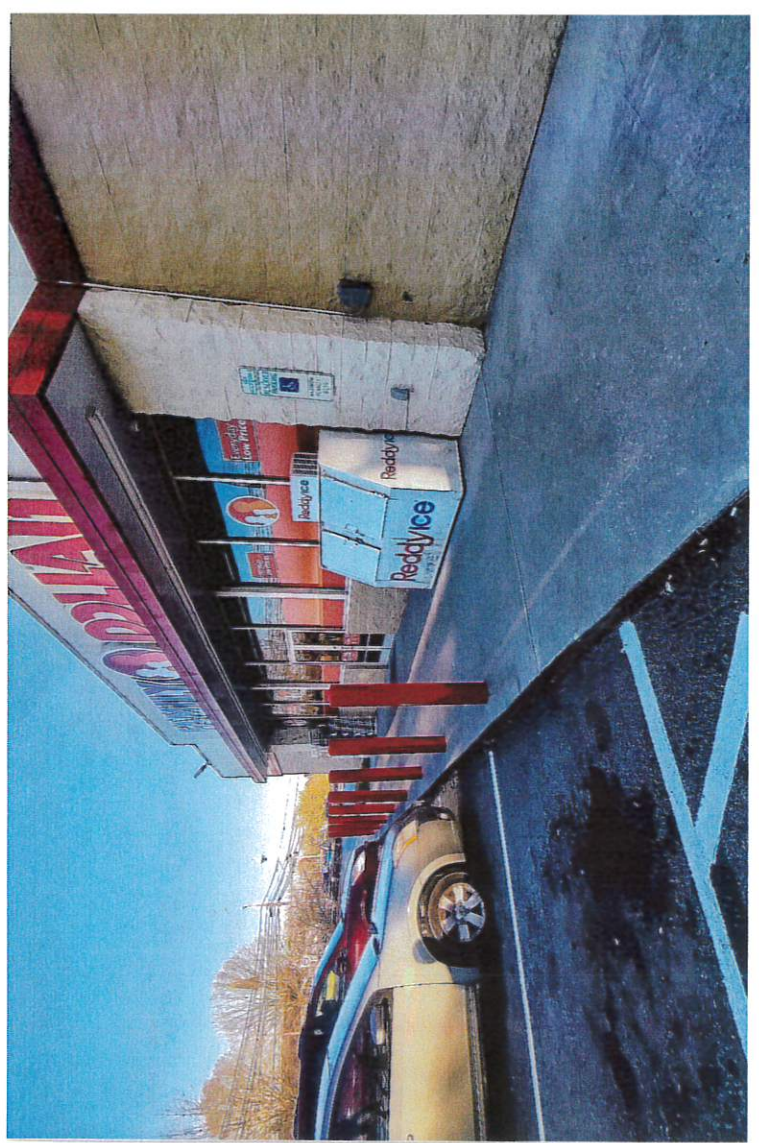


EXHIBIT  
2B

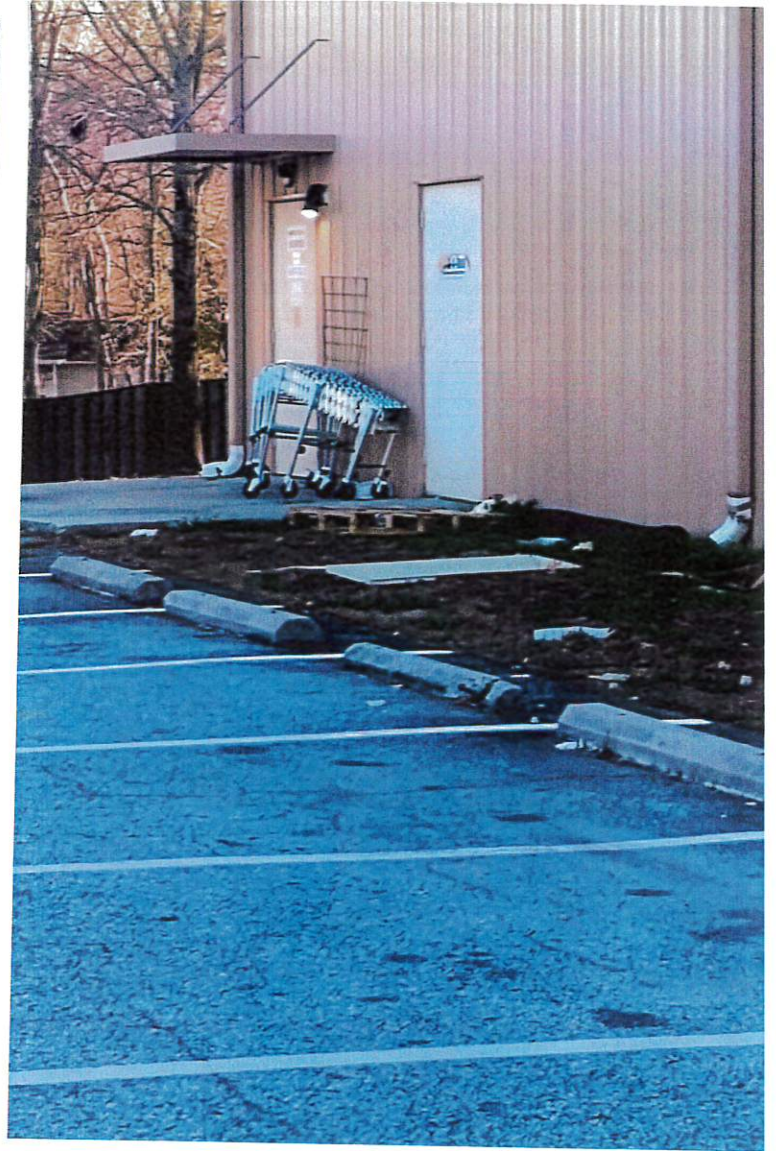
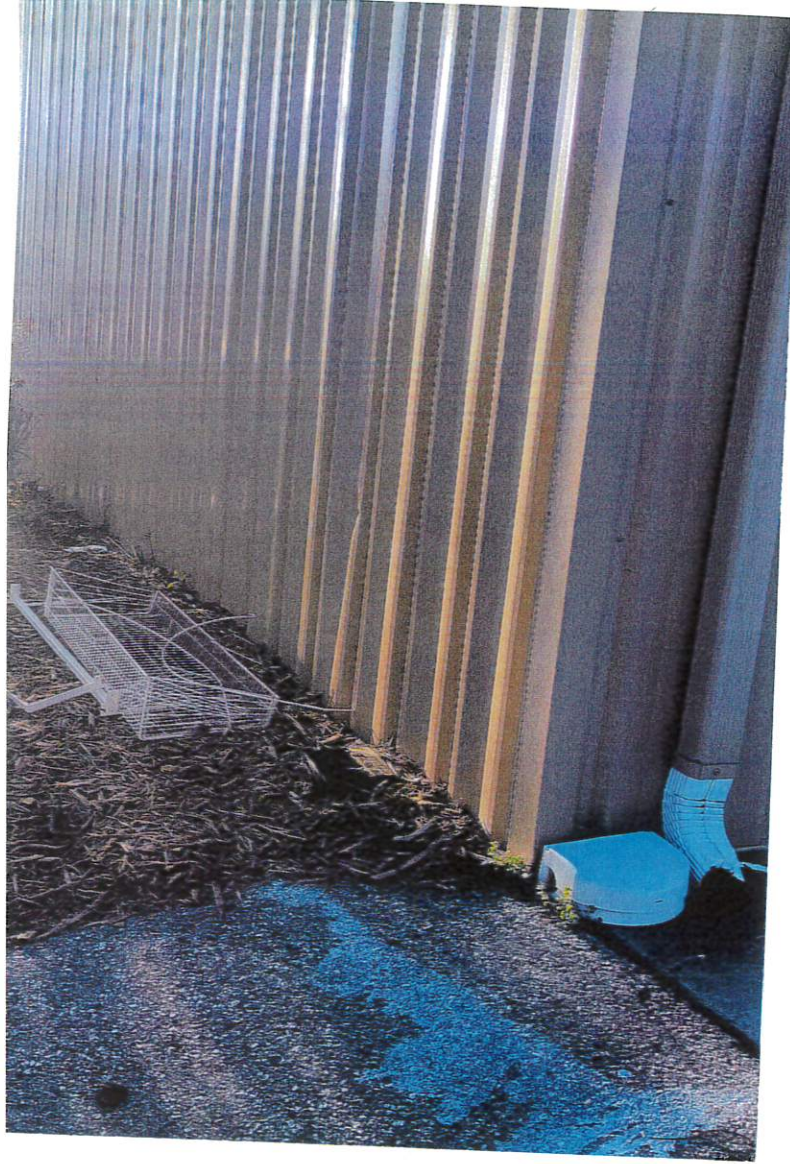


EXHIBIT  
2C



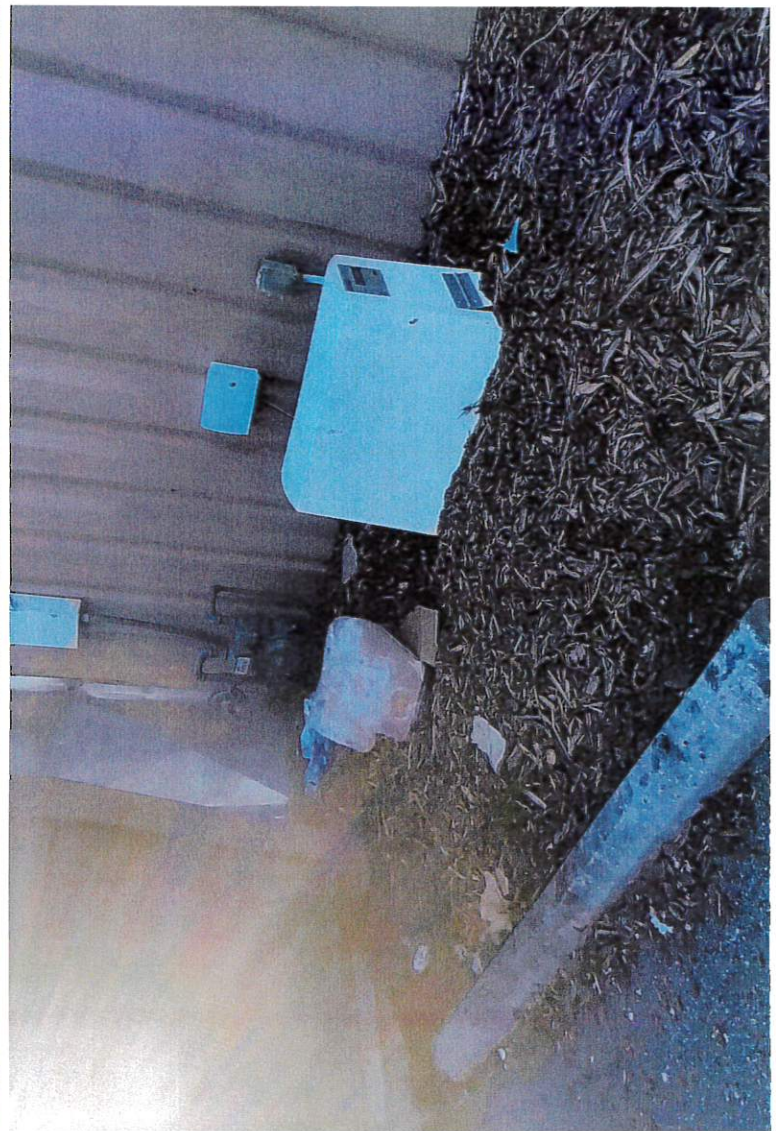
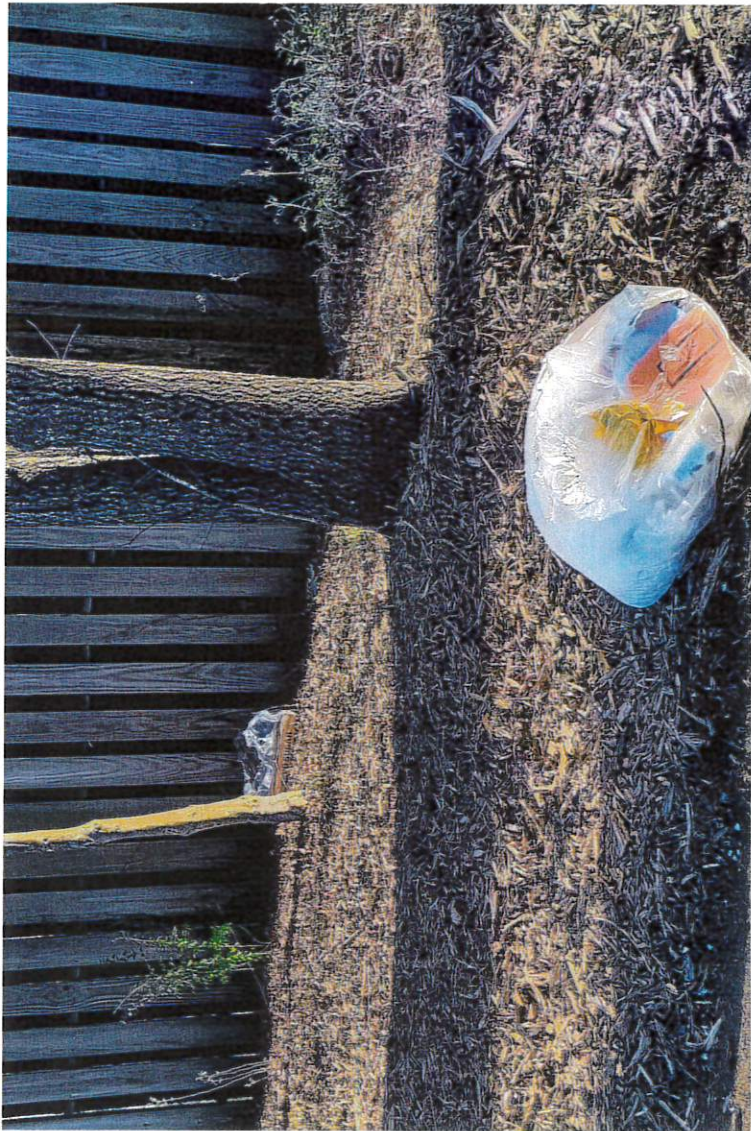
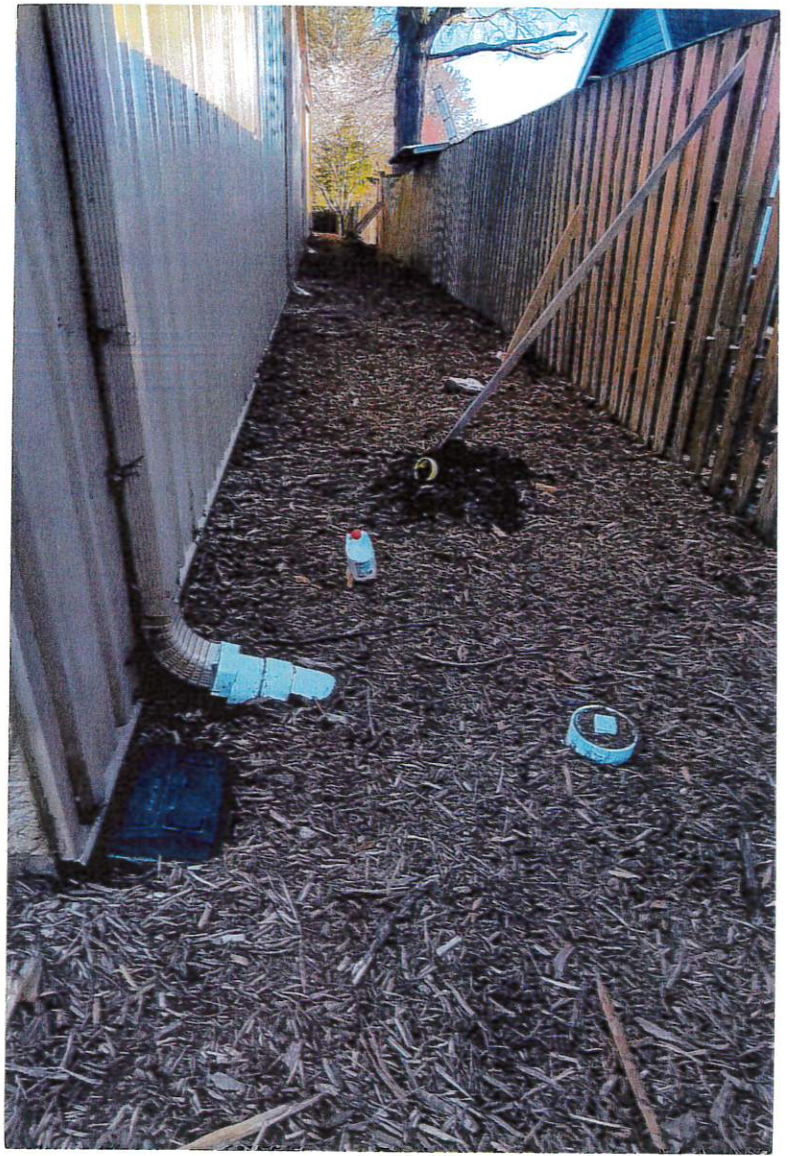
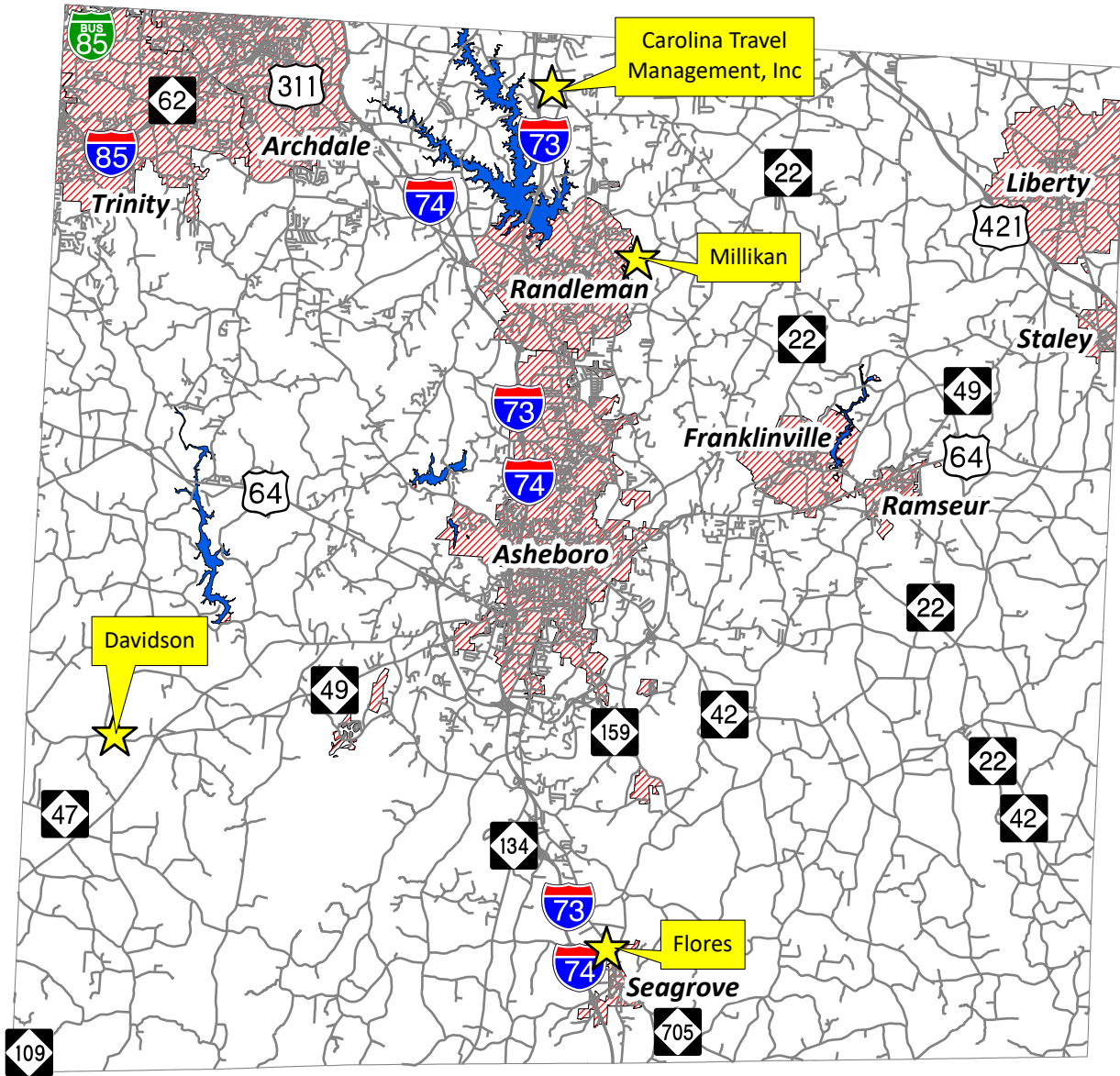


EXHIBIT  
2D





EXHIBIT  
2E

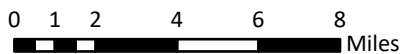


# April Request Location Map



## Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





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

**APPLICATION #2023-00000382**

---

**GENERAL INFORMATION**

**Applicant:** Joe Millikan

**Property Owner:** Nicholas Jason Millikan

**Hearing Type:** Legislative

**Request:** To rezone 15.88 acres to allow a six lot site-built subdivision as per the site plan.

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

**Requested Zoning:** *CVOE – CD – Conventional Subdivision Overlay Exclusive – Conditional District*

**Small Area Plan:** None

**Growth Management:** Rural Growth Area

**Watershed Overlay:** Polecat Creek Critical Area

**Flood Plain Overlay:** Yes

**Airport Overlay:** None

**Location:** 1801 Naomi Rd

**Parcel Number:** 7775062096

**Parcel Size:** 15.88 acres

**Existing Use:** Single-family residential

---

## 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>	Single-family residential
East	<i>RA - Residential Agricultural District</i>	Single-family residential
West	<i>City of Randleman</i>	Class A Flood Plain

---

## TRANSPORTATION INFORMATION

### Information from North Carolina Department of Transportation:

“Per our conversation, the proposed single family residential lots will not require a driveway permit. The driveways shall have a minimum 100 ft. separation and a turnaround area off the right-of-way so that vehicles are not forced to back into the highway. Each driveway shall have a NCDOT approved drainage pipe installed in the ditch line that sufficiently accepts stormwater runoff. The minimum drainage pipe is 15 inches diameter and 20 ft. in length. Driveways shall be graded and or crowned so that runoff does not flow into the highway. Locate driveways in a safe location with sufficient sight distance in both directions along the highway.” E-mail from Mickey Pate, PE, Division 8, District 1

---

## ZONING INFORMATION

### Zoning History:

There was a request received in 2018 to rezone this property similar to the request that is being considered now. As the property is in a Rural Growth Area that requires 3.00 acres per residence, the Planning Board was asked in 2018 to amend the *Randolph County Growth Management Plan* before considering the subdivision rezoning. The Planning Board did not take any action after the applicant requested consideration of small area plan for this location. No action was taken and the request was withdrawn.

**Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance*, Article 600, Section 614 (ex. Fencing, buffers, etc.):**

### **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:

- Does **not** meet all technical requirements of both the Ordinance and the Plan;
- Is **not** consistent, reasonable, and in the public interest; and
- Should be **DENIED** 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 6.23** *The County should encourage the use of rural lot subdivisions where the size of the lot allows for open space and groundwater recharge areas preserved by careful siting of the principal residence and accessory uses as noted through subdivision plat notifications and related deed restrictions.*

**Consistency Analysis:** The *Randolph County Growth Management Plan* identifies this area for this proposed development as a *Rural Growth Area* due to its proximity to Polecat Creek which was the water supply reservoir for the City of Randleman. The reservoir is still recognized by the State as a reservoir and as a Watershed Critical Area and requires a minimum of 80,000 sq. ft. per residence. The *Growth Management Plan* **requires** development in the *Rural Growth Area* to be a minimum of three acres in size and maintain a 1:4 lot width to depth ratio (the lots cannot be over four times deep than the lot is wide, ex. 100 feet lot width with lots not deeper than 400 feet.) The preliminary plat as presented **does not** meet the requirements of the *Randolph County Unified Development Ordinance* nor the *Randolph County Growth Management Plan*.

**Policy 7.4** *Protection of public water supply watershed and the water quality critical areas shall be considered in rezoning and development proposals.*

**Consistency Analysis:** As previously stated, the proposed subdivision in in the Polecat Creek Critical Watershed Area and must meet minimum State requirements of 80,000 sq. ft. per residence. Also the *Randolph County Growth Management Plan* requires a minimum of three acres per residence for newly created lots in *Rural Growth Areas*. The proposed preliminary plat **does not** meet the requirements of the *Randolph County Unified Development Ordinance* nor the *Randolph County Growth Management Plan*.

**Reasonableness and Public Interest Analysis:** The policies listed above illustrate how this request is not consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request would be subject to any Conditions agreed upon between the property owner and the Planning Board. The *Randolph County Growth Management Plan* gives development guidelines for the *Rural Growth Area* and this request does not meet those development guidelines.

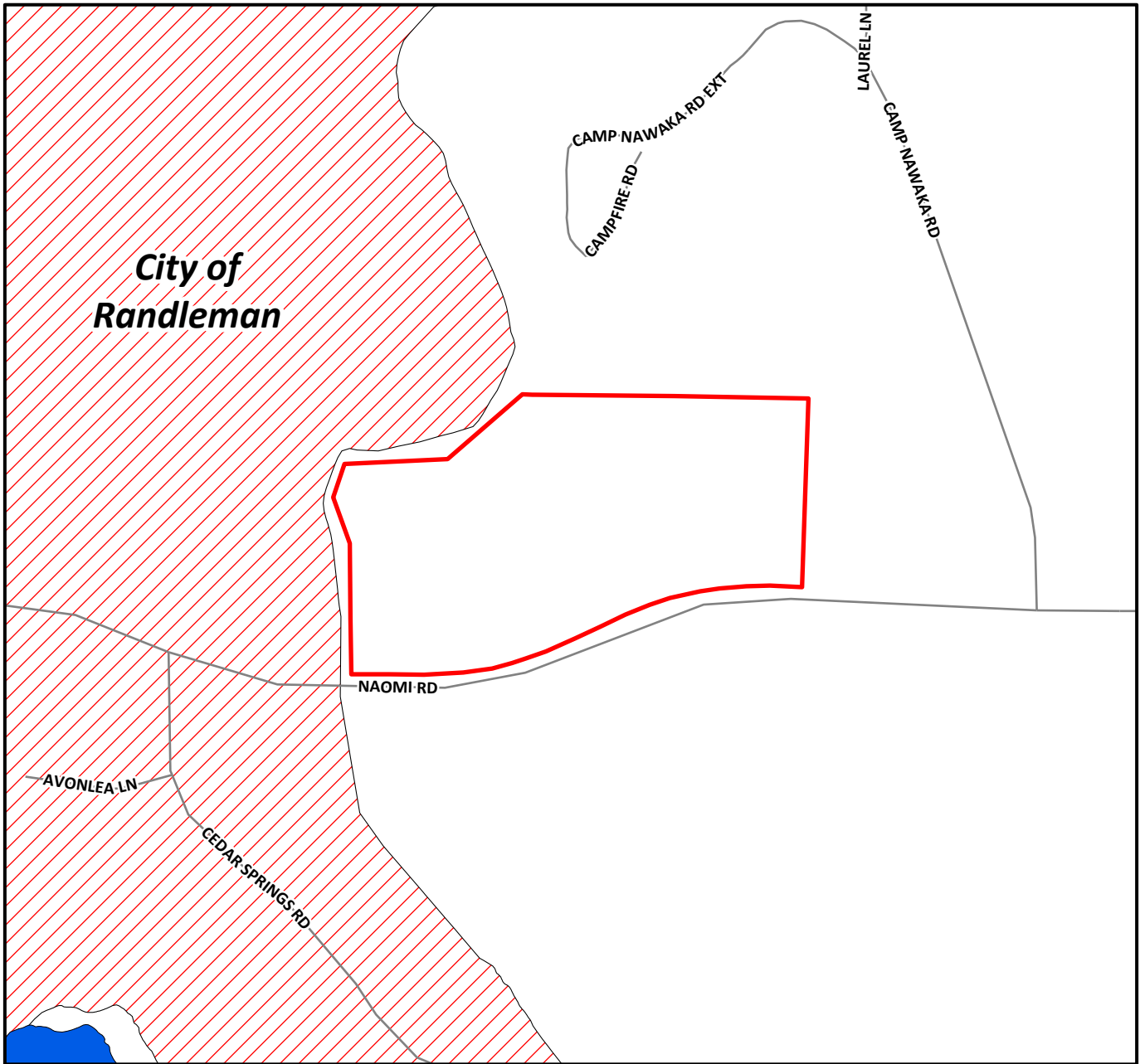
**The Planning Board should be aware that due to provisions contained in North Carolina General Statute 160D, if the Board decided to approve this rezoning**

request, the *Randolph County Growth Management Plan* will be automatically amended to make this request consistent with the *Randolph County Growth Management Plan*.





# Millikan Request Location Map



Directions to site: US Hwy 220 Bus N -  
(R) Naomi St - Continue (R) on Naomi  
St - Site on (L) approx 600 ft past Cedar  
Springs Rd at 1801 Naomi Rd.



1 inch equals 400 feet

# Millikan Rezoning Request

**Legend**

Parcels

**Structures**

Type

- Multi-address Structure
- Permanent Structure
- Temporary Structure

Roads

Streams

50 ft. Stream buffer

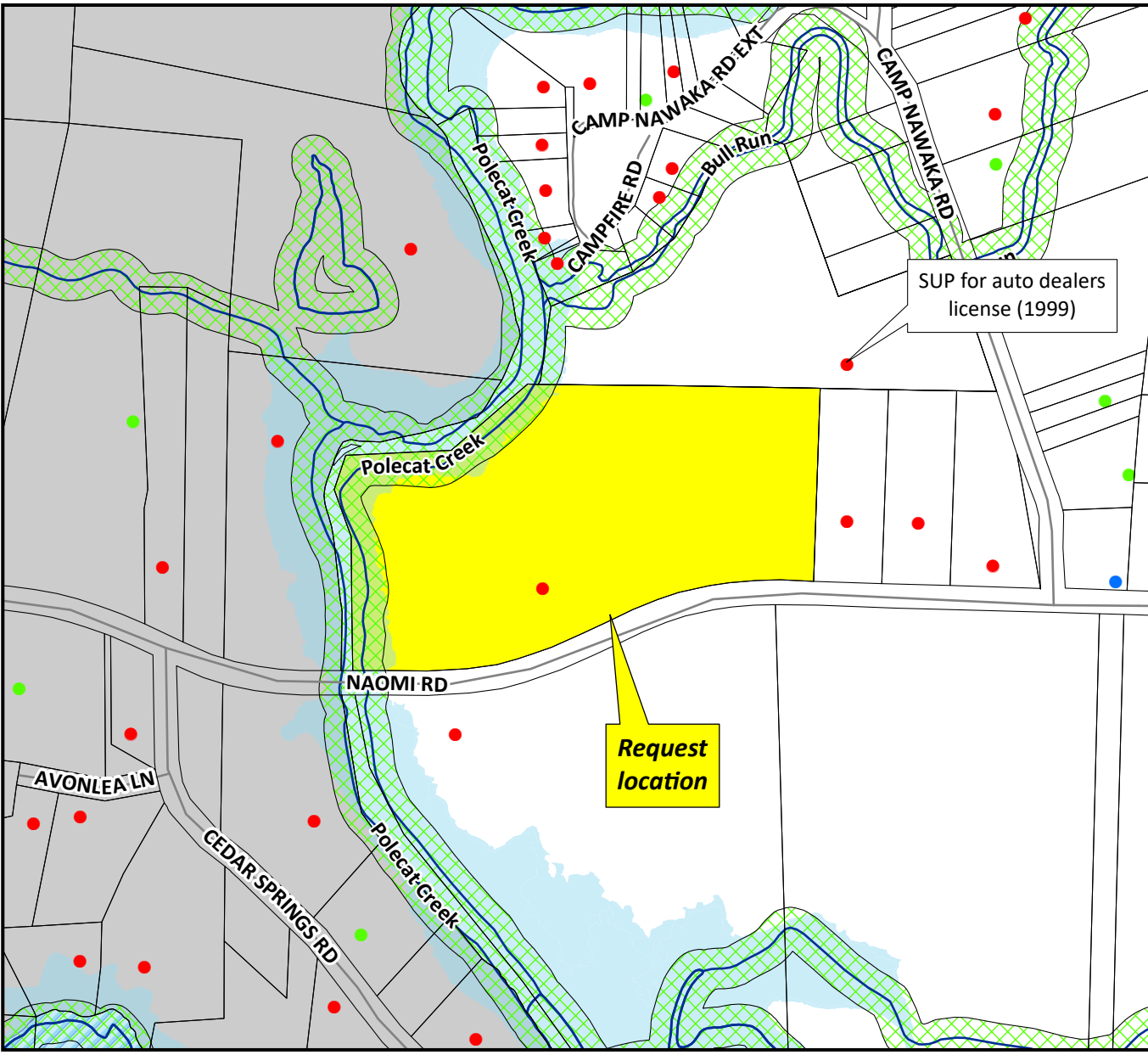
Flood plains

City of Randleman Zoning

**County zoning**

Districts

RA



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

1 inch equals 400 feet

**SURVEY AND ACCURACY**

I, FRANKLIN G. HODGES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK 2788, PAGE 1499 AND PLAT BOOK 111, PAGE 27; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

# PRELIMINARY

PROFESSIONAL LAND SURVEYOR L-4824

I, FRANKLIN G. HODGES, PROFESSIONAL LAND SURVEYOR, L-4824, CERTIFY THAT THIS IS A SURVEY THAT:

(1a) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OR LAND.

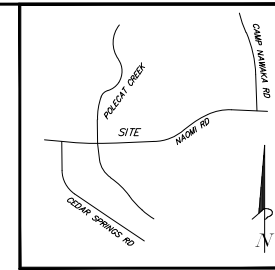
PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

I, FRANKLIN G. HODGES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.01"
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATE OF SURVEY: 5/3/2022
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 12B
- (8) COMBINED GRID FACTOR(S): 0.99990632
- (9) UNITS: U.S. FEET

**GENERAL NOTES**

- 1) THIS SURVEY CREATES A PARCEL(S) OF LAND.
- 2) FLOOD CERTIFICATION: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAN MAPPING PROGRAM DATED JANUARY 2, 2008. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 3210276400L.
- 3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 4) IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 5) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 6) THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO SUMMEY ENGINEERING ASSOCIATES. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- 7) PIN NO: 775062096, DEED BOOK 2788, PAGE 1499 AND PLAT BOOK 111, PAGE 27.
- 8) SUBJECT PROPERTY IS ZONED: RA. SETBACKS: FRONT - 35'; SIDE - 10'; REAR - 30'.
- 9) PROPOSED USE: RESIDENTIAL LOTS.
- 10) TOTAL NUMBER OF LOTS: 6
- 11) EXISTING PIN NO: 775062096.
- 12) ZONING: RA
- 13) ALL LOTS ARE SUBJECT TO INDIVIDUAL WATER AND SEWER SUPPLY SYSTEMS.

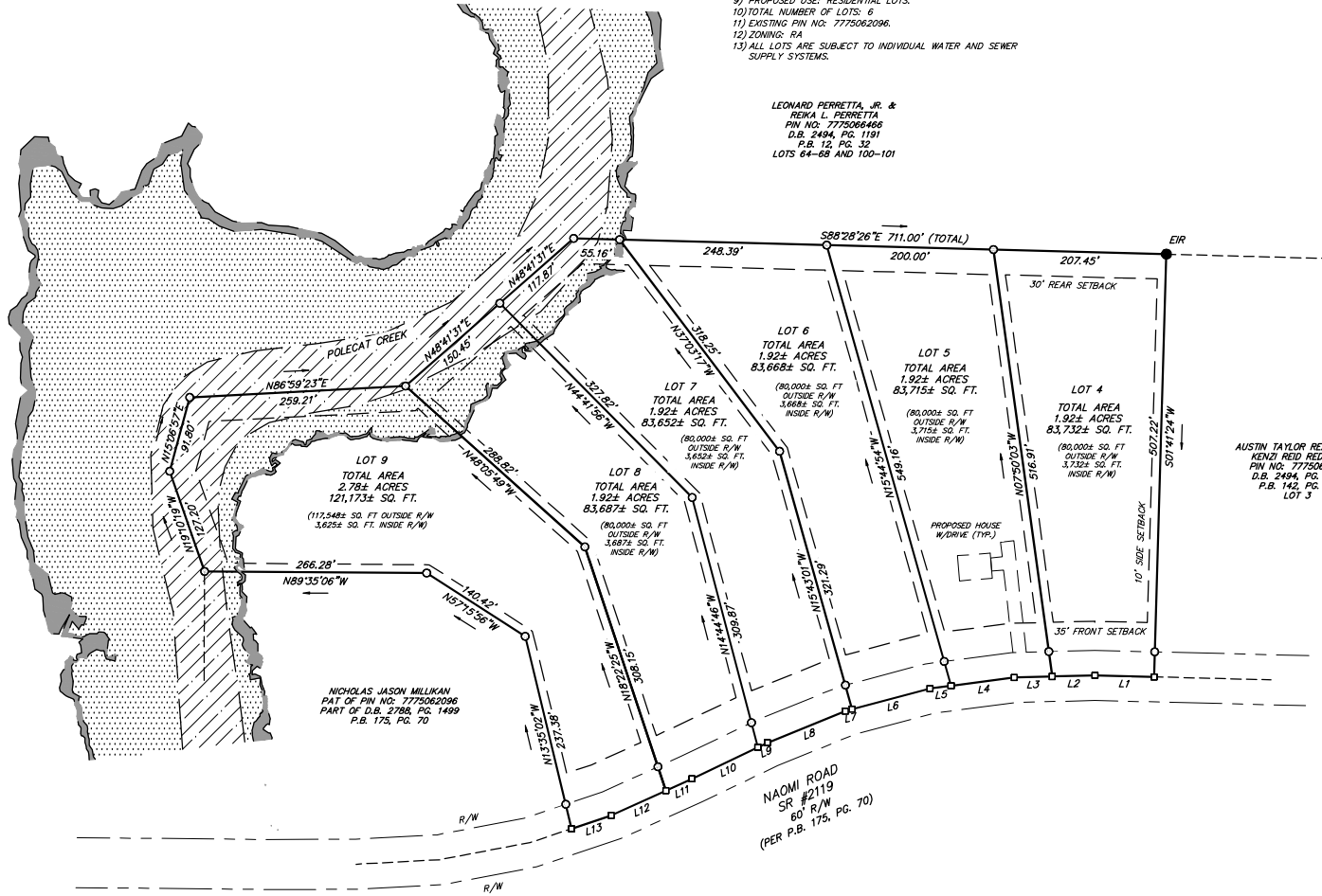


VICINITY MAP NOT TO SCALE

LEONARD PERRETTA, JR. &  
RIKKA L. PERRETTA  
PIN NO. 775064466  
D.B. 2494, PG. 1191  
P.B. 12, PG. 32  
LOTS 64-68 AND 100-101

AUSTIN TAYLOR REDDICK &  
KENZI REID REDDICK  
PIN NO: 775069174  
D.B. 2494, PG. 1191  
P.B. 142, PG. 34  
LOT 3

Line #	Direction	Length
L1	N88°34'08"W	70.74
L2	S88°30'59"W	51.26
L3	S88°30'59"W	45.45
L4	S82°31'27"W	76.55
L5	S82°31'27"W	25.53
L6	S75°06'57"W	96.47
L7	S73°58'02"W	8.33
L8	S67°53'51"W	100.92
L9	S64°29'10"W	12.75
L10	S64°29'10"W	87.81
L11	S65°33'48"W	34.19
L12	S65°33'48"W	71.67
L13	S71°27'53"W	50.33



- ABBREVIATIONS**
- EIP = EXISTING IRON PIPE/PIN
  - EIR = EXISTING IRON ROD
  - R/W = RIGHT OF WAY
  - AG = ABOVE GROUND
  - BC = BELOW GROUND
  - FL = FLUSH WITH GROUND
  - TYP = TYPICAL

- LEGEND**
- ADJOINER LINE -----
  - LINE SURVEYED -----
  - RIGHT OF WAY -----
  - FLOODWAY LINE -----
  - HAZARD FLOODWAY [diagonal lines]
  - 1% ANNUAL FLOOD ZONE "X" [dotted pattern]
  - 2% ANNUAL FLOOD ZONE "X" [stippled pattern]

OWNER:  
NICHOLAS JASON MILLIKAN  
105 WEAVER STREET  
RANDELMAN, NC 27317  
336-653-8131

GRAPHIC SCALE  
1" = 100 FEET





PRELIMINARY SUBDIVISION PLAN FOR  
**NAOMI NORTHWEST SUBDIVISION**  
1801 NAOMI ROAD  
PROVIDENCE TOWNSHIP - RANDOLPH COUNTY - NORTH CAROLINA

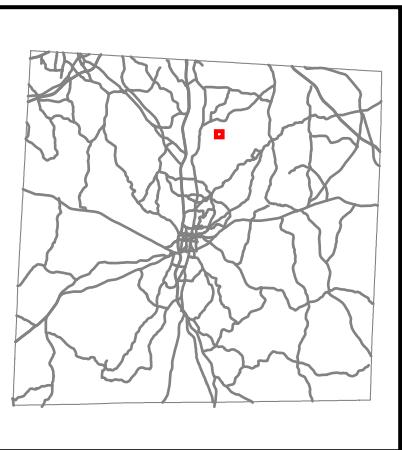
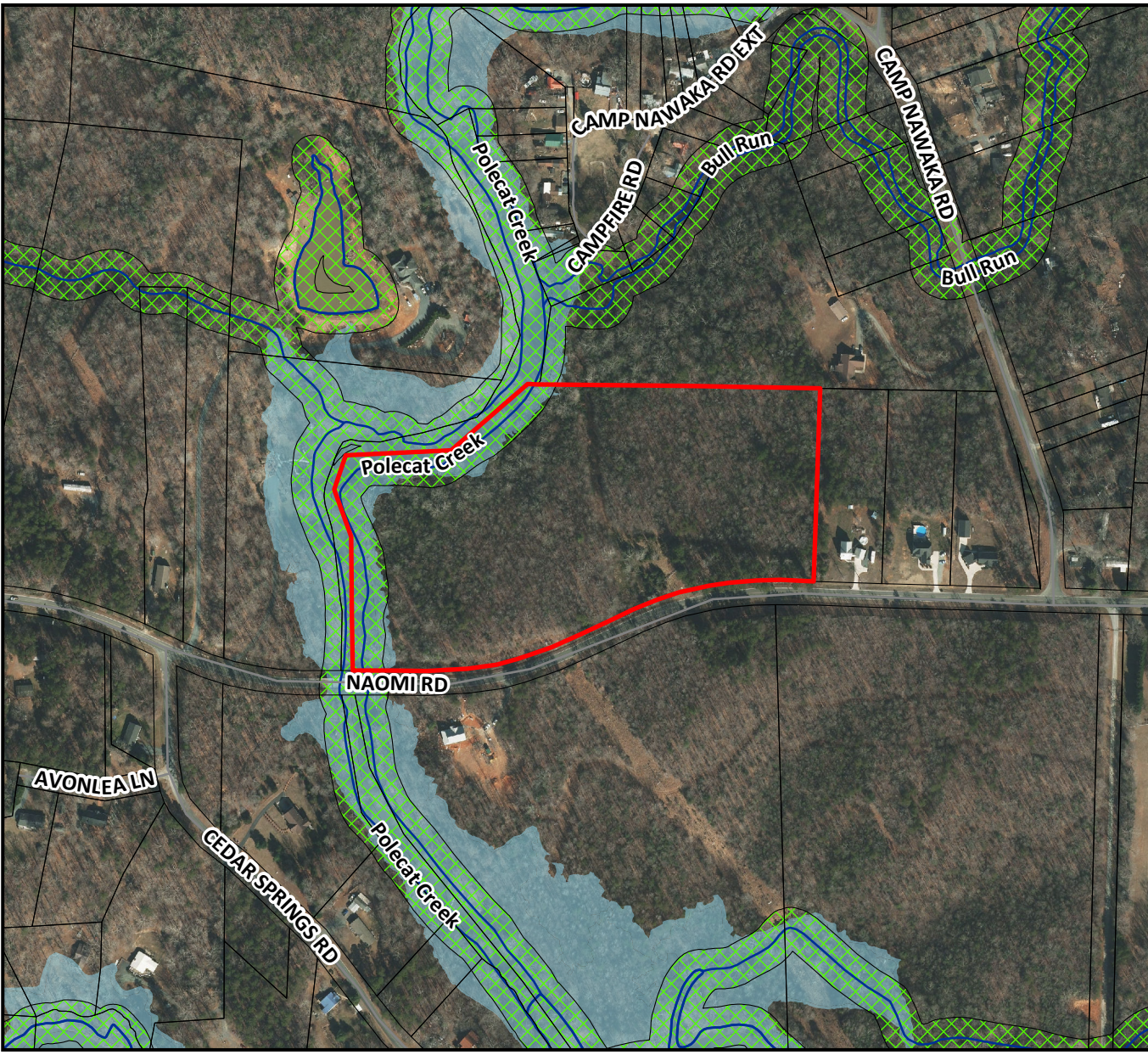
Summey Engineering Associates, PLLC  
Engineering - Consulting - Surveying  
10 Box 568, Asheville, NC 27209  
Ph: 336-528-0922 Fax: 336-528-0922 www.summeyengineering.com  
NC ENGINEERS & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION #4038

Scale:	1" = 100'
Date:	11/17/2022
Drawn By:	SKM
Checked By:	FGH
Job No.:	220205

# Millikan Rezoning Request

## Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer
-  Flood plains



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

1 inch equals 400 feet

# Millikan Rezoning Request



**Picture 1:**  
Request location.



**Picture 2:**  
Property across road from request location.



**Picture 3:**  
Adjacent residence.



**Picture 4:**  
Adjacent residence.



**Picture 5:**  
Request location on right as seen looking toward Cedar Springs Rd.



**Picture 6:**  
Request location on left as seen looking toward Camp Nawaka 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: Naomi Northwest

---

---

## Applicant Information

### Owner of Record:

Name: Nicholas Jason Millikan  
Address: 105 Weaver St  
City, ST ZIP: Randleman, NC 27317  
E-mail: billsmith\_jm@yahoo.com  
Phone: 336 498-3270

### Developer:

Name: Joe Millikan  
Address: 1788 Naomi Rd  
City, ST ZIP: Randleman, NC 27317  
E-mail: billsm\_jm@yahoo.com  
Phone: 336 498-3270

### Representative:

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

### Engineer/Surveyor:

Name: Summey Engineering Associates, PLLC  
Address: 1342 E Salisbury St  
City, ST ZIP: Asheboro, NC 27203  
E-mail: mack@summeryengineering.com  
Phone: 336 328-0902

---

---

## Property Description

Parcel: 7775062096  
Growth Management Area: Rural Growth Area  
Fire District: Randleman - Sophia  
Existing conditions:

Acreage: 14.47 acres  
Township: Providence  
Existing Zoning: RA

---

---

## Waterway Description

Does the site contain any streams or rivers? Yes  
Does the site contain any flood zone area? Yes  
Does the site lie within a watershed? Yes  
Does the site contain wetlands? Yes  
Other comments:

Stream name: Polecat Creek  
Approximate acreage: 1.80 acres  
Watershed: Polecat Creek Critical  
Type: Lake

# Project Description

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

Subdivision type:..... Site built  
 Total acreage of development:..... 14.47 acres  
 Total number of building lots: ..... 6  
 Minimum housing size: ..... sq. ft.  
 Total acreage of proposed open space (if applicable): ..... acres  
 Total road frontage of proposed development: ..... 732.00 ft.  
 Average frontage of lots: ..... 122.00 ft.  
 Width of the lot with smallest amount of road frontage: ..... 122.00 ft.  
 Width of the lot with greatest amount of road frontage:..... 122 ft.  
 Is the 1:4 ratio maintained for Rural Growth Areas? ..... No

Property is currently being used as:

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

# 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	0.30 mile	Naomi Rd/Lou Myers Ln	City of Randleman
Public sewer	0.60 mile	Naomi Rd/Lacy Dr	City of Randleman

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

School system: Randolph County Schools

School impacted	Grade level	DPI Capacity	Current membership	Impact
Randleman Elementary	K-4	619	557	1
Randleman Middle	5-8	969	851	1
Randleman High	9-12	705	878	1

Current mobile classrooms present:

School	Number of mobile classrooms
Randleman Elementary	
Randleman Middle	
Randleman High	

Current traffic assessment:

School	Traffic assessment
Randleman Elementary	Congested
Randleman Middle	Congested
Randleman High	Congested

School construction plans:

School	Construction plans
Randleman Elementary	N/A
Randleman Middle	N/A
Randleman High	N/A

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

Road(s) directly accessed by development:

Road name	Speed limit	Average daily traffic count
Naomi Rd	55 mph	1,300

Condition of the road accessed by the development: Good

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Paved     | <input checked="" type="checkbox"/> Curves          |
| <input checked="" type="checkbox"/> Graveled  | <input checked="" type="checkbox"/> Blindspot(s)    |
| <input type="checkbox"/> Single lane          | <input checked="" type="checkbox"/> Intersection(s) |
| <input checked="" 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
Arnold & Mary Trodgon	Site built	3	1.67
Bobby & Betty Short	Mobile home	3	0.73
Brown Oaks	Site built	147	0.67
Bullins & McLaughlin	Site built	2	2.20
Camp Nawaka	Site built	43	1.27
Capps Farm	Mobile home	6	7.90
Cates Property	Site built	5	14.30
David & Tina Ivey	Site built	8	11.60
Dayspring	Site built	30	0.32
Fogleman Lake	Mobile home	6	0.54
Fox Creek	Site built	8	1.20
Fox Landing	Site built	15	0.46
Fox Run	Site built	10	1.09
Foxwood	Site built	24	0.44
George & Sherill Shaw	Site built	9	0.52
Gray & Millikan	Site built	3	2.90
Greenwood	Site built	28	0.43
Hammond Place	Site built	6	0.45
Hudson Heights	N/A	1	0.29
Imogene Holt	Site built	5	7.80
Lou Myers Lane Development	Site built	8	1.30
Melba Jobe	Site built	5	0.94
Naomi Mill Village	Site built	9	2.53
North Fork	Site built	9	0.59
Northwoods	Site built	1	0.05
Pinecrest	Site built	10	0.49
River's Bend	Site built	8	0.98
Rivers Edge	Site built	8	5.10
The Millikan	N/A	1	0.18
Tony & Cheryl Ryals	Both	3	2.10
Winfred & Winnie McAden	N/A	4	3.20

Total number of site-built homes ..... 494

Average square footage of site-built homes ..... 1,482.00 sq. ft.

Largest site-built home by square footage ..... 5,269.00 sq. ft.

Smallest site-built home by square footage ..... 560.00 sq. ft.

Total number of mobile homes ..... 24

Percentage of site-built homes ..... 95.40 %

Percentage of mobile homes .....4.60 %

Total number of acres ..... 2,350.20 acres

Average acreage ..... 3.26 acres

Total acreage in tax-deferred farms ..... 747.50 acres

Community Land Uses

- Commercial
- Forestry
- Residential
- Other:
- Farming
- Industrial
- Church facilities

Special Community Districts

- Airport Overlay District
- E-1 Districts
- Rural Business Overlay District
- Scenic Corridor Overlay District
- Voluntary Agricultural District
- Cluster Subdivision Overlay District
- Rural Lot Subdivision Overlay District
- Industrial Overlay District
- Commercial Environmental Overlay District
- 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:

- Randy Garland Millikan (7775053360)
- Patrick Chad Millikan (7775150292)
- Nicholas Jason Millikan (7775062096 - request location)

*Are all well minimum setback lines noted on plat? No*

Tax-deferred farm properties:

Property owner	Parcel ID	Location
Ash Leigh Woods, LLCS	7765353677	River Dr; Both Sides
Michael & Lucy J Kirkman	7765555583	Naomi St; N
Edwards Timber Company	7765827192	R2133; Both
Brian Keith and Sondra F Sharpe	7766716086	R2116; S
Patrick Chad Millikan	7775048176	R2119; S Deeded Access
Randy Garland Millikan	7775053360	R2119; S
Nicholas Jason Millikan	7775162096	R2119; N
Patrick Chad Millikan	7775150292	R2119; S
Bernard C Richardson III	7775182806	R2328; End of rd

Property owner	Parcel ID	Location
Rachel H Caudle Life Estate	7775211860	R2132; W Deeded Access
Cody D Holder	7775230768	Joseph F & Jean P Millikan Tr 2
Joseph F & Jean P Millikan	7775238102	Joseph F & Jean P Millikan Tr 5
Joseph F & Jean P Millikan	7775238569	Joseph F & Jean P Millikan Tr 4
Cody Holder	7775238930	Joseph F & Jean P Millikan Tr 3
Cody Holder	7775245251	Joseph F & Jean P Millikan
Tina Renee Pugh Matthews	7775267973	R2119; Both
Charles Wayne & Deborah K Caudle	7775317115	Caudle Dairy Est; Tr 1
Rebecca Ann & Kenneth John Dornhecker	7775323187	Caudle Dairy Est; Tr 2 Deeded Access
Tammy Jo Capps	777537245	R2132; W Tr 3 Deeded Access
Colon G & Linda S Pugh	7775383795	Ruth J Pugh; Tr 1
Edward Michael & Brandy C Moran	7775421139	Caudle Dairy Est; Tr 3 Deeded Access
Edward Michael & Brandy C Moran	7775429098	R2132; W
Tammy Jo Capps	7775442266	R2132; W Tr 4
Tommy E Pugh	7775488025	Imogene Holt; Tr 2, 4
Patrick Chad Millikan	7775493567	R2111; E
Joseph Farrell & Nancy Capps	7775530193	Capps Farm; Parcel 3
Joseph Farrell Jr & Misty C Capps	7775531883	Capps Farm; Parcel 4
Joseph Farrell & Nancy Capps	7775543009	Capps Farm; Parcel 5
Joseph Farrell Jr & Misty C Capps	7775543952	Capps Farm; Parcel 7
Joseph Farrell Jr & Misty C Capps	7775549210	Capps Farm; Parcel 2
Sharon Lamb Cannon	7775579028	R2111; Both
Richard J Nixon	7775695478	R2136; W
Karole W Wette	7776024950	R2116; Both Sides
Bernard C Richardson III	7776105123	R2116; S Deeded Access
Nicholas Jason Millikan	7776403378	James Clarence Pugh
Randy Garland Millikan	7776412035	Joseph F Millikan Tr 2A + Tr

***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.***

---



---

## 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:

NEIGHBORHOOD INFORMATION MEETING  
CITIZEN CONCERN FORM

Randolph County Planning Department  
204 East Academy Street • Asheboro NC 27203  
Phone (336) 318-6555 • Fax (336) 318-6546  
E-mail: [planning@randolphcountync.gov](mailto:planning@randolphcountync.gov)

Name:

Tammy Capps

Address:

1511 Mamie May Rd

City, State, ZIP:

Franklinville NC 27248

Phone:

336-495-1428

E-mail:

native son farm@gmail.com

Rezoning request applicant name:

Joe Millikan (7775062096)

Rezoning request location:

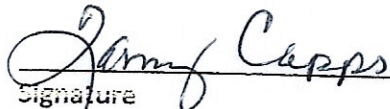
1801 Naomi Rd

Concerns/comments:

DENY PLEASE

- This parcel is zoned RA NOT primary/secondary growth areas.
- This parcel is in a critical watershed
- Naomi Rd at this parcel is steep, curvy, bad sight lines
- Proposed development does NOT adhere to zoning
- Community is very farm/open space minded.

SEE ATTACHED

  
Signature

3/27/23  
Date

Thank you for participating in this meeting!  
<http://www.randolphcountync.gov>

The community came together and worked with the original County growth plan along with Hal Johnson and Harold Holmes. The local community wanted the county to recognize that they wanted the area to remain agricultural, open space, and rural. We are the last open, green corridor left between Randleman and Providence Grove High school, part of once deemed the Randleman-Liberty NE Randolph area in the growth plan, zoned as RA. It is NOT a primary or secondary growth area. Piedmont Land Conservancy joined with the community to help express that desire. A lot of effort, money and time went into the Long-term Growth Plan.

Randolph county is only using "farm-deferred" designation from the tax records and voluntary Ag district info when pulling up planning information. The farm-deferred and voluntary Ag district can/will change once land ownership happens. A conservation easement is permanent. This reflects the long-term desire of the area landowners and the future for this area. There are several properties in this area that have conservation easements (7775531883, 7775543952, 7775549210, 7775530193, 7775544443, 7775543009) or are in the process of finalizing conservation easements(7775337245, 7775442266).

This parcel is part of a critical watershed and sits on sloping terrain. Watershed protection is critical and will become more critical with development and global warming. The slope of the terrain will allow erosion and infiltration into the actual water way, especially if it is disturbed, made impervious.

This parcel does not adhere to the current zoning for RA, the number of lots per tract and the minimum acreage requirement. Parcel history reveals Joe Millikan has divided his property ownings several times over the years. Some following the RA zoning restrictions but to continue subdividing the same parcels over and over will allow a higher density in the long run. Basically, an attempt to undermine and compromise the RA zoning.

This zoning request by Joe Millikan is only the beginning. He and his children own several large tracts of land in the same area that will likely be next for rezoning. Once the crack in the dam starts, it is hard to stop. It must stop now. He's already vocalizing that both sides of Naomi would be houses with the possibility that Randleman would annex and extend water lines as well as parcels at New Salem Rd and Bull Run Creek Rd and near the solar farm. Research the lineage of 7776206893, 7776301716, 7776310068, 7776301494, 7775163100, 7775161133, 7775069174, 7775053360, 7775150292, 7775147047, 7775230768, 7775238930, 7775238569, 7775133318, 7775238102.

Naomi Road in the parcel area is curvy, has blind spots and is very close to the Polecat Creek bridge, a section of Naomi Rd. between the bridge and Bull Run Creek road. This section of the road has had numerous wrecks and fatalities as documented by the DOT and the county. Additional drives in a close span of road that has poor sight line and curves, will only add to that total, with a great potential of a bus accident involving children.

Randolph county is currently attempting to build an Agricultural Center. If the open/rural/farm acreage is developed, there will be NO farming left, especially in the community affected.

 Jerry Cass

3/27/23



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

**IN THE MATTER OF THE APPLICATION FOR REZONING  
BY JOE MILLIKAN  
REZONING REQUEST #2023-00000382**

---

**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 *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District* as described in the application of Joe Millikan are **not** 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 *Rural Growth Area* which has rural density, large residential lots and is designed to protect watersheds or other environmentally sensitive areas.

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

**Policy 6.23** *The County should encourage the use of rural lot subdivisions where the size of the lot allows for open space and groundwater recharge areas preserved by careful siting of the principal residence and accessory uses as noted through subdivision plat notifications and related deed restrictions.*

**Consistency Analysis:** The *Randolph County Growth Management Plan* identifies this area for this proposed development as a *Rural Growth Area* due to its proximity to Polecat Creek which was the water supply reservoir for the City of Randleman. The reservoir is still recognized by the State as a reservoir and as a Watershed Critical Area and requires a minimum of 80,000 sq. ft. per residence. The *Growth Management Plan* **requires** development in the *Rural Growth Area* to be a minimum of three acres in size and maintain a 1:4 lot width to depth ratio (the lots cannot be over four times deep than the lot is wide, ex. 100 feet lot width with

lots not deeper than 400 feet.) The preliminary plat as presented **does not** meet the requirements of the *Randolph County Unified Development Ordinance* nor the *Randolph County Growth Management Plan*.

**Policy 7.4** *Protection of public water supply watershed and the water quality critical areas shall be considered in rezoning and development proposals.*

**Consistency Analysis:** As previously stated, the proposed subdivision in in the Polecat Creek Critical Watershed Area and must meet minimum State requirements of 80,000 sq. ft. per residence. Also the *Randolph County Growth Management Plan* requires a minimum of three acres per residence for newly created lots in *Rural Growth Areas*. The proposed preliminary plat **does not** meet the requirements of the *Randolph County Unified Development Ordinance* nor the *Randolph County Growth Management Plan*.

## 2. Statement of Reasonableness and Public Interest

### **Reasonableness and Public Interest Analysis:**

The policies listed above illustrate how this request is not consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request would be subject to any Conditions agreed upon between the property owner and the Planning Board. The *Randolph County Growth Management Plan* gives development guidelines for the *Rural Growth Area* and this request does not meet those development guidelines.

Adopted on April 4, 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 15.88 acre parcel, having the Randolph County Parcel Identification Number of 7775062096 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 April 4, 2023 to consider the proposed rezoning on application number 2023-00000382, 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 *CVOE-CD - Conventional Subdivision Overlay Exclusive - 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 April 4, 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.



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

**APPLICATION #2023-00000567**

---

**GENERAL INFORMATION**

**Applicant:** Carolina Travel Management, Inc

**Property Owner:** Carolina Travel Management, Inc

**Hearing Type:** Legislative

**Request:** To rezone 5.09 acres to allow overflow parking 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:** 10367 Randleman Rd

**Parcel Number:** 7758809298

**Parcel Size:** 5.09 acres out of 29.56 acres

**Existing Use:** The portion to be rezoned is vacant. The front portion of the property current zoned *HC-CD, Highway Commercial – Conditional District*, is used for a travel company.

**SITE INFORMATION AND SURROUNDING LAND USES**

<b>Direction</b>	<b>Adjacent Zoning</b>	<b>Adjacent Land Use</b>
<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>	Vacant
<b>West</b>	<i>RA - Residential Agricultural District</i>	Farming

**TRANSPORTATION INFORMATION**

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

No comments have been received from NC Department of Transportation.

**ZONING INFORMATION**

**Zoning History:**

In February, 2024, 8.50 acres was rezoned to including the existing travel operations and parking area expansion for future parking. In January, 2006, the previous Conditional District Permit was amended to include a 65 ft. by 82 ft. garage addition and a 10 ft. by 30 ft. water recycling plant. In July, 2021, the Conditional District Permit was again amended to allow an automobile and recreational vehicle sales lot.

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

***HC: HIGHWAY COMMERCIAL DISTRICT***

**PURPOSE**

The purpose of the *Highway Commercial (HC) District* 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.

**DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE**

<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>	

---

## 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 4.3** *Individual Rural Business or Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it related to the specific site and location weighed against impacts to adjoining rural land uses.*

**Consistency Analysis:** The applicant is requesting to rezone 5.09 acres to add to the existing 8.50 acres that was previously zoned for the travel company and associated structures which would mean a total of 13.59 acres out of 29.56 acres, or approximately

forty-six percent of the parcel. The area would be used for overflow parking and would have minimum impacts to surrounding uses.

**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.*

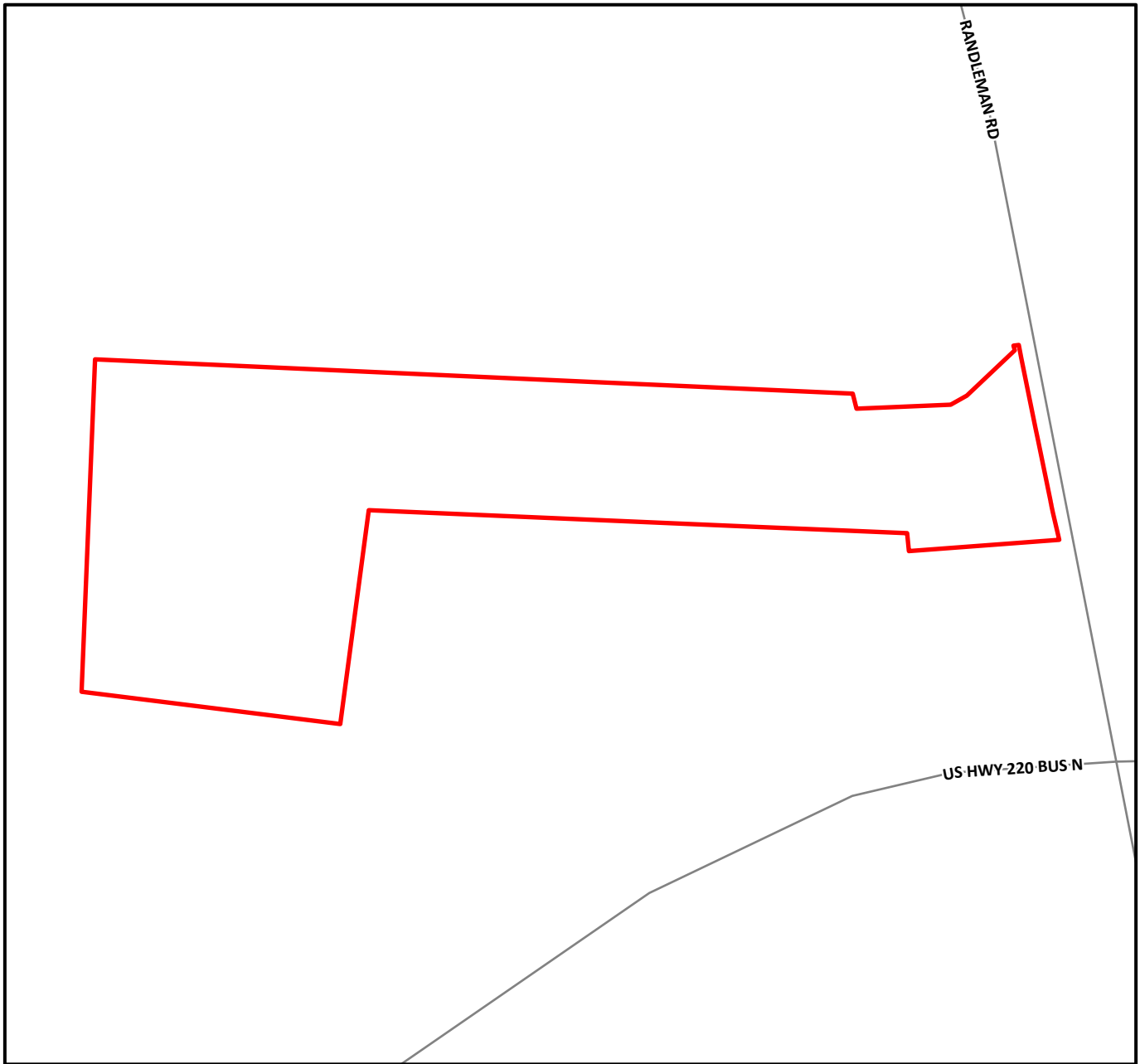
**Consistency Analysis:** By deepening the area to be rezoned, the proposed development would lessen the impacts on adjoining land uses and it would only be used for overflow parking.

**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.

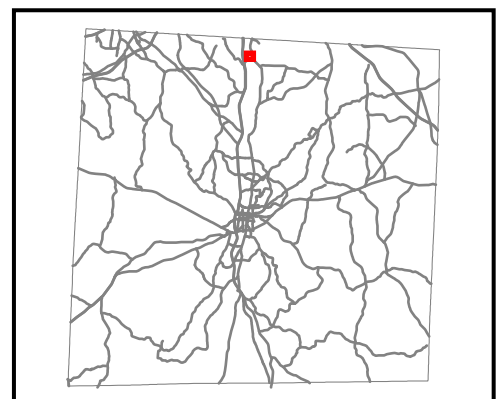




# Carolina Travel Management, Inc Request Location Map















Directions to site: US Hwy 220  
Bus N - Site on (L) approx 700  
ft past Branson Mill Rd at  
10367 Randleman Rd.

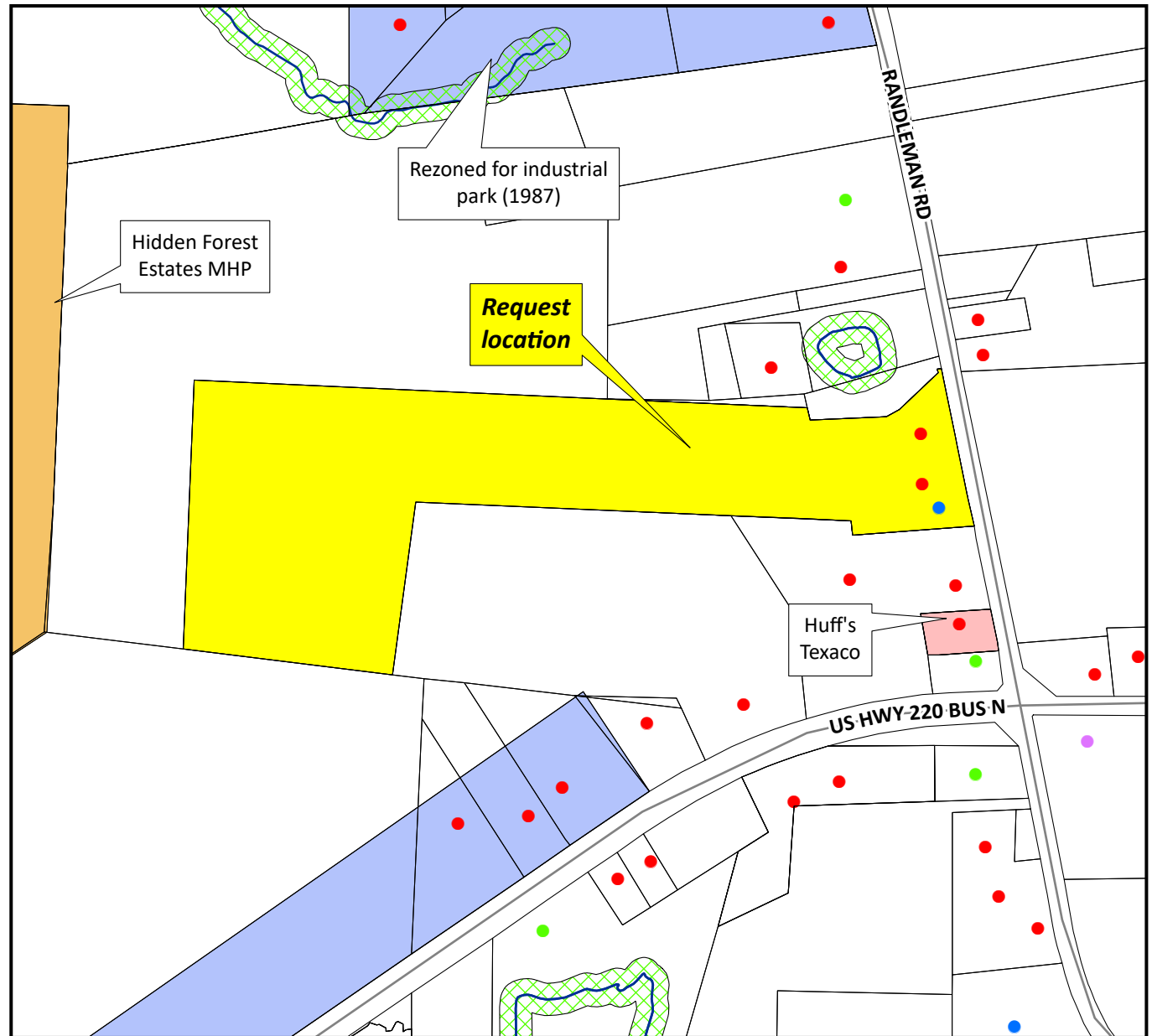


1 inch equals 400 feet

# Carolina Travel Management, Inc., Rezoning Request

## Legend

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



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

1 inch equals 500 feet

- NOTE:**
- This project not located within a special flood hazard area per NCRFS. Map #: 210794602 Effective Date: 1/12/2008
  - 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: 75776799, 773659298

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

STATE OF NORTH CAROLINA  
I, Eric J. Martin, Official of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

02/08/2023 *Eric J. Martin*

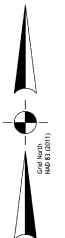
DATE: 02/08/2023  
COUNTY: RANDOLPH  
REGISTERED: 02/08/2023

02/08/2023 *Eric J. Martin*

APPROVED: \_\_\_\_\_  
PLANNING DIRECTOR

Location Map (Not to Scale)

BK 179 PG 18 - 18 (1) DOC# 20159738  
This Document eRecorded: 02/09/2023 08:18:17 AM  
Fee: \$21.00 DocType: PLAT Tax: \$0.00  
Randolph County, North Carolina  
Krista M. Lowe, Register of Deeds



LINE	BEARING	DISTANCE
LA1.4	S 71° 30' 00" W	48.99
LA2.4	N 71° 30' 00" E	188.24
LA3.4	N 0° 00' 00" E	78.35

**99.899 Acres Total**  
95.874 Acres Clear of RW  
66.823 Acres From Area A  
27.446 Acres From Area B  
5.628 Acres From Area C

LINE	BEARING	DISTANCE
LA1	S 89° 00' 00" W	172.11
LA2	S 57° 00' 00" W	150.03
LA3	N 65° 00' 00" E	176.92
LA4	N 0° 00' 00" E	163.03
LA5	S 72° 00' 00" W	84.81
LA6	N 15° 00' 00" E	295.26
LA7	N 0° 00' 00" E	175.13
LA8	N 0° 00' 00" E	175.13
LA9	N 88° 17' 00" W	176.62
LA10	S 76° 37' 00" W	176.72
LA11	N 88° 17' 00" W	85.24
LA12	S 89° 00' 00" W	172.11
LA13	S 57° 00' 00" W	150.03
LA14	N 65° 00' 00" E	176.92
LA15	S 72° 00' 00" W	177.06
LA16	N 15° 00' 00" E	295.26
LA17	N 0° 00' 00" E	175.13
LA18	N 0° 00' 00" E	175.13
LA19	N 88° 17' 00" W	176.62
LA20	S 76° 37' 00" W	176.72
LA21	N 88° 17' 00" W	85.24
LA22	S 89° 00' 00" W	172.11
LA23	S 57° 00' 00" W	150.03
LA24	N 65° 00' 00" E	176.92
LA25	S 72° 00' 00" W	177.06
LA26	N 15° 00' 00" E	295.26
LA27	N 0° 00' 00" E	175.13
LA28	N 0° 00' 00" E	175.13
LA29	N 88° 17' 00" W	176.62
LA30	S 76° 37' 00" W	176.72
LA31	N 88° 17' 00" W	85.24
LA32	S 89° 00' 00" W	172.11
LA33	S 57° 00' 00" W	150.03
LA34	N 65° 00' 00" E	176.92
LA35	S 72° 00' 00" W	177.06
LA36	N 15° 00' 00" E	295.26
LA37	N 0° 00' 00" E	175.13
LA38	N 0° 00' 00" E	175.13
LA39	N 88° 17' 00" W	176.62
LA40	S 76° 37' 00" W	176.72
LA41	N 88° 17' 00" W	85.24
LA42	S 89° 00' 00" W	172.11
LA43	S 57° 00' 00" W	150.03
LA44	N 65° 00' 00" E	176.92
LA45	S 72° 00' 00" W	177.06
LA46	N 15° 00' 00" E	295.26
LA47	N 0° 00' 00" E	175.13
LA48	N 0° 00' 00" E	175.13
LA49	N 88° 17' 00" W	176.62
LA50	S 76° 37' 00" W	176.72
LA51	N 88° 17' 00" W	85.24
LA52	S 89° 00' 00" W	172.11
LA53	S 57° 00' 00" W	150.03
LA54	N 65° 00' 00" E	176.92
LA55	S 72° 00' 00" W	177.06
LA56	N 15° 00' 00" E	295.26
LA57	N 0° 00' 00" E	175.13
LA58	N 0° 00' 00" E	175.13
LA59	N 88° 17' 00" W	176.62
LA60	S 76° 37' 00" W	176.72
LA61	N 88° 17' 00" W	85.24
LA62	S 89° 00' 00" W	172.11
LA63	S 57° 00' 00" W	150.03
LA64	N 65° 00' 00" E	176.92
LA65	S 72° 00' 00" W	177.06
LA66	N 15° 00' 00" E	295.26
LA67	N 0° 00' 00" E	175.13
LA68	N 0° 00' 00" E	175.13
LA69	N 88° 17' 00" W	176.62
LA70	S 76° 37' 00" W	176.72
LA71	N 88° 17' 00" W	85.24
LA72	S 89° 00' 00" W	172.11
LA73	S 57° 00' 00" W	150.03
LA74	N 65° 00' 00" E	176.92
LA75	S 72° 00' 00" W	177.06
LA76	N 15° 00' 00" E	295.26
LA77	N 0° 00' 00" E	175.13
LA78	N 0° 00' 00" E	175.13
LA79	N 88° 17' 00" W	176.62
LA80	S 76° 37' 00" W	176.72
LA81	N 88° 17' 00" W	85.24
LA82	S 89° 00' 00" W	172.11
LA83	S 57° 00' 00" W	150.03
LA84	N 65° 00' 00" E	176.92
LA85	S 72° 00' 00" W	177.06
LA86	N 15° 00' 00" E	295.26
LA87	N 0° 00' 00" E	175.13
LA88	N 0° 00' 00" E	175.13
LA89	N 88° 17' 00" W	176.62
LA90	S 76° 37' 00" W	176.72
LA91	N 88° 17' 00" W	85.24
LA92	S 89° 00' 00" W	172.11
LA93	S 57° 00' 00" W	150.03
LA94	N 65° 00' 00" E	176.92
LA95	S 72° 00' 00" W	177.06
LA96	N 15° 00' 00" E	295.26
LA97	N 0° 00' 00" E	175.13
LA98	N 0° 00' 00" E	175.13
LA99	N 88° 17' 00" W	176.62
LA100	S 76° 37' 00" W	176.72
LA101	N 88° 17' 00" W	85.24
LA102	S 89° 00' 00" W	172.11
LA103	S 57° 00' 00" W	150.03
LA104	N 65° 00' 00" E	176.92
LA105	S 72° 00' 00" W	177.06
LA106	N 15° 00' 00" E	295.26
LA107	N 0° 00' 00" E	175.13
LA108	N 0° 00' 00" E	175.13
LA109	N 88° 17' 00" W	176.62
LA110	S 76° 37' 00" W	176.72
LA111	N 88° 17' 00" W	85.24
LA112	S 89° 00' 00" W	172.11
LA113	S 57° 00' 00" W	150.03
LA114	N 65° 00' 00" E	176.92
LA115	S 72° 00' 00" W	177.06
LA116	N 15° 00' 00" E	295.26
LA117	N 0° 00' 00" E	175.13
LA118	N 0° 00' 00" E	175.13
LA119	N 88° 17' 00" W	176.62
LA120	S 76° 37' 00" W	176.72
LA121	N 88° 17' 00" W	85.24
LA122	S 89° 00' 00" W	172.11
LA123	S 57° 00' 00" W	150.03
LA124	N 65° 00' 00" E	176.92
LA125	S 72° 00' 00" W	177.06
LA126	N 15° 00' 00" E	295.26
LA127	N 0° 00' 00" E	175.13
LA128	N 0° 00' 00" E	175.13
LA129	N 88° 17' 00" W	176.62
LA130	S 76° 37' 00" W	176.72
LA131	N 88° 17' 00" W	85.24
LA132	S 89° 00' 00" W	172.11
LA133	S 57° 00' 00" W	150.03
LA134	N 65° 00' 00" E	176.92
LA135	S 72° 00' 00" W	177.06
LA136	N 15° 00' 00" E	295.26
LA137	N 0° 00' 00" E	175.13
LA138	N 0° 00' 00" E	175.13
LA139	N 88° 17' 00" W	176.62
LA140	S 76° 37' 00" W	176.72
LA141	N 88° 17' 00" W	85.24
LA142	S 89° 00' 00" W	172.11
LA143	S 57° 00' 00" W	150.03
LA144	N 65° 00' 00" E	176.92
LA145	S 72° 00' 00" W	177.06
LA146	N 15° 00' 00" E	295.26
LA147	N 0° 00' 00" E	175.13
LA148	N 0° 00' 00" E	175.13
LA149	N 88° 17' 00" W	176.62
LA150	S 76° 37' 00" W	176.72
LA151	N 88° 17' 00" W	85.24
LA152	S 89° 00' 00" W	172.11
LA153	S 57° 00' 00" W	150.03
LA154	N 65° 00' 00" E	176.92
LA155	S 72° 00' 00" W	177.06
LA156	N 15° 00' 00" E	295.26
LA157	N 0° 00' 00" E	175.13
LA158	N 0° 00' 00" E	175.13
LA159	N 88° 17' 00" W	176.62
LA160	S 76° 37' 00" W	176.72
LA161	N 88° 17' 00" W	85.24
LA162	S 89° 00' 00" W	172.11
LA163	S 57° 00' 00" W	150.03
LA164	N 65° 00' 00" E	176.92
LA165	S 72° 00' 00" W	177.06
LA166	N 15° 00' 00" E	295.26
LA167	N 0° 00' 00" E	175.13
LA168	N 0° 00' 00" E	175.13
LA169	N 88° 17' 00" W	176.62
LA170	S 76° 37' 00" W	176.72
LA171	N 88° 17' 00" W	85.24
LA172	S 89° 00' 00" W	172.11
LA173	S 57° 00' 00" W	150.03
LA174	N 65° 00' 00" E	176.92
LA175	S 72° 00' 00" W	177.06
LA176	N 15° 00' 00" E	295.26
LA177	N 0° 00' 00" E	175.13
LA178	N 0° 00' 00" E	175.13
LA179	N 88° 17' 00" W	176.62
LA180	S 76° 37' 00" W	176.72
LA181	N 88° 17' 00" W	85.24
LA182	S 89° 00' 00" W	172.11
LA183	S 57° 00' 00" W	150.03
LA184	N 65° 00' 00" E	176.92
LA185	S 72° 00' 00" W	177.06
LA186	N 15° 00' 00" E	295.26
LA187	N 0° 00' 00" E	175.13
LA188	N 0° 00' 00" E	175.13
LA189	N 88° 17' 00" W	176.62
LA190	S 76° 37' 00" W	176.72
LA191	N 88° 17' 00" W	85.24
LA192	S 89° 00' 00" W	172.11
LA193	S 57° 00' 00" W	150.03
LA194	N 65° 00' 00" E	176.92
LA195	S 72° 00' 00" W	177.06
LA196	N 15° 00' 00" E	295.26
LA197	N 0° 00' 00" E	175.13
LA198	N 0° 00' 00" E	175.13
LA199	N 88° 17' 00" W	176.62
LA200	S 76° 37' 00" W	176.72
LA201	N 88° 17' 00" W	85.24
LA202	S 89° 00' 00" W	172.11
LA203	S 57° 00' 00" W	150.03
LA204	N 65° 00' 00" E	176.92
LA205	S 72° 00' 00" W	177.06
LA206	N 15° 00' 00" E	295.26
LA207	N 0° 00' 00" E	175.13
LA208	N 0° 00' 00" E	175.13
LA209	N 88° 17' 00" W	176.62
LA210	S 76° 37' 00" W	176.72
LA211	N 88° 17' 00" W	85.24
LA212	S 89° 00' 00" W	172.11
LA213	S 57° 00' 00" W	150.03
LA214	N 65° 00' 00" E	176.92
LA215	S 72° 00' 00" W	177.06
LA216	N 15° 00' 00" E	295.26
LA217	N 0° 00' 00" E	175.13
LA218	N 0° 00' 00" E	175.13
LA219	N 88° 17' 00" W	176.62
LA220	S 76° 37' 00" W	176.72
LA221	N 88° 17' 00" W	85.24
LA222	S 89° 00' 00" W	172.11
LA223	S 57° 00' 00" W	150.03
LA224	N 65° 00' 00" E	176.92
LA225	S 72° 00' 00" W	177.06
LA226	N 15° 00' 00" E	295.26
LA227	N 0° 00' 00" E	175.13
LA228	N 0° 00' 00" E	175.13
LA229	N 88° 17' 00" W	176.62
LA230	S 76° 37' 00" W	176.72
LA231	N 88° 17' 00" W	85.24
LA232	S 89° 00' 00" W	172.11
LA233	S 57° 00' 00" W	150.03
LA234	N 65° 00' 00" E	176.92
LA235	S 72° 00' 00" W	177.06
LA236	N 15° 00' 00" E	295.26
LA237	N 0° 00' 00" E	175.13
LA238	N 0° 00' 00" E	175.13
LA239	N 88° 17' 00" W	176.62
LA240	S 76° 37' 00" W	176.72
LA241	N 88° 17' 00" W	85.24
LA242	S 89° 00' 00" W	172.11
LA243	S 57° 00' 00" W	150.03
LA244	N 65° 00' 00" E	176.92
LA245	S 72° 00' 00" W	177.06
LA246	N 15° 00' 00" E	295.26
LA247	N 0° 00' 00" E	175.13
LA248	N 0° 00' 00" E	175.13
LA249	N 88° 17' 00" W	176.62
LA250	S 76° 37' 00" W	176.72
LA251	N 88° 17' 00" W	85.24
LA252	S 89° 00' 00" W	172.11
LA253	S 57° 00' 00" W	150.03
LA254	N 65° 00' 00" E	176.92
LA255	S 72° 00' 00" W	177.06
LA256	N 15° 00' 00" E	295.26
LA257	N 0° 00' 00" E	175.13
LA258	N 0° 00' 00" E	175.13
LA259	N 88° 17' 00" W	176.62
LA260	S 76° 37' 00" W	176.72
LA261	N 88° 17' 00" W	85.24
LA262	S 89° 00' 00" W	172.11
LA263	S 57° 00'	



**NOTICE:** This project is not located within a special flood hazard area per NCFR1. Map #: 37179 (Hazard) Effective Date: 11/2/2008

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

- 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 warranty is made by this survey as to the location of underground utilities nor any other easements that would be revealed by a title search.
- Tax File: 757767799, 757689198, 757682385

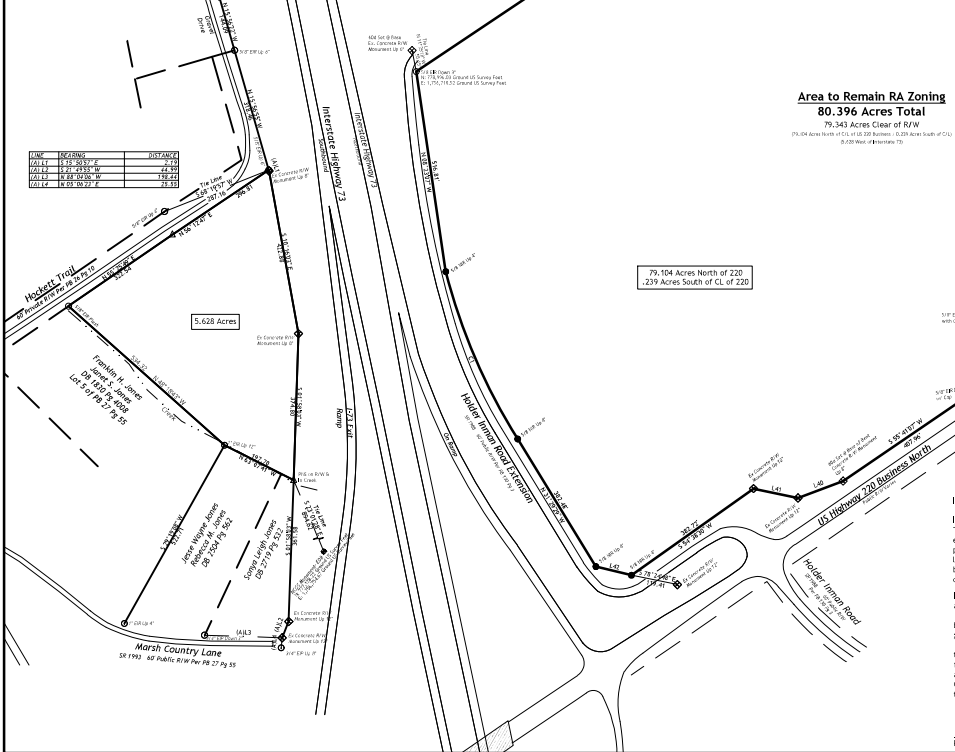
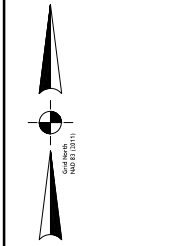
STATE OF NORTH CAROLINA

I, Eric Warren, Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

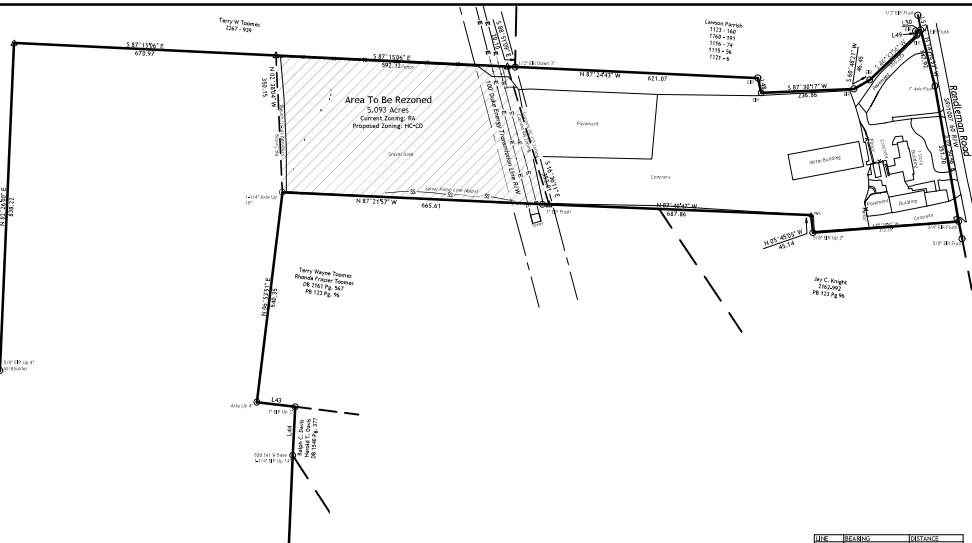
Date: \_\_\_\_\_ Review Officer: \_\_\_\_\_  
 County of Randolph  
 Certificate of Exemption

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Deputy Planning Director

Location Map  
(Not to Scale)



**Area To Remain RA Zoning**  
**80.396 Acres Total**  
 79.343 Acres Clear of R/W  
 79.004 Acres North of CL, 0.100000 Acres, 0.239 Acres South of CL  
 0.020 Acres of Easement 75



BOOK	PAGE	ACRES	BOOK	PAGE	ACRES
110	10	1.25	110	10	1.25
110	11	1.25	110	11	1.25
110	12	1.25	110	12	1.25
110	13	1.25	110	13	1.25
110	14	1.25	110	14	1.25
110	15	1.25	110	15	1.25
110	16	1.25	110	16	1.25
110	17	1.25	110	17	1.25
110	18	1.25	110	18	1.25
110	19	1.25	110	19	1.25
110	20	1.25	110	20	1.25
110	21	1.25	110	21	1.25
110	22	1.25	110	22	1.25
110	23	1.25	110	23	1.25
110	24	1.25	110	24	1.25
110	25	1.25	110	25	1.25
110	26	1.25	110	26	1.25
110	27	1.25	110	27	1.25
110	28	1.25	110	28	1.25
110	29	1.25	110	29	1.25
110	30	1.25	110	30	1.25
110	31	1.25	110	31	1.25
110	32	1.25	110	32	1.25
110	33	1.25	110	33	1.25
110	34	1.25	110	34	1.25
110	35	1.25	110	35	1.25
110	36	1.25	110	36	1.25
110	37	1.25	110	37	1.25
110	38	1.25	110	38	1.25
110	39	1.25	110	39	1.25
110	40	1.25	110	40	1.25
110	41	1.25	110	41	1.25
110	42	1.25	110	42	1.25
110	43	1.25	110	43	1.25
110	44	1.25	110	44	1.25
110	45	1.25	110	45	1.25
110	46	1.25	110	46	1.25
110	47	1.25	110	47	1.25
110	48	1.25	110	48	1.25
110	49	1.25	110	49	1.25
110	50	1.25	110	50	1.25
110	51	1.25	110	51	1.25
110	52	1.25	110	52	1.25
110	53	1.25	110	53	1.25
110	54	1.25	110	54	1.25
110	55	1.25	110	55	1.25
110	56	1.25	110	56	1.25
110	57	1.25	110	57	1.25
110	58	1.25	110	58	1.25
110	59	1.25	110	59	1.25
110	60	1.25	110	60	1.25
110	61	1.25	110	61	1.25
110	62	1.25	110	62	1.25
110	63	1.25	110	63	1.25
110	64	1.25	110	64	1.25
110	65	1.25	110	65	1.25
110	66	1.25	110	66	1.25
110	67	1.25	110	67	1.25
110	68	1.25	110	68	1.25
110	69	1.25	110	69	1.25
110	70	1.25	110	70	1.25
110	71	1.25	110	71	1.25
110	72	1.25	110	72	1.25
110	73	1.25	110	73	1.25
110	74	1.25	110	74	1.25
110	75	1.25	110	75	1.25
110	76	1.25	110	76	1.25
110	77	1.25	110	77	1.25
110	78	1.25	110	78	1.25
110	79	1.25	110	79	1.25
110	80	1.25	110	80	1.25
110	81	1.25	110	81	1.25
110	82	1.25	110	82	1.25
110	83	1.25	110	83	1.25
110	84	1.25	110	84	1.25
110	85	1.25	110	85	1.25
110	86	1.25	110	86	1.25
110	87	1.25	110	87	1.25
110	88	1.25	110	88	1.25
110	89	1.25	110	89	1.25
110	90	1.25	110	90	1.25
110	91	1.25	110	91	1.25
110	92	1.25	110	92	1.25
110	93	1.25	110	93	1.25
110	94	1.25	110	94	1.25
110	95	1.25	110	95	1.25
110	96	1.25	110	96	1.25
110	97	1.25	110	97	1.25
110	98	1.25	110	98	1.25
110	99	1.25	110	99	1.25
110	100	1.25	110	100	1.25

- Hand-drawn Tree
- Surveyed Tree
- Iron
- Iron - Right of Way Monument
- Iron - Railroad Spike
- Iron - New Iron Stake
- Iron - New Iron Pipe
- Iron - Monument
- Iron - Existing Iron Stake
- Iron - Existing Iron Pipe
- Existing Concrete Monument
- Survey Stake
- Completed Point / Point Not Set
- Point
- Property Line
- Corporate Property Line
- Right of Way Line
- Easement Line
- Tie Line
- Suback Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Drain
- Overhead Electric Line
- Underground Electric Line
- Underground Gas Line
- 18" or Larger Flood Hazard Line
- Flowline
- C/L Railroad
- Catch Basin
- Storm Sewer Manhole
- Section Box
- Survey Point
- Right-of-Way Monument
- Water Valve
- Water Manhole
- Water Meter
- Fire Hydrant
- Fire Dept. Connection
- Utility Pole
- Manhole
- Manhole Pedestal
- Telephone Pole
- Well
- Sanitary Sewer Manhole
- SI - Sanitary Sewer
- SI - Sewer
- SI - Cleanout
- SI - Power Box
- SI
- Power Pole
- Gas Pole
- Gas Valve
- Gas Wye
- Gas Meter
- Gas Meter
- Electric Manhole
- Electric Manhole
- Spot Elevation

SURF	BOOK	PAGE	ACRES	BOOK	PAGE	ACRES	BOOK	PAGE	ACRES	BOOK	PAGE	ACRES
CL	110	10	1.25	110	10	1.25	110	10	1.25	110	10	1.25

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(1)(1)c., That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street, or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

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 1910, page 1085, Book 2839, page 142, Book 2834, page 868).

that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1910, page 1085, Book 2839, page 142, Book 2834, page 868, accuracy as calculated to 1:1750000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 9th day of February, A.D., 2023.

**PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES**



Rezoning Survey For:

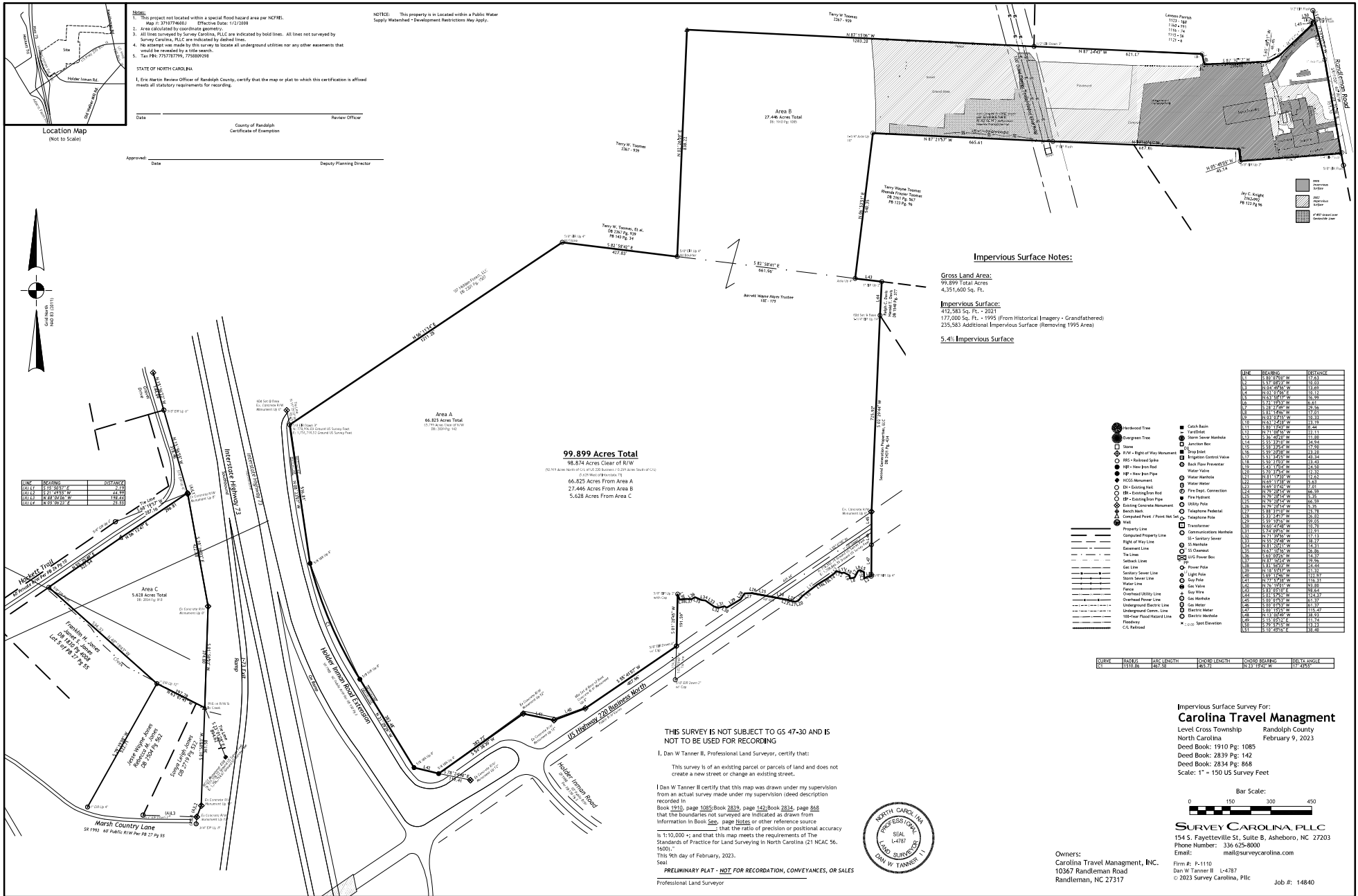
**Carolina Travel Management**  
 Level Cross Township    Randolph County  
 North Carolina    February 9, 2023

Deed Book: 1910 Pg: 1085  
 Deed Book: 2839 Pg: 142  
 Deed Book: 2834 Pg: 868  
 Scale: 1" = 150 US Survey Feet

Bar Scale: 0 150 300 450

**SURVEY CAROLINA, PLLC**  
 154 S. Fayetteville St., Suite B, Asheboro, NC 27203  
 Phone Number: 336 625-8000  
 Email: mail@surveycarolina.com

Form #: P-1110  
 Dan W Tanner II L-4787  
 © 2023 Survey Carolina, PLLC  
 Job #: 14840



**NOTICE:** This property is located within a special flood hazard area per NCFR 15A-0317(a)(4). Effective Date: 11/2/2008

**NOTICE:** This property is located within a Public Water Supply Watershed - Development Restrictions may apply.

1. This project not located within a special flood hazard area per NCFR 15A-0317(a)(4). Effective Date: 11/2/2008
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 warranty is made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 753787799, 775089598

**STATE OF NORTH CAROLINA**

I, Eric Warren, Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: \_\_\_\_\_ Review Officer: \_\_\_\_\_

County of Randolph

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Deputy Planning Director

**Impervious Surface Notes:**

Gross Land Area:  
99,899 Total Acres  
4,251,650 Sq. Ft.

Impervious Surface:  
412,583 Sq. Ft. - 2021  
177,000 Sq. Ft. - 1995 (From Historical Imagery - Grandfathered)  
235,583 Additional Impervious Surface (Removing 1995 Area)

5.4% Impervious Surface

**99,899 Acres Total**  
98,874 Acres Clear of RW  
66,825 Acres From Area A  
27,446 Acres From Area B  
5,628 Acres From Area C

LINE	BEARING	DISTANCE
101.14	S 89° 50' 00" W	28.92
101.15	S 89° 50' 00" W	28.92
101.16	N 89° 50' 00" E	12.24
101.17	N 89° 50' 00" E	75.31

LINE	BEARING	DISTANCE
101.18	S 89° 50' 00" W	12.24
101.19	S 89° 50' 00" W	12.24
101.20	S 89° 50' 00" W	12.24
101.21	S 89° 50' 00" W	12.24
101.22	S 89° 50' 00" W	12.24
101.23	S 89° 50' 00" W	12.24
101.24	S 89° 50' 00" W	12.24
101.25	S 89° 50' 00" W	12.24
101.26	S 89° 50' 00" W	12.24
101.27	S 89° 50' 00" W	12.24
101.28	S 89° 50' 00" W	12.24
101.29	S 89° 50' 00" W	12.24
101.30	S 89° 50' 00" W	12.24
101.31	S 89° 50' 00" W	12.24
101.32	S 89° 50' 00" W	12.24
101.33	S 89° 50' 00" W	12.24
101.34	S 89° 50' 00" W	12.24
101.35	S 89° 50' 00" W	12.24
101.36	S 89° 50' 00" W	12.24
101.37	S 89° 50' 00" W	12.24
101.38	S 89° 50' 00" W	12.24
101.39	S 89° 50' 00" W	12.24
101.40	S 89° 50' 00" W	12.24
101.41	S 89° 50' 00" W	12.24
101.42	S 89° 50' 00" W	12.24
101.43	S 89° 50' 00" W	12.24
101.44	S 89° 50' 00" W	12.24
101.45	S 89° 50' 00" W	12.24
101.46	S 89° 50' 00" W	12.24
101.47	S 89° 50' 00" W	12.24
101.48	S 89° 50' 00" W	12.24
101.49	S 89° 50' 00" W	12.24
101.50	S 89° 50' 00" W	12.24
101.51	S 89° 50' 00" W	12.24
101.52	S 89° 50' 00" W	12.24
101.53	S 89° 50' 00" W	12.24
101.54	S 89° 50' 00" W	12.24
101.55	S 89° 50' 00" W	12.24
101.56	S 89° 50' 00" W	12.24
101.57	S 89° 50' 00" W	12.24
101.58	S 89° 50' 00" W	12.24
101.59	S 89° 50' 00" W	12.24
101.60	S 89° 50' 00" W	12.24
101.61	S 89° 50' 00" W	12.24
101.62	S 89° 50' 00" W	12.24
101.63	S 89° 50' 00" W	12.24
101.64	S 89° 50' 00" W	12.24
101.65	S 89° 50' 00" W	12.24
101.66	S 89° 50' 00" W	12.24
101.67	S 89° 50' 00" W	12.24
101.68	S 89° 50' 00" W	12.24
101.69	S 89° 50' 00" W	12.24
101.70	S 89° 50' 00" W	12.24
101.71	S 89° 50' 00" W	12.24
101.72	S 89° 50' 00" W	12.24
101.73	S 89° 50' 00" W	12.24
101.74	S 89° 50' 00" W	12.24
101.75	S 89° 50' 00" W	12.24
101.76	S 89° 50' 00" W	12.24
101.77	S 89° 50' 00" W	12.24
101.78	S 89° 50' 00" W	12.24
101.79	S 89° 50' 00" W	12.24
101.80	S 89° 50' 00" W	12.24
101.81	S 89° 50' 00" W	12.24
101.82	S 89° 50' 00" W	12.24
101.83	S 89° 50' 00" W	12.24
101.84	S 89° 50' 00" W	12.24
101.85	S 89° 50' 00" W	12.24
101.86	S 89° 50' 00" W	12.24
101.87	S 89° 50' 00" W	12.24
101.88	S 89° 50' 00" W	12.24
101.89	S 89° 50' 00" W	12.24
101.90	S 89° 50' 00" W	12.24
101.91	S 89° 50' 00" W	12.24
101.92	S 89° 50' 00" W	12.24
101.93	S 89° 50' 00" W	12.24
101.94	S 89° 50' 00" W	12.24
101.95	S 89° 50' 00" W	12.24
101.96	S 89° 50' 00" W	12.24
101.97	S 89° 50' 00" W	12.24
101.98	S 89° 50' 00" W	12.24
101.99	S 89° 50' 00" W	12.24
102.00	S 89° 50' 00" W	12.24

**THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING**

I, Dan W. Tanner II, Professional Land Surveyor, certify that:  
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I, Dan W. Tanner II certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1945, page 1085; Book 2839, page 142; Book 2834, page 808 that the boundaries not surveyed are indicated as drawn from information in Book 560, page 3006; or other reference source that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).  
This 9th day of February, 2023.  
Seal  
**PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES**  
Professional Land Surveyor



**Impervious Surface Survey for:**  
**Carolina Travel Management**  
Level Cross Township Randolph County  
North Carolina February 9, 2023  
Deed Book: 1910 Pg: 1085  
Deed Book: 2839 Pg: 142  
Deed Book: 2834 Pg: 808  
Scale: 1" = 150 US Survey Feet

Bar Scale: 0 150 300 450

**SURVEY CAROLINA, PLLC**  
154 S. Fayetteville St., Suite B, Asheboro, NC 27203  
Phone Number: 336 625-8000  
Email: mail@surveycarolina.com

Owners:  
Carolina Travel Management, Inc.,  
10367 Randlemann Road  
Randlemann, NC 27317

Form #: P-1110  
Dan W. Tanner II L-4787  
© 2023 Survey Carolina, PLLC  
Job #: 14840

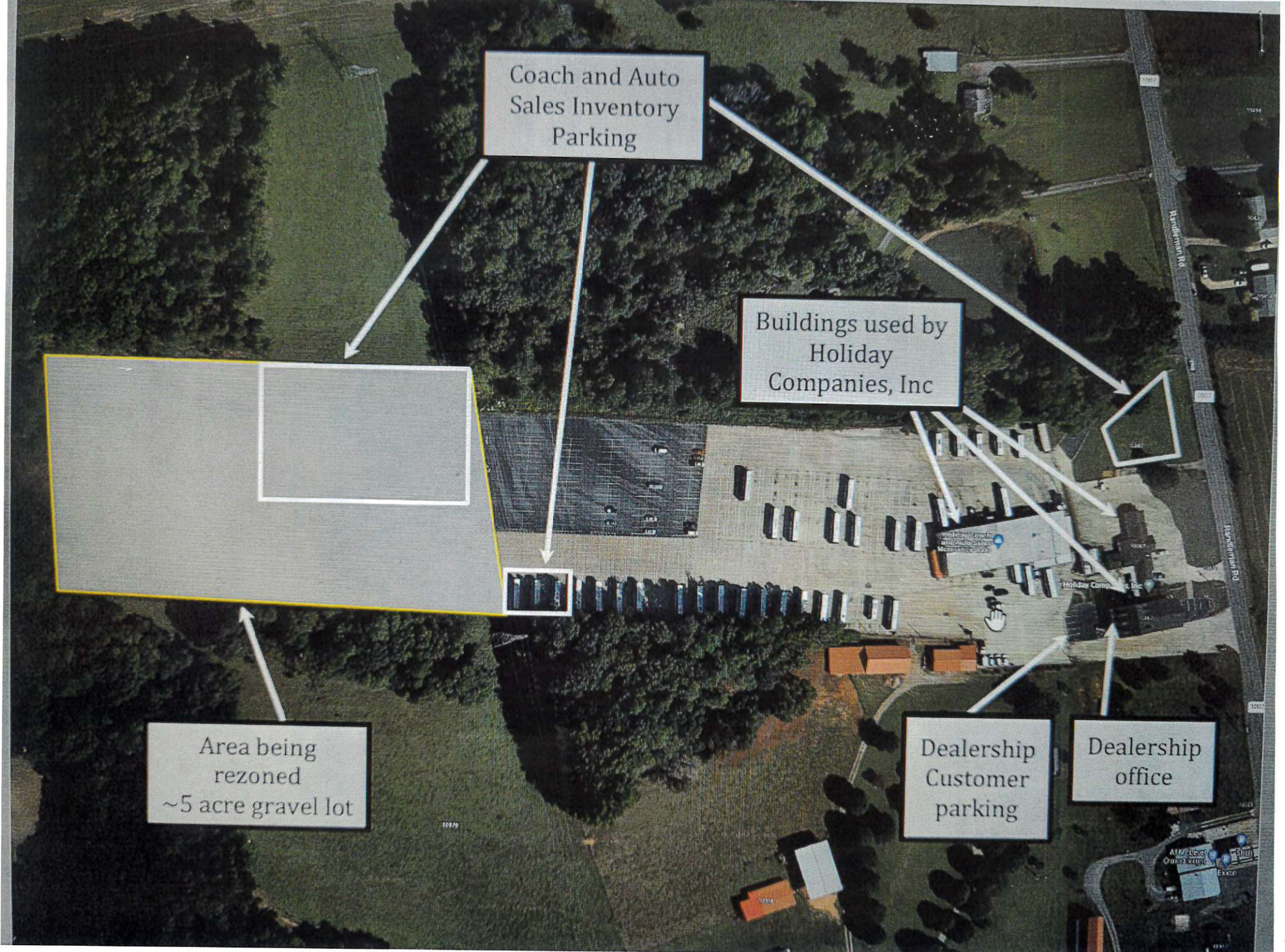
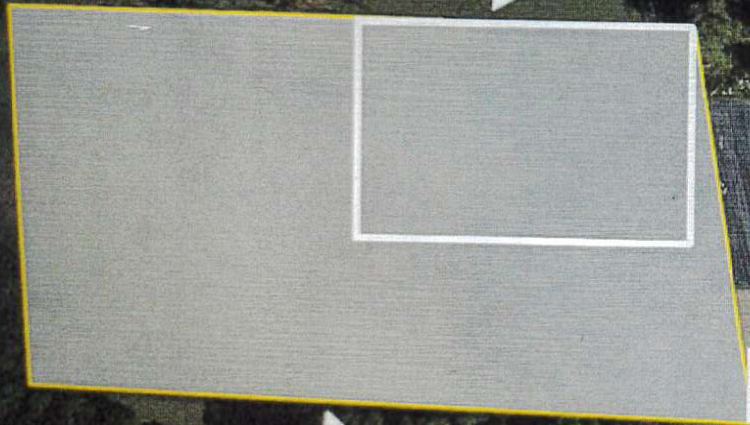
Coach and Auto  
Sales Inventory  
Parking

Buildings used by  
Holiday  
Companies, Inc

Dealership  
Customer  
parking




Dealership  
office

Area being  
rezoned  
~5 acre gravel lot



# Carolina Travel Management, Inc., Rezoning Request

## Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



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

1 inch equals 400 feet

# Carolina Travel Management, Inc., Rezoning Request



**Picture 1:**  
Request location.



**Picture 2:**  
Property across the road from the request location.



**Picture 3:**  
Adjacent residence.



**Picture 4:**  
Adjacent residence.



**Picture 5:**  
Request location on left as seen looking toward Clodfelter Trl.



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



Currently Approved Site Plan

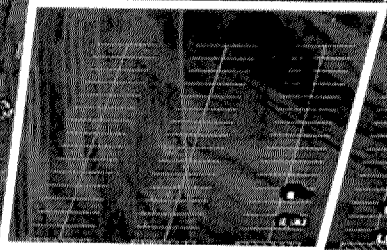
Area to be used for parking for vehicles for sale

Buildings used by Holiday Companies, LLC

Customer parking for those looking to purchase

Exterior entry door for dealership office

Existing Conditional District Permit



COUNTY OF RANDOLPH  
Department of Planning & Development  
725 McDowell Rd - PO Box 771 - Asheboro, NC 27204-0771  
(336) 318-6555

C O N D I T I O N A L U S E P E R M I T

On the dates listed below, the Randolph County Board of Commissioners met and held a public hearing to consider the following application.

Applicant : CAROLINA TRAVEL MANAGEMENT INC Date : 16 Nov 2005  
Address : 10367 RANDLEMAN RD Application Nbr: 0503677  
City/St/Zip: RANDLEMAN, NC 27317-8076 Parcel Id Nbr : 7758809298  
Phone : 498-9000

Property Location/Description:.....  
Parcel Size: 29.77 ACRE(S)  
Township : 10 - LEVEL CROSS  
Directions : BUS 220N - CONT ON RANDLEMAN RD - PROP ON (L) APPROX 800 FT  
- @ 10367 RANDLEMAN RD

Comments :

Conditions / Uses:.....  
TO AMEND CONDITIONS TO INCLUDE 65'x82' GARAGE EXPANSION & 10'x30' WATER  
RECYCLING PLANT  
AS PER SITE PLAN

Board:.....	Status:.....	Date:.....
PZB - PLANNING & ZONING BOARD	RA - RECOMMENDED APPROVAL	06 Dec 05
CC - COUNTY COMMISSIONERS	A - APPROVED	09 Jan 06

Having heard all the evidence and argument presented at the hearing, the Board finds that the application is complete, that the applicant complies with applicable requirements of the County Zoning Ordinance and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Zoning Ordinance and the conditions listed above. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the County Planning Office.

IN WITNESS WHEREOF, the Randolph County Board of Commissioners has caused this permit to be issued together with all its conditions, and this permit shall be binding on the applicant and successors in interest.

RANDOLPH COUNTY  
NORTH CAROLINA

\_\_\_\_\_  
Planning & Zoning Director

\_\_\_\_\_  
Date

# Carolina Travel Management Rezoning Request

Currently Approved Site Plan

## Legend

### Structures

#### Type

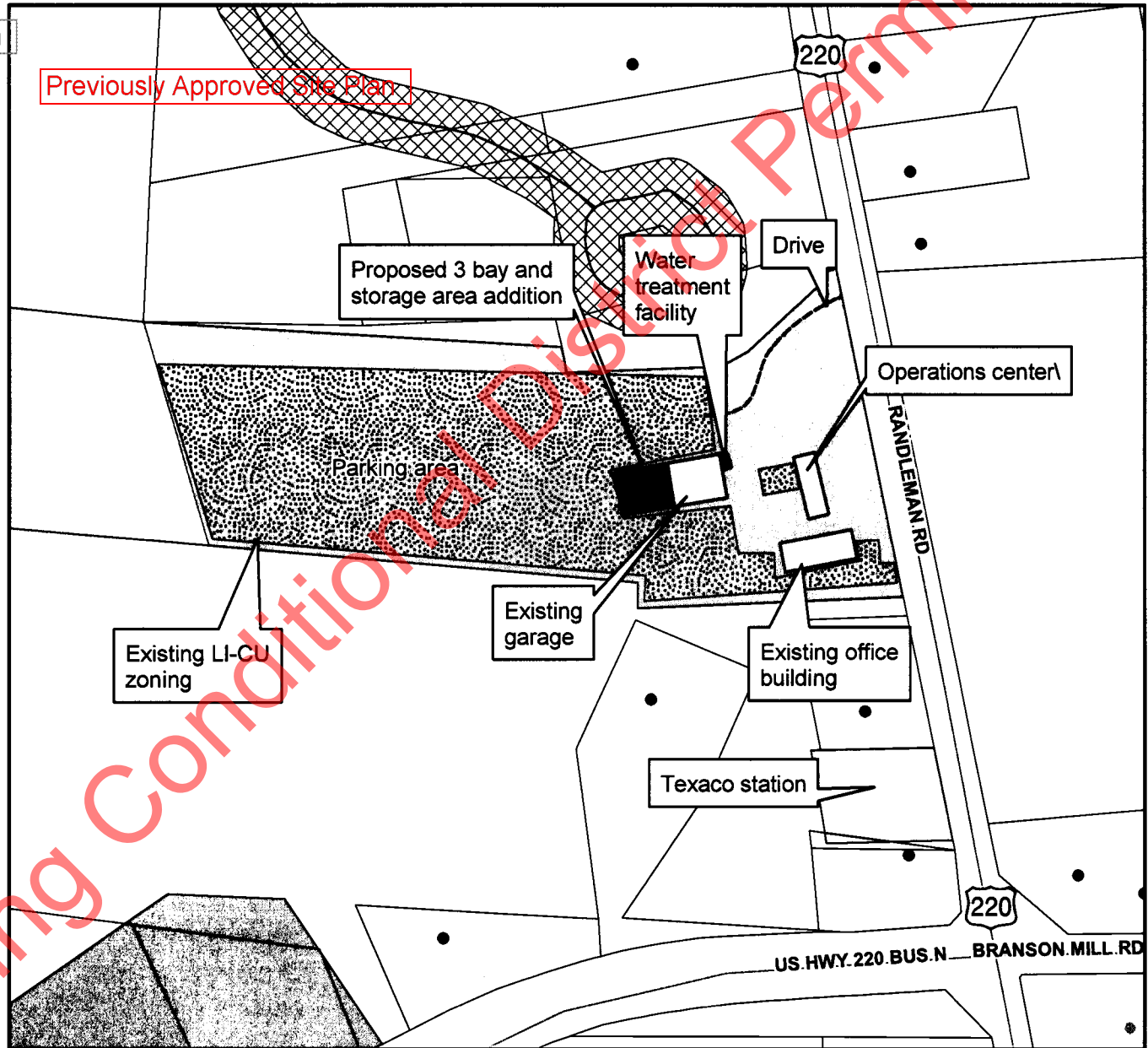
- Multi-address structures
- Permanent structures
- Mobile home
- Duplex/complex structures
- Miscellaneous structures

- Parcels
- Roads
- Streams
- ▨ 50 ft. Stream buffer

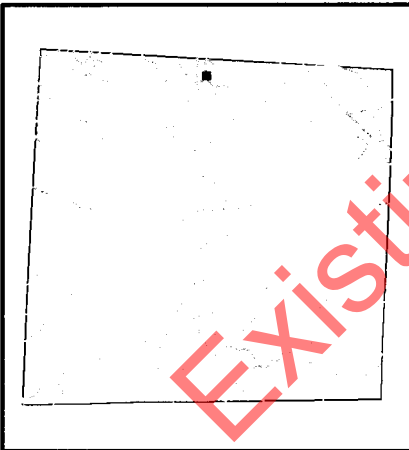
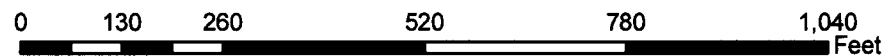
### County zoning

#### Districts

- HC
- ▨ LI
- RA



The request is located in Randleman Lake Watershed Area.



COUNTY OF RANDOLPH  
Department of Planning & Development  
725 McDowell Rd - PO Box 771 - Asheboro, NC 27204-0771  
(336) 318-6555

C O N D I T I O N A L U S E P E R M I T

On the dates listed below, the Randolph County Board of Commissioners met and held a public hearing to consider the following application.

Applicant : CAROLINA TRAVEL MANAGEMENT INC Date : 13 Dec 2001  
Address : 10367 RANDLEMAN RD Application Nbr: 0104176  
Cty/St/Zip: RANDLEMAN, NC 27317-8076 Parcel Id Nbr : 7758809298  
Phone : 498-9000

Property Location/Description:.....  
Parcel Size: 8.50 ACRE(S)  
Township : 10 - LEVEL CROSS  
Directions : BUS 220N - CONT ON RANDLEMAN RD - PROP ON (L) APPROX 800 FT  
- @ 10367 RANDLEMAN RD


Comments :

Conditions / Uses:.....  
REZONING TO INCLUDE EXISTING TOUR TRAVEL OPERATIONS & EXISTING PARKING AREAS  
EXPANSION WILL CONSIST ONLY OF PROPOSED FUTURE PARKING  
ADEQUATE STORM WATER DRAINAGE TO NATURAL DRAINING DITCH IN REAR OF PROPERTY

Board:.....	Status:.....	Date:.....
PZB - PLANNING & ZONING BOARD	RA - RECOMMENDED APPROVAL	08 Jan 02
CC - COUNTY COMMISSIONERS	A - APPROVED	04 Feb 02

Having heard all the evidence and argument presented at the hearing, the Board finds that the application is complete, that the applicant complies with applicable requirements of the County Zoning Ordinance and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Zoning Ordinance and the conditions listed above. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the County Planning Office.

IN WITNESS WHEREOF, the Randolph County Board of Commissioners has caused this permit to be issued together with all its conditions, and this permit shall be binding on the applicant and successors in interest.

  
\_\_\_\_\_  
Planning & Zoning Director

RANDOLPH COUNTY  
NORTH CAROLINA  
2.2.04  
\_\_\_\_\_  
Date

# Holiday Tours Rezoning Request

Previously Approved Site Plan

## Map Features

### Structures

- Multi-address structures
- Permanent structures
- Mobile home

— Roads

— Streams

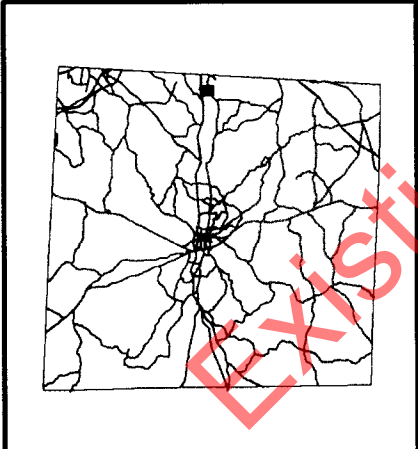
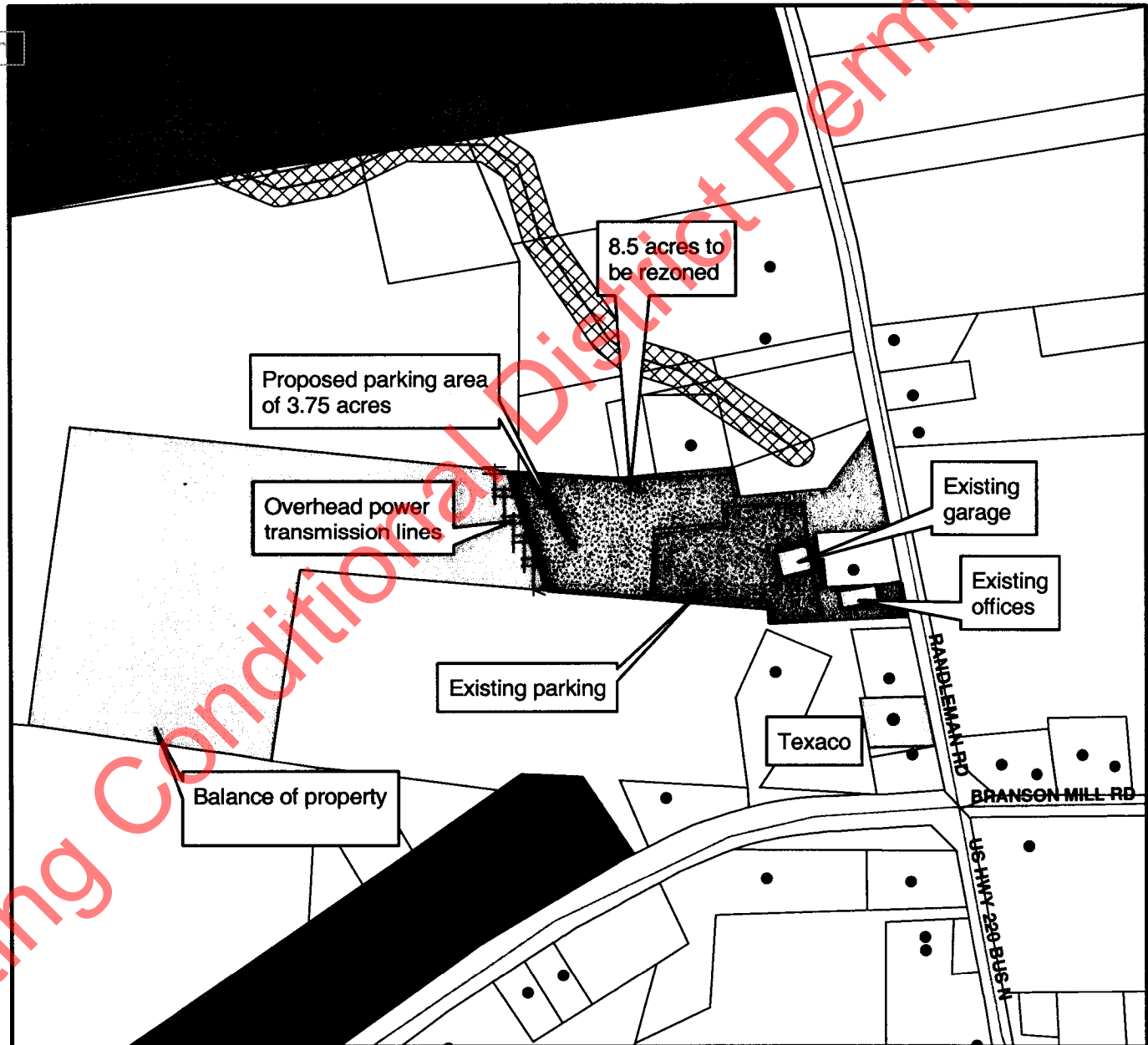
▨ 50 ft. Stream Buffer

### County Zoning

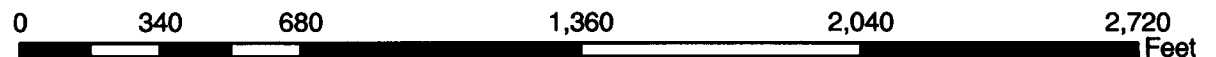
□ HC

■ LI

□ RA



The request is located in Randleman Lake Watershed Area.





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

**IN THE MATTER OF THE APPLICATION FOR REZONING  
BY CAROLINA TRAVEL MANAGEMENT, INC  
REZONING REQUEST #2023-00000567**

---

**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 Carolina Travel Management, 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 Randleman Rd which is a major transportation corridor and has fast access to Interstate 73.

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

***Policy 4.3*** *Individual Rural Business or Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it related to the specific site and location weighed against impacts to adjoining rural land uses.*

**Consistency Analysis:** The applicant is requesting to rezone 5.09 acres to add to the existing 8.50 acres that was previously zoned for the travel company and associated structures which would mean a total of 13.59 acres out of 29.56 acres, or approximately forty-six percent of the parcel. The area would be used for overflow parking and would have minimum impacts to surrounding uses.

***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:** By deepening the area to be rezoned, the proposed development would lessen the impacts on adjoining land uses and it would only be used for overflow parking.

**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 April 4, 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 5.09 acre parcel out of 29.56 acres, having the Randolph County Parcel Identification Number of 7758809298 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 April 4, 2023 to consider the proposed rezoning on application number 2023-00000567, 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 April 4, 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.



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

**APPLICATION #2023-00000595**

---

**GENERAL INFORMATION**

**Applicant:** Jose Flores

**Property Owner:** Jose Flores

**Hearing Type:** Legislative

**Request:** To amend the existing Conditional District Permit to allow an 80 ft. by 60 ft. addition to the existing building as per the site plan.

**Current Zoning:** *LI-CD – Light Industrial – Conditional District*

**Requested Zoning:** *LI-CD – Light Industrial – Conditional District*

**Small Area Plan:** None

**Growth Management:** Primary Growth Area

**Watershed Overlay:** None

**Flood Plain Overlay:** None

**Airport Overlay:** None

**Location:** 7606 US Hwy 220 S

**Parcel Number:** 7665688138

**Parcel Size:** 2.39 acres

**Existing Use:** Warehouse storage facility

---

### SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RA - Residential Agricultural District</i>	Single-family residential
South	<i>LI-CD - Light Industrial - Conditional District</i>	Hosiery manufacturing facility
East	<i>RA - Residential Agricultural District</i>	Single-family residential
West	<i>RM-CD - Residential Mixed - Conditional District</i>	Mobile home park

### TRANSPORTATION INFORMATION

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

No comments have been received from NC Department of Transportation.

### ZONING INFORMATION

**Zoning History:** This property was rezoned on January 3, 2017, to allow a warehouse storage facility in a proposed 80 ft. by 125 ft. building as per the site plan.

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

<b>LI: LIGHT INDUSTRIAL DISTRICT</b>	
<b>PURPOSE</b>	
The purpose of the <i>Light Industrial (LI) District</i> is to provide a place for light industrial, warehousing and distribution, and sales of large-item products.	
<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

## DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES

<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>	

---

## 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 3.1** *Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.*

**Consistency Analysis:** When originally constructed, this warehouse was built to support the adjacent hosiery business. The hosiery business has grown over the years, as evidenced by amendments to the Conditional District Permit at the production facility. By having the warehouse in close proximity to the manufacturing facility, it provide locational advantages for the hosiery business.

**Policy 3.4** *Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.*

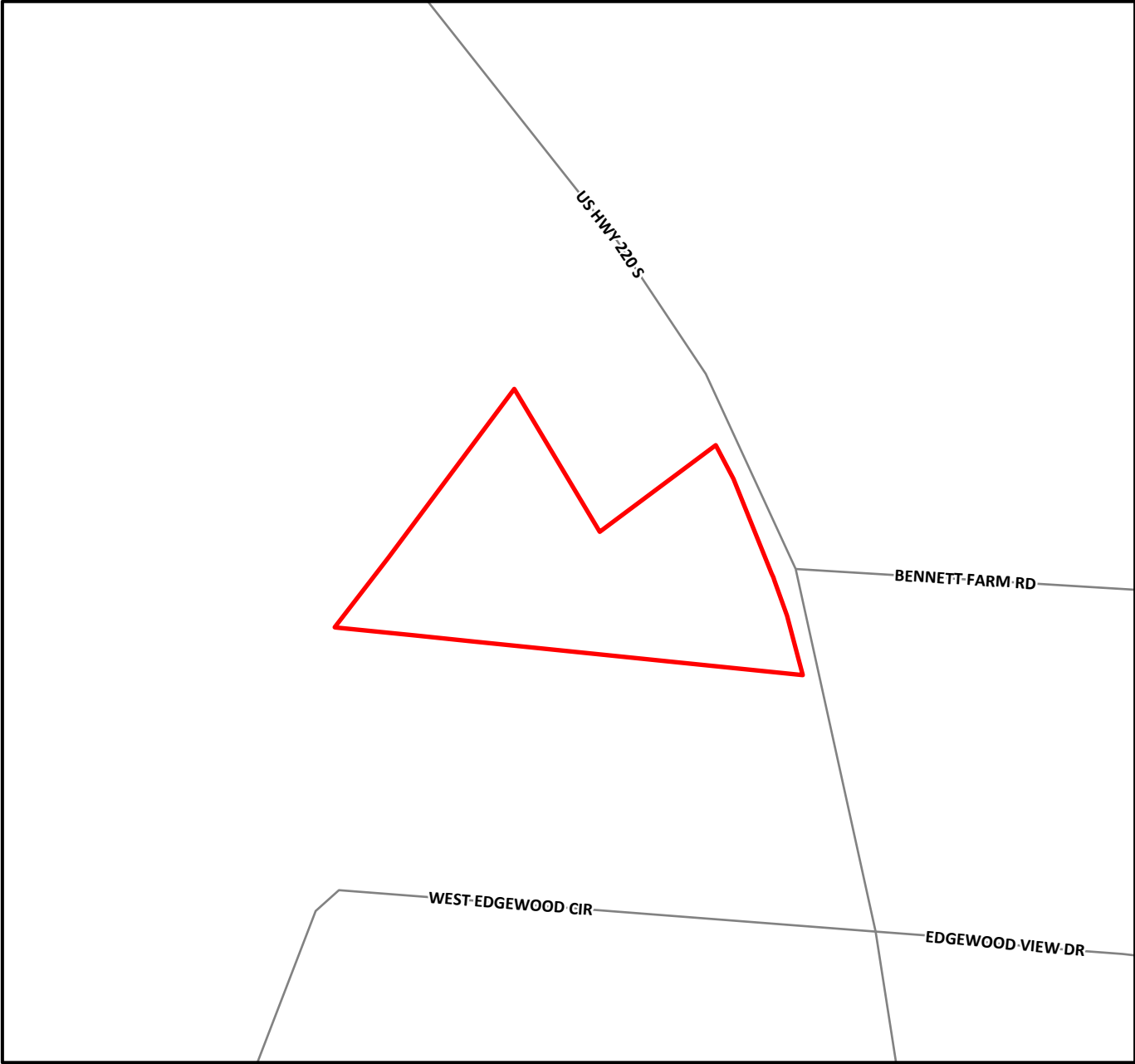
**Consistency Analysis:** As previously stated, the existing warehouse is adjacent to the hosiery manufacturing facility. The warehouse has direct access to US Hwy 220 S and can be at the interstates and highways in just a few minutes.

**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.





# Flores Request Location Map



Directions to site: US Hwy 220 S -  
Site on (R) across from Bennett Farm  
Rd at 7606 US Hwy 220 S.



1 inch equals 200 feet

# Flores Rezoning Request

## Legend



Parcels

## Structures

### Type

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



Roads



Streams



50 ft. Stream buffer

## County zoning

### Districts



HC



LI



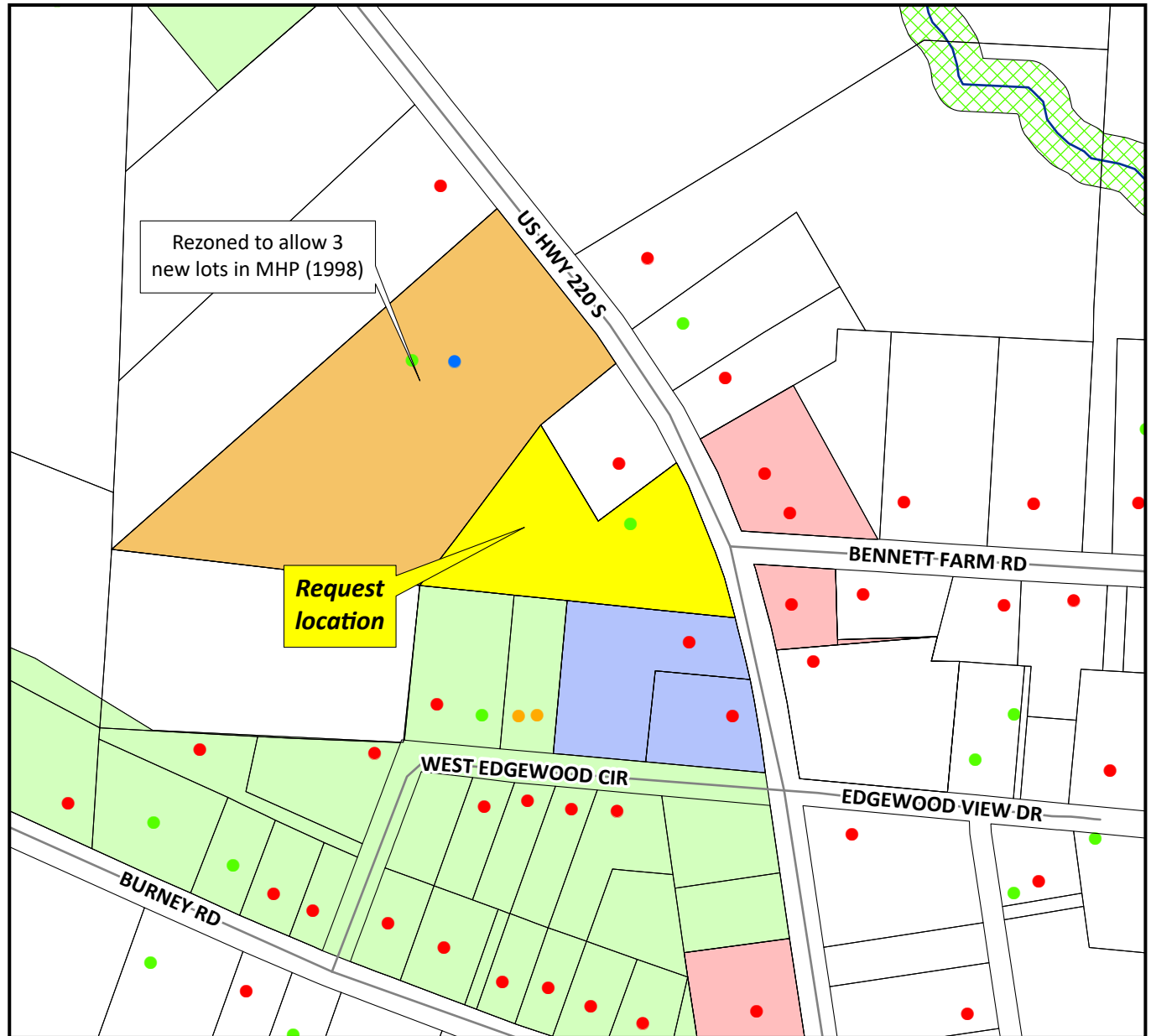
RA



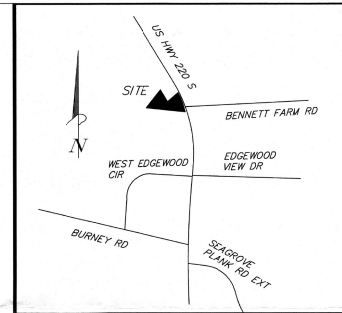
RM



RR



1 inch equals 300 feet



**SITE NOTES:**

- PROPERTY INFORMATION:  
 OWNERS: JOSE FLORES  
 PIN NUMBERS: 7605688138  
 EXISTING ZONING: B-3  
 EXISTING LAND USE: TEXTILE MILL  
 SITE ADDRESS: 7808 US HWY. 220 S, RICHLAND TOWNSHIP  
 OWNER ADDRESSES: 2302 WHITE PINES LANE ASHEBORO, NC 27205
- THE PROJECT IS LOCATED WITHIN THE RANDOLPH COUNTY
- PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY SUMMEY
- ENGINEERING, P.L.S.
- PROPOSED USE: TEXTILE MILL
- PARKING REQUIRED: 0.6 SPACE FOR EACH EMPLOYEE DURING LARGEST SHIFTS AND ONE SPACE FOR EACH COMPANY VEHICLE  
 EXISTING: 8 SPACES (INCLUDING 1 HC SPACE)  
 PROVIDED: EXISTING 8 SPACES (NO ADDITIONAL REQUIRED)
- SETBACKS:  
 FRONT= 35 FT  
 SIDE= 30 FT  
 REAR= 10 FT
- DISTURBED AREA: 7912.83 SF (0.18 ACRES)
- HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.
- MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.
- OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
- CONFIRM UTILITY THE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
- WATER AND SEWER UTILITY THE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

**DRAWING LEGEND**

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ..... EXISTING TREELINE
- ..... PROPOSED TREELINE
- SETBACK LINES
- SS --- (S) --- SS EXISTING SANITARY SEWER MANHOLE
- SS --- (S) --- SS PROPOSED SANITARY SEWER LINE
- SS --- (S) --- SS PROPOSED SANITARY SEWER MANHOLE
- (W) --- EXISTING WATER LINE
- (W) --- EXISTING WATER VALVE
- (W) --- EXISTING FIRE HYDRANT
- (W) --- PROPOSED WATER LINE
- (W) --- 100 YEAR FLOOD PLAN
- (ST) --- EXISTING STORM PIPE



**Summey Engineering Associates, PLLC**  
 Engineering - Consulting - Surveying  
 10150-905 Asheville, NC 27209  
 Ph: 704-528-0902 / F: 704-528-0922  
 www.summeyengineering.com  
 NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION #0388

By:	Date:	Description:

**SITE PLAN**  
**JOSE FLORES**  
 7808 US HWY 220 S  
 RANDOLPH COUNTY - RICHLAND TOWNSHIP - NORTH CAROLINA

Scale: FEB. 2025  
 Date: PXC  
 Drawn By: HWSJ  
 Checked By: HWSJ  
 Job No: 8-05957  
 Sheet No:

C-3

# Flores Rezoning Request

## Legend

-  Parcels
-  Roads



1 inch equals 200 feet

# Flores Rezoning Request



**Picture 1:**  
Request location.



**Picture 2:**  
Property across road from request location.



**Picture 3:**  
Adjacent residences.



**Picture 4:**  
Adjacent Commercial structure.



**Picture 5:**  
Request location on left as seen looking toward Richland Park Dr.



**Picture 6:**  
Request location on right as seen looking toward West Edgewood Cir.



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

**CONDITIONAL DISTRICT PERMIT**

Applicant: FLORES,JOSE  
 Address: 2302 WHITE PINE LN  
 City, St Zip: ASHEBORO, NC 27205

Date: 11/14/2016  
 Application #: 2016-00002695  
 Parcel #: 7665688138

Owner: JOSE FLORES  
 Address: 2302 WHITE PINES LN  
 City, ST ZIP: ASHEBORO, NC 27205

Contact: FLORES,JOSE  
 Contact Phone: 336 953-7253

**LOCATION INFORMATION:**

Township: (17) RICHLAND  
 Subdivision name: Subdivision lot #:  
 Address: 7606 US HWY 220 S ASHEBORO, NC 27205

**ZONING INFORMATION:**

Zoning District(s): LI-CD – LIGHT INDUSTRIAL CONDITIONAL DISTRICT  
 Growth Management Area(s): PRIMARY GROWTH AREA  
 Specialty District: N/A  
 Watershed Name: N/A  
 Class A Flood Plain On Prop? NO  
 Area rezoned: 2.39 A

**USE/CONDITIONS:** TO ALLOW A WAREHOUSE STORAGE FACILITY IN A PROPOSED 80'x125' BUILDING AS PER SITE PLAN

**PLANNING & ZONING BOARD HEARING:** 12/06/2016  
**BOARD OF COMMISSIONERS PUBLIC HEARING:** 01/03/2017

This CONDITIONAL ZONING DISTRICT as described in Public Hearing and reflected in the official minutes of the proceedings and subject to all applicable provisions agreed upon by the applicant and the Board of Commissioners is hereby **approved**. *The applicant shall complete the development in accordance with the plans and conditions approved by this Board, a copy of which is filed in the County Planning Department.*

**RANDOLPH COUNTY  
 NORTH CAROLINA**

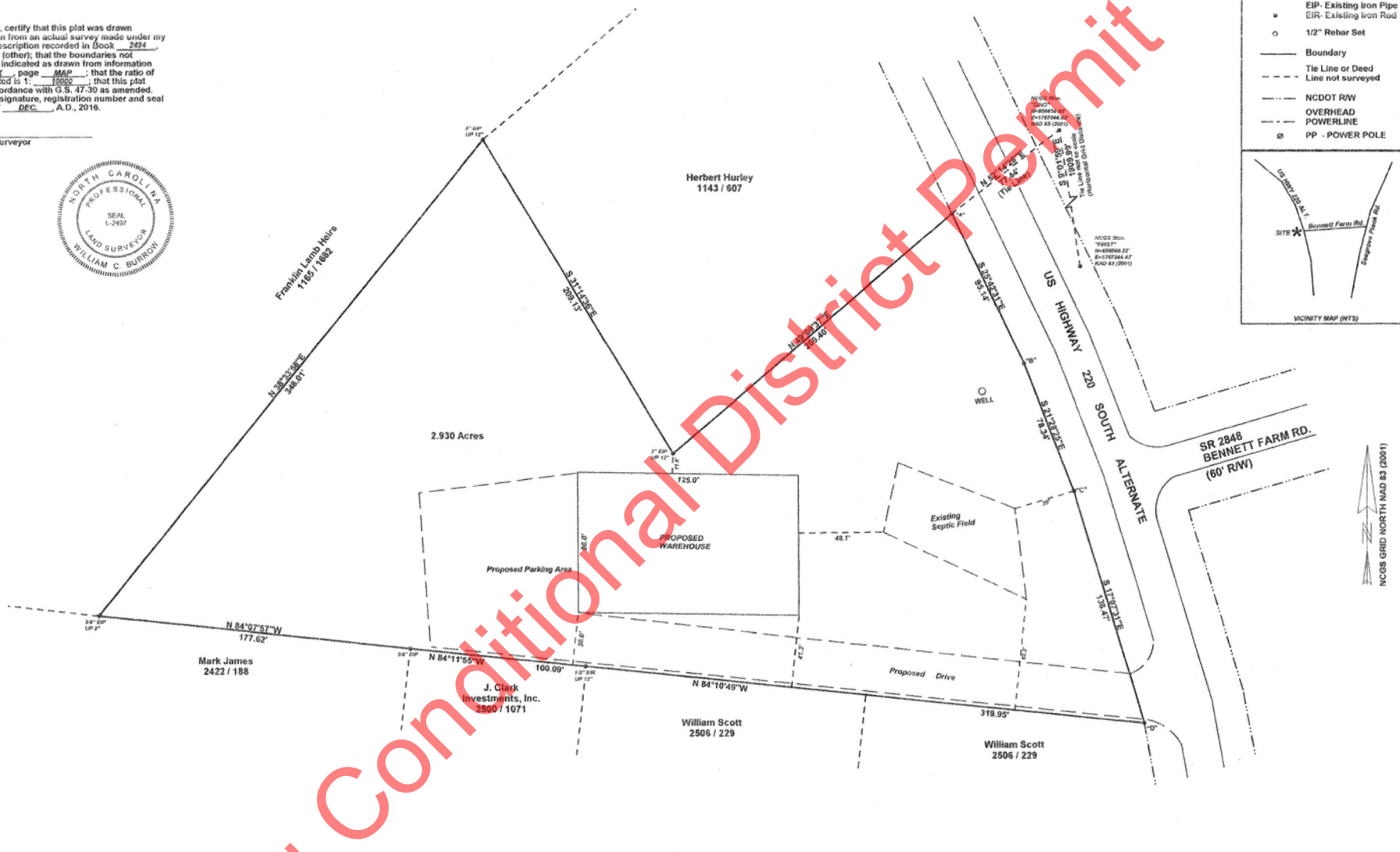
\_\_\_\_\_  
 Planning & Development Director

\_\_\_\_\_  
 Date

Existing Conditional District Permit

I, William C. Burrow, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2494, page 1274, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book TAX, page MAP; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 2 day of DEC, A.D., 2016.  
Seal or Stamp

Professional Land Surveyor  
L-2497



THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SURVEYOR L-2497

STATE OF NORTH CAROLINA  
COUNTY OF RANDOLPH

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

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

NOTES  
1. FOR DEED REFERENCE SEE DEED BOOK 2494 PAGE 1274.  
2. BOUNDARY LINE "A", "B", "C", AND "D" SURVEYED BY JERRY KING SURVEYING, INC. OCTOBER 1997 AND RECORDED IN PLAT BOOK 50 PAGE 77.



OWNER: Jose Flores  
2302 White Pines Ln.  
Asheboro, NC 27205

SITE PLAN FOR  
JOSE FLORES

RICHLAND TOWNSHIP RANDOLPH COUNTY NORTH CAROLINA  
DECEMBER 2, 2016 SCALE: 1" = 40'  
SURVEY BY: BURROW SURVEYS, INC. C-0936  
4483 FORK CREEK MILL RD.  
SEAGROVE, NC 27341  
(336) 879 - 5553

PIN# 7665688138

PROJECT NO. 4958

LEGEND

- EIP- Existing Iron Pipe
- EIR- Existing Iron Rod
- 1/2" Rebar Set
- Boundary
- - - Tie Line or Deed Line not surveyed
- - - NCDOT RW
- - - OVERHEAD POWERLINE
- ⊙ PP - POWER POLE

VICINITY MAP (NTS)





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

**IN THE MATTER OF THE APPLICATION FOR REZONING  
BY JOSE FLOREZ  
REZONING REQUEST #2023-00000595**

---

**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 *LI-CD - Light Industrial - Conditional District* as described in the application of Jose Flores 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 220 S which is a major transportation corridor.

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

***Policy 3.1*** *Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.*

**Consistency Analysis:** When originally constructed, this warehouse was built to support the adjacent hosiery business. The hosiery business has grown over the years, as evidenced by amendments to the Conditional District Permit at the production facility. By having the warehouse in close proximity to the manufacturing facility, it provide locational advantages for the hosiery business.

***Policy 3.4*** *Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.*

**Consistency Analysis:** As previously stated, the existing warehouse is adjacent to the hosiery manufacturing facility. The warehouse has direct access to US Hwy 220 S and can be at the interstates and highways in just a few minutes.

**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 April 4, 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 2.39 acre parcel, having the Randolph County Parcel Identification Number of 7665688138 is currently zoned *LI-CD - Light Industrial - Conditional District* by Randolph County, North Carolina;

**WHEREAS**, the Randolph County Planning Board has conducted a duly noticed public hearing on April 4, 2023 to consider the proposed rezoning on application number 2023-00000595, 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 *LI-CD - Light Industrial - 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 April 4, 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.



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

**APPLICATION #2023-00000599**

---

**GENERAL INFORMATION**

**Applicant:** Zachary Daniel Davidson

**Property Owner:** Zachary Daniel Davidson

**Hearing Type:** Legislative

**Request:** To allow a farm equipment repair and service business as per the site plan.

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

**Requested Zoning:** *RBO-CD – Rural Business Overlay – Conditional District*

**Small Area Plan:** None

**Growth Management:** Rural Growth Area

**Watershed Overlay:** None

**Flood Plain Overlay:** None

**Airport Overlay:** None

**Location:** Brantley Gordon Rd

**Parcel Number:** 66987894149

**Parcel Size:** 2.29 acres

**Existing Use:** Vacant

---

## 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>	Single-family residential
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:

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

### **RBO: RURAL BUSINESS OVERLAY DISTRICT**

**(1) PURPOSE AND USES PERMITTED**

The *Rural Business Overlay District* is established to provide locations where compatible rural land uses such as neighborhood retail and service establishments can be in general proximity to established rural residential areas to reduce automobile travel distances and promote better livability in the rural community.

The *Rural Business Overlay District* shall be considered as an overlay district to the *Residential Agricultural District*. 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) BUFFER REQUIREMENTS**

Where the property adjoins a residential use, a Level III buffer shall be installed.

**(3) SITE CONSIDERATIONS**

Yards may be used only for driveways, landscaping, and screening. The minimum lot size is three acres.

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.

**(4) SIGNAGE**

Signage shall be permitted as allowed by Article 600, Section 634.

---

**STAFF ANALYSIS AND RECOMMENDATION**

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

- Meet 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 4.1** *Provide for sites in Randolph County jurisdiction where rural commercial activity can locate with the goal of increasing economic activity, job creation, and the provision of services to the rural community.*

**Consistency Analysis:** By approving this request, the Planning Board would recognize the need for this type of rural activity and the need for this type of activity, job creation and provision of this service to this rural community.

**Policy 4.3** *Individual Rural Business or Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impacts to adjoining rural land uses.*

**Consistency Analysis:** This proposal, if developed as proposed, would balance the use of the property and provide buffering to adjoining rural 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.





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

**APPLICATION FOR ZONING CHANGE**

**Applicant:** DAVIDSON, ZACHARY DANIEL AND  
**Address:** 5898 BRANTLEY GORDON RD  
**City, St. Zip:** DENTON, NC 27239

**Date:** 03/02/2023  
**Parcel #:** 6698784149

**Owner:** DAVIDSON, ZACHARY DANIEL  
**Address:** 5898 BRANTLEY GORDON RD  
**City, St. Zip:** DENTON, NC 27239

**Permit #:** 2023-00000599  
**Permit Type Code:** PZ 2

**Location Address:**

**CONTACT NAME:** DAVIDSON, ZACHARY

**Contact Phone:** 336 460-4153

**PARCEL INFORMATION:**

**Lot number:** 1 - 2                      **Subdivision:** ZACH DAVIDSON  
**Acreage:** 2.2600                      **Township:** 07 - CONCORD

**ZONING INFORMATION:**

**Zoning District 1:** RA-RESIDENTIAL AGRICULTURAL DISTRICT  
**Zoning District 2:**  
**Zoning District 3:**  
**Growth Management Areas:** RURAL GROWTH AREA  
**Specialty District:** N/A  
**Watershed Name:** NONE  
**Class A Flood Plain On Prop?:** NO  
**Flood Plane Map #:** Flood Plain Map #: 3710668800J

**REQUESTED CHANGE:**

**Area To Be Rezoned:** 2.2600  
**Lot Size Indicator:** ACRE(S)  
**Proposed Zoning District:** RBO-CD-RURAL BUSINESS OVERLAY CONDITIONAL DISTRICT  
**Proposed Use(S):** TO ALLOW A FARM EQUIPMENT REPAIR AND SERVICE BUSINESS AS PER THE SITE PLAN  
**Condition(S):**

**Total Permit Fee: \$100.00**

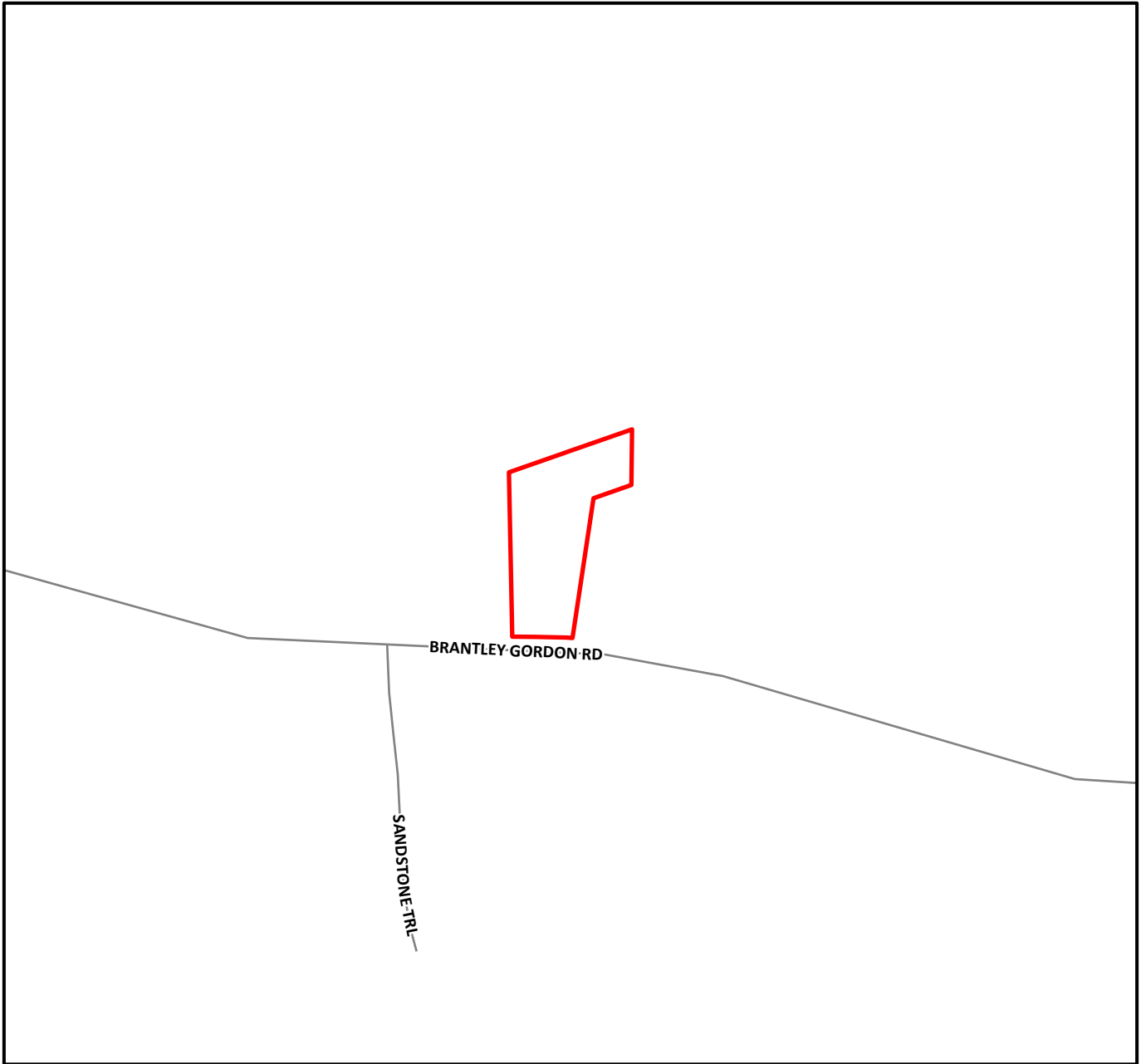
**COMMENTS:**

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

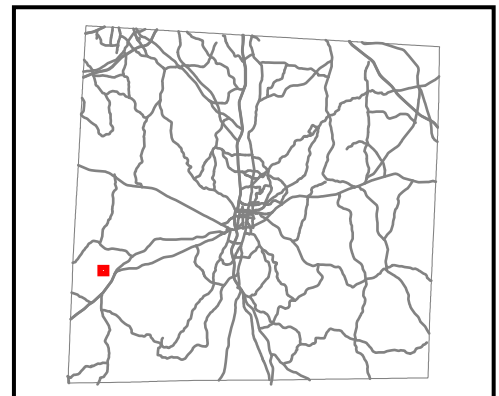
**Eric Martin**  
 \_\_\_\_\_  
 Authorized County Official

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

# Davidson Request Location Map



Directions to site: NC Hwy 49 S -  
(R) Brantley Gordon Rd - Site on  
(R) just before Sandstone Trl.

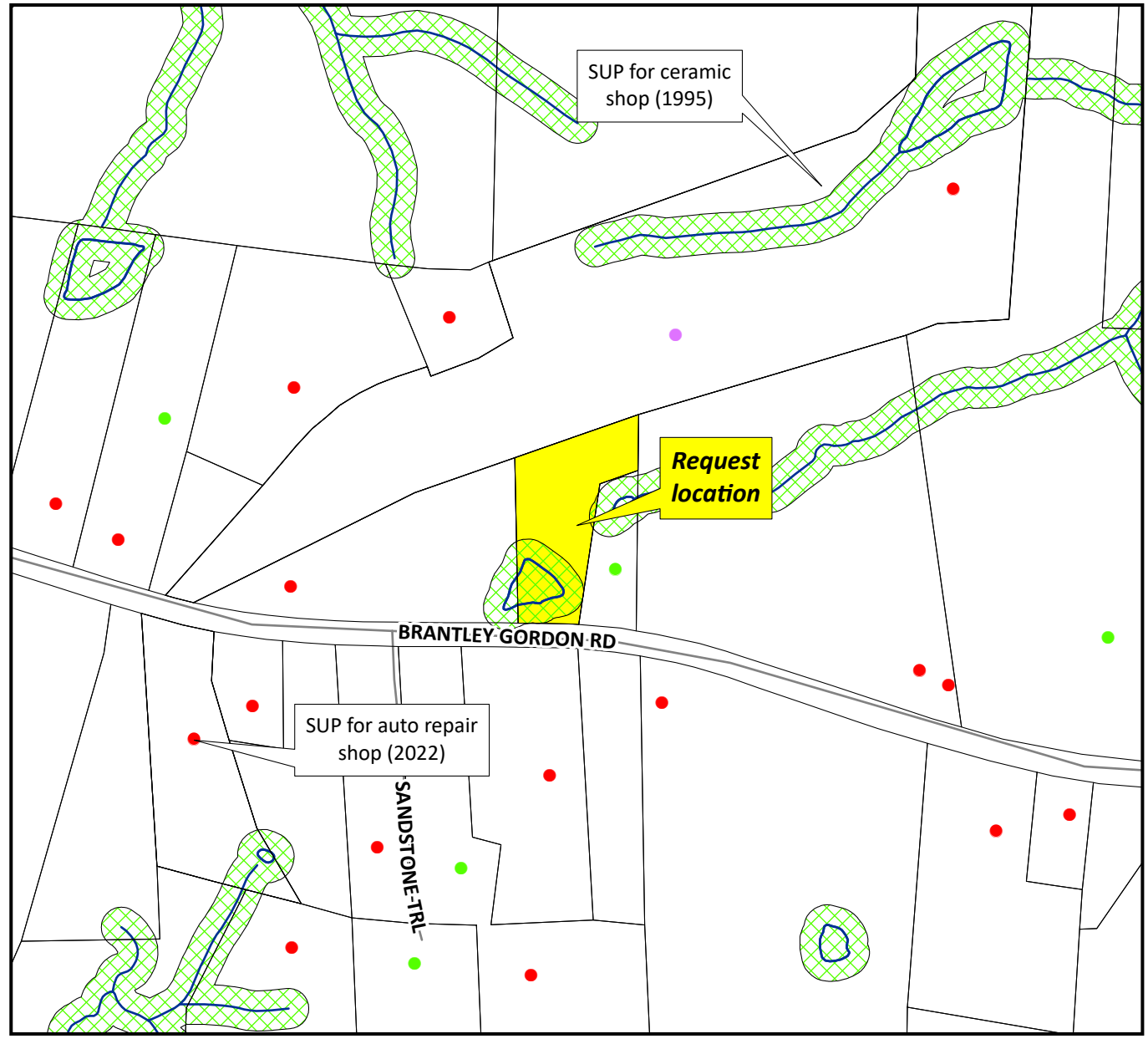


1 inch equals 400 feet

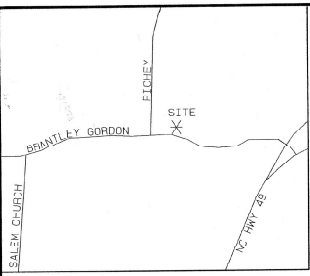
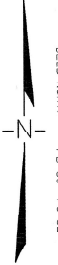
# Davidson Rezoning Request

## Legend

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



1 inch equals 400 feet



VICINITY MAP  
(NOT TO SCALE)

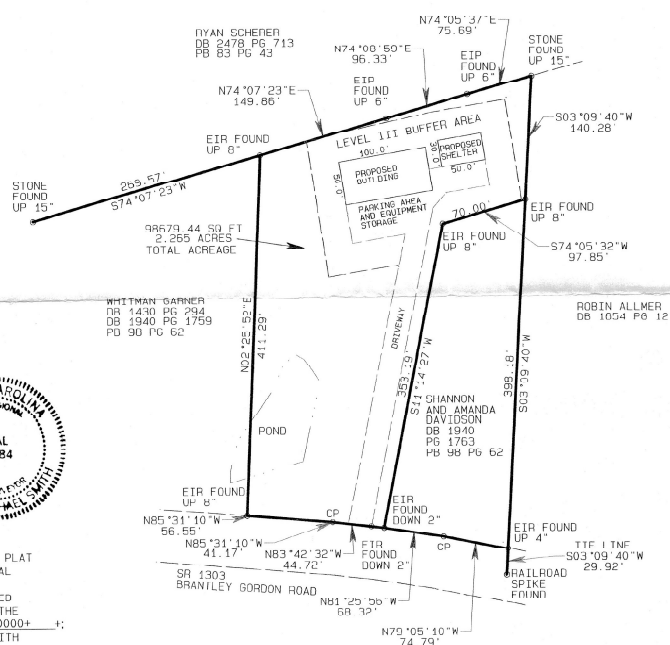
I, ANDREW MICHAEL SMITH, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE:  
THIS THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION FOR REZONING

*Andrew Michael Smith*  
ANDREW MICHAEL SMITH PLS L-3784

NOTES:  
NO MONUMENTS FOUND WITHIN 2000 FEET AREA DETERMINED BY COORDINATE METHOD.

OFFD REFERENCE:  
DB 1430 PG 294  
DB 1940 PG 1759

- LEGEND
- EIP = EXISTING IRON PIPE
  - NIP = NEW IRON PIPE
  - EIR = EXISTING IRON ROD
  - NIR = NEW IRON ROD
  - ECM = EXISTING CONCRETE MONUMENT
  - NRRS = NEW RAILROAD SPIKE
  - ERRS = EXISTING RAILROAD SPIKE
  - EPK = EXISTING P.K. NAIL
  - NPK = NEW P.K. NAIL SET
  - C/L = CENTERLINE
  - R/W = RIGHT OF WAY
  - PP = POWER POLE
  - CP = CALCULATED POINT
  - = PROPERTY LINE
  - - - = OLD PROPERTY LINE
  - - - = HIGH UP WAY LINE



I, ANDREW MICHAEL SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10000 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3RD DAY OF MARCH A.D. 2023.

*Andrew Michael Smith*  
PROFESSIONAL LAND SURVEYOR P.L.S. L-3784

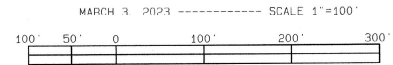
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_ REVIEW OFFICER OF \_\_\_\_\_ COUNTY  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS  
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

OWNER'S ADDRESS  
ZACHARY AND HANNAH DAVIDSON  
5658 BRANTLEY GORDON ROAD  
DENTON, NC 27239




SURVEYOR'S ADDRESS  
ANDREW MICHAEL SMITH  
1067 MACK ROAD  
ASHEBORO, NC 27205

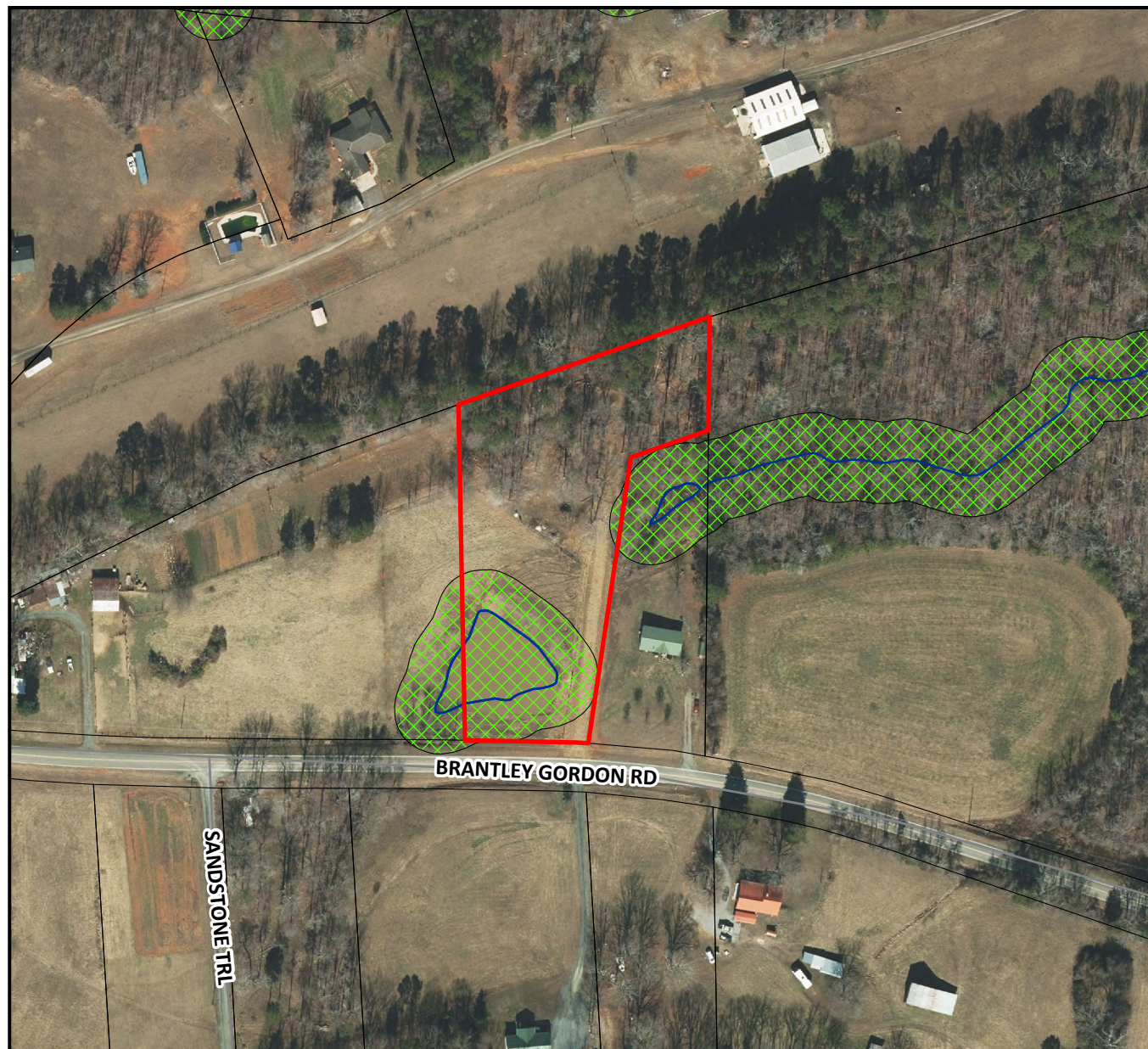
REZONING SURVEY FOR  
**ZACH DAVIDSON**  
CONCORD TOWNSHIP, RANDOLPH COUNTY  
NORTH CAROLINA



# Davidson Rezoning Request

## Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



1 inch equals 200 feet

# Davidson Rezoning Request



**Picture 1:**  
Request location.



**Picture 2:**  
Adjacent residence.



**Picture 3:**  
Property across road from request location.



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



**Picture 5:**  
Request location on right as seen looking toward Sandstone Trl.



**Picture 6:**  
Request location on left as seen looking toward NC Hwy 49 S.



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

**IN THE MATTER OF THE APPLICATION FOR REZONING  
BY ZACHARY DANIEL DAVIDSON  
REZONING REQUEST #2023-00000599**

---

**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 *RBO-CD - Rural Business Overlay - Conditional District* as described in the application of Zachary Daniel Davidson 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 *Rural Growth Area* which has rural density, large residential lots and is designed to protect watersheds or other environmentally sensitive areas.

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

**Policy 4.1** Provide for sites in Randolph County jurisdiction where rural commercial activity can locate with the goal of increasing economic activity, job creation, and the provision of services to the rural community.

**Consistency Analysis:** By approving this request, the Planning Board would recognize the need for this type of rural activity and the need for this type of activity, job creation and provision of this service to this rural community.

**Policy 4.3** Individual Rural Business or Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impacts to adjoining rural land uses.

**Consistency Analysis:** This proposal, if developed as proposed, would balance the use of the property and provide buffering to adjoining rural 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 April 4, 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 2.29 acre parcel, having the Randolph County Parcel Identification Number of 6698784149 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 April 4, 2023 to consider the proposed rezoning on application number 2023-00000599, 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 *RBO-CD - Rural Business Overlay - 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 April 4, 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.