



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

September 12, 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 September 12, 2023, Planning Board meeting.
 - Approval of the minutes from the August 8, 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 #2023-0002102

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **ELIZABETH D WELBORN**, Randleman, NC, and their request to rezone 9.80-acres at 6239 Davis Ctry Rd, New Market Township, Randleman Lake Critical Area Watershed, Tax

ID #7747926824, Rural Growth Area, from *RR - Residential Restricted District and RA – Residential Agricultural District* to *RLOM-CD - Rural Lot Subdivision Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow the division of Max H Welborn subdivision lot A into two parcels for Class B Mobile Homes and above as per the site plan.

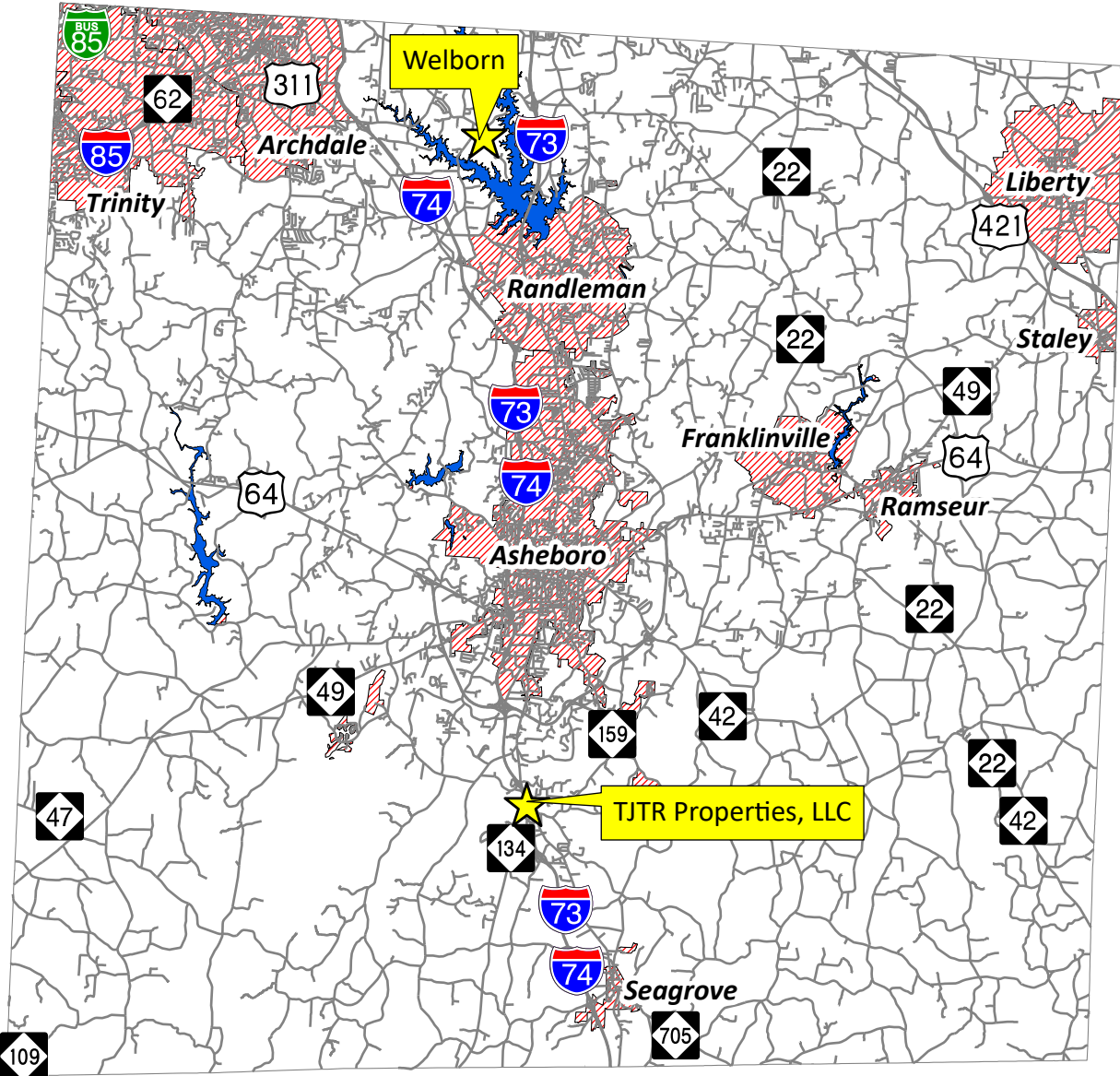
REZONING REQUEST #2023-00002193

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **TJTR PROPERTIES, LLC**, Asheboro, NC, and their request to rezone 21.33-acres at 2863 NC Hwy 134, Cedar Grove Township, Tax ID #7657589746, Secondary Growth Area, from *RA – Residential Agricultural District, RR – Residential Restricted Districts, and LI-CD – Light Industrial Conditional District* to *LI - Light Industrial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by the *LI - Light Industrial District*.





7. Adjournment.

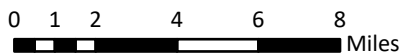
Attachments

September Request Location Map



Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





RANDOLPH COUNTY PLANNING BOARD

MINUTES

August 8, 2023

There was a meeting of the Randolph County Planning Board on Tuesday, August 8, 2023, at 6:30 p.m. in the 1909 Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC.

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

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

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

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

Johnson informed the Chairman there was a quorum of the members present for the meeting.

Johnson then introduced the new County Planning Director, **Tonya Caddle**, to the Planning Board and the citizens in attendance.

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

Consent Agenda:

- Approval of agenda for the August 8, 2023, Planning Board meeting.
- Approval of the minutes from the July 11, 2023, Planning Board meeting.

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

Pell asked the Board members if there were any conflicts in the cases before the Planning Board tonight. **Vaughan** stated that she had a potential conflict of interest in the case for **Uwharrie Builders** as her business often does work for the applicant and she asked to

be recused from the case. **Vaughan** made the motion that **Vaughan** be recused from participating in the case with **Cable** making the second to the motion. The motion was adopted unanimously.

Pell turned to **Johnson** to present the first case of the night.

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

APPLICATION #2023-00001844

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **GLANDON FOREST EQUITY, LLC**, Raleigh, NC, and their request to rezone 2.20 acres out of 9.52 acres beside 1293 Green Farm Rd, Back Creek Township, Tax ID #7732572024, Secondary Growth Area, from *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. Property Owner: DMN Properties, LLC

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

H R Gallimore, 231 S Fayetteville St, Asheboro, addressed the Planning Board and said that he is the representative for both the buyer and the seller of the property. **Gallimore** stated that there are several manufacturing operations close to the requested location and that this request was to establish a national retail store. **Gallimore** stated that the proposed occupant always does market research before submitting for approval for a store and the market research shows that there is a need for this store. **Gallimore** recalled all the curb markets and privately owned stores that used to exist all over the County and those stores have mostly closed. **Gallimore** told the Planning Board that the applicant has had a soil evaluation done and the property has been approved for a septic system. **Gallimore** also advised the Planning Board that the North Carolina Department of Transportation (NCDOT) has reviewed the proposal and given positive feedback on the request and that no additional road improvements will be needed.

Cable said that he had a question about the portion of the property to be purchased and **Gallimore** said that just the portion indicated on the site plan is the area that is being considered for the rezoning and is the portion that would be sold if the request was approved.

Pell asked if there were other questions from the Planning Board members.

Austin asked about water and sewer on the site and **Gallimore** told the Planning Board that the soil evaluation for a septic system has been done and the proposed well has also been located on the site.

Cable asked if this would be the “standard” store for this site and **Gallimore** answered that it would be the standard store that the applicant would build and they would follow all necessary building codes.

Hearing no other questions from the Planning Board, **Gallimore** requested the right to address any concerns raised by the opposition.

Pell asked if there was anyone else in favor of the request who would like to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the request who would like to address the Planning Board.

Ron Autry, 1510 Caraway Summit Trl, Sophia, rose to address the Planning Board and he said that he does not want to see this request approved and the retail store be built. **Autry** said that a Dollar Store will impact the community and it will impact the new owner of the existing convenience store that has been in the community since 1993.

Autry continued and said that Dollar General normally has only two people working at their stores at any time and that allows a lot of shoplifters and can create problems with the homeless that have recently started building fires in the woods. **Autry** said the store would allow other people to encroach on their property. The community feels that Dollar General will cause more problems than it is worth and this is a low-key community and they want to keep it that way.

Pell asked if there were any questions from the Planning Board member. Hearing none, **Pell** asked if there was anyone else in opposition who wished to address the Planning Board.

Stuart Swan, 1304 Green Farm Rd, Asheboro, addressed the Planning Board and said that his concerns were the same as **Autry**. **Swan** stated that the crime level will increase and the community does not want those people here. **Swan** concluded by saying that Dollar General will not do much for the community and will not help the citizens in the area.

Barbara Murray, 1546 Old County Farm Rd, Sophia, said that there were over twenty-seven Dollar General stores within a forty-mile radius of this site. She said the proposed store would create more traffic and that drug deals would be happening behind the building. **Murray** concluded by saying that the citizens love this area as it is peaceful and the proposed store is not for the community.

David Norcum, 2204 Silver Springs Rd, Sophia, addressed the Planning Board by talking about the activities that are close to this location like Lake Lucas which has a fishing and picnic area, Carp Caraway, Camp Caraway, and Camp Mundo Vista. **Norcum** said that further up the road in Hillsville is an existing Dollar General store and before that store was built, many people would drive into High Point where many of the existing buildings were occupied but now there are three or four empty stores. **Norcum** asked if Dollar General caused those stores to close.

Norcum told the Planning Board that he was the developer of The Caraways Subdivision and that the existing store has provided the community with what they needed and the proposed Dollar General will change the character of the community. **Norcum** continued by saying that Dollar General is a huge corporation from Tennessee and the community does not know how much interest the company will have in preserving the neighborhood. **Norcum** asked if this request would change the area and make it more commercial and what the future holds. **Norcum** closed his comments by asking the Planning Board to at least consider installing public water and sewer in the area if the request is approved. **Norcum** stated that the corporation is large and can afford to install utilities and asked if the existing businesses would be able to stay in business if Dollar General was approved.

Tammy Voncannon, 3805 Old County Farm Rd, Sophia, told the Planning Board that the consensus of the community is that we do not want a Dollar General store in this area. **Voncannon** told the Planning Board that she moved to this rural area for a reason and that she did not want the store near her, her child, or her pets. **Voncannon** stated that it does not take long for Dollar General stores to get run down in appearance due to the lack of employees. **Voncannon** stated that the small existing gas station does not bring in large amounts of travel. **Voncannon** stated, in her opinion, that the products sold at Dollar General are for low-class/lower-income, and the stores tend to bring in the “wrong” people **Voncannon** said that the businesses in the community are very small and it is hard for the community. to know which people are going to work and which are going to other locations. **Voncannon** stated that Dollar General will bring in larger trucks, and more traffic, and the road does not need more traffic, and people driving too fast. **Voncannon** related to the Planning Board about people walking in the area and people at the gas station doing things they should not be doing and that the existing Dollar Stores are approximately five miles away. **Voncannon** concluded her remarks by asking Planning Board members if they would want this within a few hundred feet of their front door and that she hates it for the neighbors directly across the street from the request location as they are also opposed to the rezoning request.

Don Murray, 1546 Old County Farm Rd, Sophia, told the Planning Board that the neighborhood has become busier, and they have a serious problem with traffic and speeding and that there are no sidewalks and nowhere to put them for people to walk to the proposed store, **Murray** stated that the intersection of Caraway Mtn Rd, Green Farm Rd, and Old County Farm Rd might need a four-way stop light to control traffic and to help with the blind corner near the gas station. **Murray** concluded by saying that these types of stores are not good neighbors nor good to their staff. **Murray** stated that Dollar General has received over \$21 million in fines from OSHA and the company has only paid \$4 million of the fines to date.

Bob Thomas, 3598 Caraway Mtn Rd, addressed the Planning Board by saying that everyone is speaking negatively about the request and there are probably twenty-five to thirty people in attendance that are against this request. **Thomas** said he has lived in this community all his life and the community does not want this store.

Jimmy Huffman, 5138 Caraway Mtn Rd, Sophia, told the Planning Board that he has lived in this area for twenty-eight years and he works at Camp Caraway and Camp Mundo Vista. **Huffman** stated that his part of the County needs public water, public sewer, and internet access and he is not sure if Dollar General will fit into the community. **Huffman** stated that Dollar General does not have the best reputation or history and if people want lottery tickets or gas for their car, the existing store works and there might be other places in the County for this store.

Pell asked if there was anyone else who would like to speak in opposition to the rezoning request. Hearing none, **Pell** asked **Gallimore** if he wanted to address any of the comments that had been presented by the opposition.

Gallimore stated again that the soil evaluation for a septic system has been done and he does not understand why the community is bashing Dollar General. **Gallimore** stated that the alternative is going to Walmart as most people do not go to High Point via SR1004 like they used to do many years ago. **Gallimore** said that the request is consistent with the neighborhood and the surrounding commercial uses. **Gallimore** concluded by restating that Dollar General does their market research and if there is not a need or the data to support a store in a specific location, they will not put a store in the area.

Cable asked how close is the closest Dollar General store and **Gallimore** answered approximately 4.6 miles as there is one on US Hwy 64 W and Garren Town Rd and one on Hillsville Rd.

Cable asked if the store would be putting in low-density lights like the store on US Hwy 311 and **Gallimore** said they would be using the same lighting design.

Hedrick asked if a landscape plan had been done since Article 600, Section 612 requires a Level III buffer. **Gallimore** stated that the site will meet all the requirements of the County zoning ordinance.

Austin asked if any preliminary testing on the septic system had been done and **Gallimore** again stated that the site has been evaluated and has been approved.

Austin said that the site map that the Planning Board has shows the site in yellow and asked if the 2.20-acre parcel is the area for the store. **Gallimore** passed around a more detailed site plan showing the placement of the proposed building.

Christian Vestal, an Engineer with Summey Engineering, 150 S Fayetteville St, Asheboro, rose to help the Planning Board determine the 2.20 acres of property to be rezoned.

After several minutes of discussion between the Planning Board members and **Vestal**, **Pell** asked if everyone was clear about where it was located on the plan. **Cable** said it was getting clearer but still, he had questions.

Cable pulled up the submitted site plan on his laptop and was able to measure that the area to be rezoned was 323.72 ft from the northeast corner to the entrance and drive. Then there was a thirty-six-foot-wide drive and the setbacks behind the store were thirty feet from the rear property line and there were thirty-six feet between the parking areas. **Cable** said that it made the area to be rezoning clearer.

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

Johnson stated that he did not have questions but just a comment. Johnson said that what makes this request unique is all the different land uses that have been in the community for years do not seem to have a major impact on the community. **Johnson** mentioned the existing furniture manufacturing facility that has been in the community since before zoning and that the convenience store was rezoned in 1993. **Johnson** stated that he has been through this community many times in the morning that it is a community convenience store that provides a service to the rural community and that the name of the store does not matter. **Johnson** said that the zoning decision must be based on if the proposal is compatible with the neighborhood and the Planning Board should only be looking at retail sales.

Pell stated that the applicant must work out the completed site plan with the County to include everything required by the *Unified Development Ordinance*.

Johnson stated that the real issue before the Planning Board is whether the proposed retail store is compatible with the community.

Pell asked if there were any other questions from Planning Board members.

Hearing none, **Pell** closed the public hearing.

Cable said that the Planning Board has listened to everyone and heard from citizens and their concerns and opinions, **Cable** said that the Planning Board also has to take into consideration the zoning rules enacted by the State and the County. **Cable** stated that the Planning Board has not heard anything other than the community does not want the store. **Cable** continued that the community safety concerns are not specific to Randolph County and that he did not see anything that would stand in its way of safety due to the presence of the North Carolina Highway Patrol and the Randolph County Sheriff's Office. **Cable** stated that homeless people are being removed as the law allows. **Cable** repeated a statement made in the meeting that Randolph County is getting busier every day but **Cable** suggested that more people are coming to Randolph County due to the services provided to the community. **Cable** continued by stating that the Planning Board has heard several requests from Dollar General and some requests were approved and some requests have been denied, and for the most part, the company does its homework before deciding to invest in a community. **Cable** stated that he understands the community loyalty to their existing community stores but the Planning Board cannot hold the company accountable for their business plan but the Planning Board can ensure that the development is conducive to zoning. **Cable** concluded his remarks by stating that he did

not see anything that tips the scale away from the store based upon the criteria set out by relative Statutes.

Hedrick stated that he thought this area has been conducive for development but that his concerns were for the neighbors and that no buffer was indicated on the site plan. **Hedrick** stated that he did some rough calculations and based on the present site plan, approximately 3.50 acres will be landlocked and any change to that property would have to come back before the Planning Board.

Pell stated that the applicant must install the buffers as required by the *Unified Development Ordinance*.

Hedrick asked if the application needed to be updated and **Johnson** stated that the applicant would have to comply with all zoning requirements to be allowed to operate.

Pell called for a motion.

Cable said that based on conversations and everything that the Planning Board has heard tonight he would make the motion to approve the rezoning.

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

Pell, having a proper motion and second, called the question on the motion to **APPROVE** the rezoning request, and the motion was adopted and approved with a five to two vote with **Hedrick** and **Austin** voting against the motion.

APPLICATION #2023-00001845

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **UWHARRIE BUILDERS, LLC**, Asheboro, NC, and their request to rezone 2.54 acres along US Hwy 220 Bus S, Cedar Grove Township, Tax ID #7658492146, Primary Growth Area, from *HI-CD - Heavy Industrial - Conditional District* to *LI-CD - Light Industrial - Conditional District*. The proposed Conditional Zoning District would specifically allow mini-warehouse storage buildings as per the site plan. Property Owner: Fiber Cushioning, Inc.

Vaughn did not participate in this case as she previously identified a possible conflict of interest with the application for the request.

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

John Thompson, 868 Laurel Dr, Asheboro, NC, with Uwharrie Builders rose to address the Planning Board and said that he was the developer of the site and that the office for Uwharrie Builders is to the south of this site and they want to put mini-warehouses on the property.

Johnson said that the property has been vacant for a long time.

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

Austin asked about the security at the facility. **Thompson** said the site would be fenced and there would be an alarm system. **Austin** asked if there would be any personnel on the site and **Thompson** replied that they were looking at two different options at this time but would probably be using a kiosk for access to the site.

Pell asked if there was anyone else in favor of the request who would like to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the request who would like to address the Planning Board.

Hearing none, **Pell** closed the public hearing.

Cable asked if the request had been properly posted and the property owners were notified. The Planning Staff stated that the necessary procedures were followed.

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*. **Austin** 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 told the applicant that due to the potential of an appeal of the rezoning decision, the approval paperwork would be sent after the deadline for filing an appeal if no appeal is requested.

APPLICATION #2023-00001858

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **EDGEWOOD HOSIERY, INC.**, Asheboro, NC, and their request to amend the existing Conditional District Permit at 7554 US Hwy 220 S, Richland Township, Tax ID #7665683345, Primary Growth Area, from *RM-CD - Residential Mixed - Conditional District* to *RM-CD - Residential Mixed - Conditional District*. The proposed Conditional Zoning District would specifically amend the existing Conditional District Permit to allow one additional space in L & L Mobile Home Park for a total of seven spaces as per the site plan.

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

Garland Ferguson, 510 rose to address the Planning Board and stated that the property owner, **Jose Flores**, could not be at the meeting tonight due to a previous commitment and that he would be presenting **Flores** tonight. **Ferguson** said that the previous property owners sold the property to **Flores** saying that it was approved to have seven lots but we learned during the permitting process that the site was only approved for six lots and one office. **Ferguson** said that **Flores** wants to take the site of the previous office and make it a mobile home rental space. **Ferguson** told the Planning Board that **Flores** removed all of the old mobile homes from the site, repaired the driveway into the site, and purchased seven new mobile homes to go on the site. **Ferguson** also said that **Flores** allowed the existing residents in the mobile home to live on the site free for two months and gave \$500.00 to each renter to help them get started in a new home.

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

Bunting asked if there were septic systems and wells for each lot and **Ferguson** replied that each site has its own septic system and that the entrance to the site has not been changed.

Cable asked if the seventh mobile home had been set up on the site and **Ferguson** said that the mobile home for the seventh lot is at another location pending the outcome of the rezoning request.

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

Pell asked if there was anyone else in favor of the request who would like to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the request who would like to address the Planning Board.

Pell asked if there was anyone else who would like to speak in opposition to the rezoning request. Hearing none, **Pell** closed the public hearing.

Cable asked if the request had been properly posted and the property owners were notified. The Planning Staff stated that the necessary procedures were followed.

Johnson said that the mobile home park has been on the site since sometime in the 1980s.

Beeson stated that he thought it was good that **Flores** was updating and improving the site.

Vaughan said that he likes the idea that they are using a big parcel.

Hedrick said that he thought the request would provide necessary housing in the community.

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

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

Johnson told the applicant that due to the potential of an appeal of the rezoning decision, the approval paperwork would be sent after the deadline for filing an appeal if no appeal is requested.

Johnson reminded the Planning Board meeting of the joint work session with the Board of Commissioners that will be on August 31, 2023, at 4:00 p.m. in the McAnulty Room at Northgate Commons.

Planning Board members welcomed **Caddle** and expressed excitement over her coming to work with the County.

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

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

The meeting adjourned at 7:55 p.m., with 28 citizens present.

**RANDOLPH COUNTY
NORTH CAROLINA**

Chairman

Clerk to the Board

Date



DRAFT



RANDOLPH COUNTY TECHNICAL REVIEW COMMITTEE REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2023-00002102

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **ELIZABETH D WELBORN**, Randleman, NC, and their request to rezone 9.80-acres at 6239 Davis Ctry Rd, New Market Township, Randleman Lake Critical Area Watershed, Tax ID #7747926824, Rural Growth Area, from *RR - Residential Restricted District and RA – Residential Agricultural District* to *RL0M-CD - Rural Lot Subdivision Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow the division of Max H Welborn subdivision lot A into two parcels for Class B Mobile Homes and above as per the site plan.

GENERAL INFORMATION

Property Owner: Elizabeth D Welborn
Hearing Type: Legislative
Small Area Plan: None
Flood Plain Overlay: None
Airport Overlay: None
Existing Use: Single-family residential

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RR - Residential Restricted 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>	Vacant

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation (NCDOT):

The only comment received from NCDOT is that a driveway permit will need to be obtained.

ZONING INFORMATION

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

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

A. *RLO: RURAL LOT SUBDIVISION OVERLAY DISTRICT*

(1) *PURPOSE AND USES PERMITTED*

The purpose of the *Rural Lot Subdivision Overlay District* is to create a development option where subdivided residential lots, because of their size, offer opportunities for preserving unique and sensitive environmental features, as well as the scenic and historic character of areas. Rural Lot Subdivisions offer to maximize infiltration of precipitation to a private well water field to ensure sustainable well water supplies. Housing characteristics within the *RLO* district will be designated *Exclusive (RLOE)*, *Restricted (RLOR)*, or *Mixed (RLOM)* in conformance with other major subdivision zoning districts.

This district is primarily designed for *Rural Growth Areas* as reflected in the *Randolph County Growth Management Plan*.

The *Rural Lot 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) *RURAL LOT SUBDIVISION DEVELOPMENT STANDARDS*

Lot sizes for any lots in a *Rural Lot Subdivision* shall be a minimum of three acres. The lots shall not have a lot depth-to-lot width ratio greater than four times the width at the minimum front street setback. Lots in *Rural Lot Subdivisions* are prohibited against further subdivisions.

(3) *SITING ON PUBLIC ROADWAYS AND ADJACENT RURAL ZONING DISTRICTS*

Rural lot subdivisions shall be sited in such a way as to be not fully visible from the primary thoroughfare. Natural features such as tree stands and slight rises in topography shall be retained to afford a rural landscape to adjoining residential zoning districts and existing roads.

(4) DEVELOPMENT CONSIDERATIONS

Preserve scenic views and elements of Randolph County's rural character by minimizing perceived density by minimizing views of new development from existing roads using natural buffers and open space.

- (a) Preserve open land, including those areas that contain unique and sensitive features such as natural areas, streams, wetlands, and flood plains.
- (b) Minimize site disturbance and erosion through the retention of existing vegetation.
- (c) New driveway connections shall be designed in a way to minimize new locations on existing public roads.
- (d) 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.
- (e) The development shall be designed to limit disturbance in the following areas:
 - (i) Land within a floodway;
 - (ii) Wetlands;
 - (iii) Groundwater recharge areas; or
 - (iv) Critical ecological areas.

TECHNICAL REVIEW COMMITTEE ANALYSIS AND RECOMMENDATION

The Technical Review Committee 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 as supporting the above conclusion.

Policy 6.2 *Major subdivision development which does not have access to either central water or sewage facilities should locate in areas where soil and geological characteristics are conducive to the long-term support of on-site systems such as wells and septic tanks.*

Consistency Analysis: This area of the County does not have access to public water or sewer. This request, as presented, makes use of the soil on the property and encourages long-term use of the proposed well and septic system.

Policy 6.22 *New driveway connections should be designed in a way to minimize new locations on existing public roads.*

Consistency Analysis: As noted above, NCDOT will require a driveway permit for the one new drive that will be created for the new lot. Since only one new lot is being created, the applicant is minimizing new driveway connections on the existing public road.

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.

It should be noted that this recommendation is only the opinion of the Technical Review Committee based on information supplied by the applicant before the public hearing. Additional information provided at the public hearing could cause the Planning Board to either accept or reject these recommendations.





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

APPLICATION FOR ZONING CHANGE

Applicant: WELBORN, ELIZABETH D
Address: 6239 DAVIS CTRY RD
City, St. Zip: RANDLEMAN, NC 27317

Date: 07/31/2023
Parcel #: 7747926824

Owner: WELBORN, MAX
Address: 6239 DAVIS CTRY RD
City, St. Zip: RANDLEMAN, NC 27317

Permit #: 2023-00002102
Permit Type Code: PZ 2

Location Address: 6239 DAVIS CTRY RD
 RANDLEMAN, NC 27317

CONTACT NAME: WELBORN, ELIZABETH D

Contact Phone: 252 269-5761

PARCEL INFORMATION:

Lot number: A **Subdivision:** MAX H WELBORN
Acreage: 9.4600 **Township:** 13 - NEW MARKET

ZONING INFORMATION:

Zoning District 1: RR-RESIDENTIAL RESTRICTED DISTRICT
Zoning District 2: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 3:
Growth Management Areas: RURAL GROWTH AREA
Specialty District: N/A
Watershed Name: RANDLEMAN LAKE WATER QUALITY CRITICAL AREA
Class A Flood Plain On Prop?: NO
Flood Plane Map #: Flood Plain Map #: 3710774600J

REQUESTED CHANGE:

Area To Be Rezoned: 9.8000
Lot Size Indicator: ACRE(S)
Proposed Zoning District: RLOM-CD-RURAL LOT SUBDIVISION OVERLAY MIXED
 CONDITIONAL DISTRICT
Proposed Use(S): TO ALLOW THE DIVISION OF MAX H WELBORN S/D LOT A INTO
 TWO PARCELS FOR CLASS B AND ABOVE HOUSING 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.

Timothy Mangum

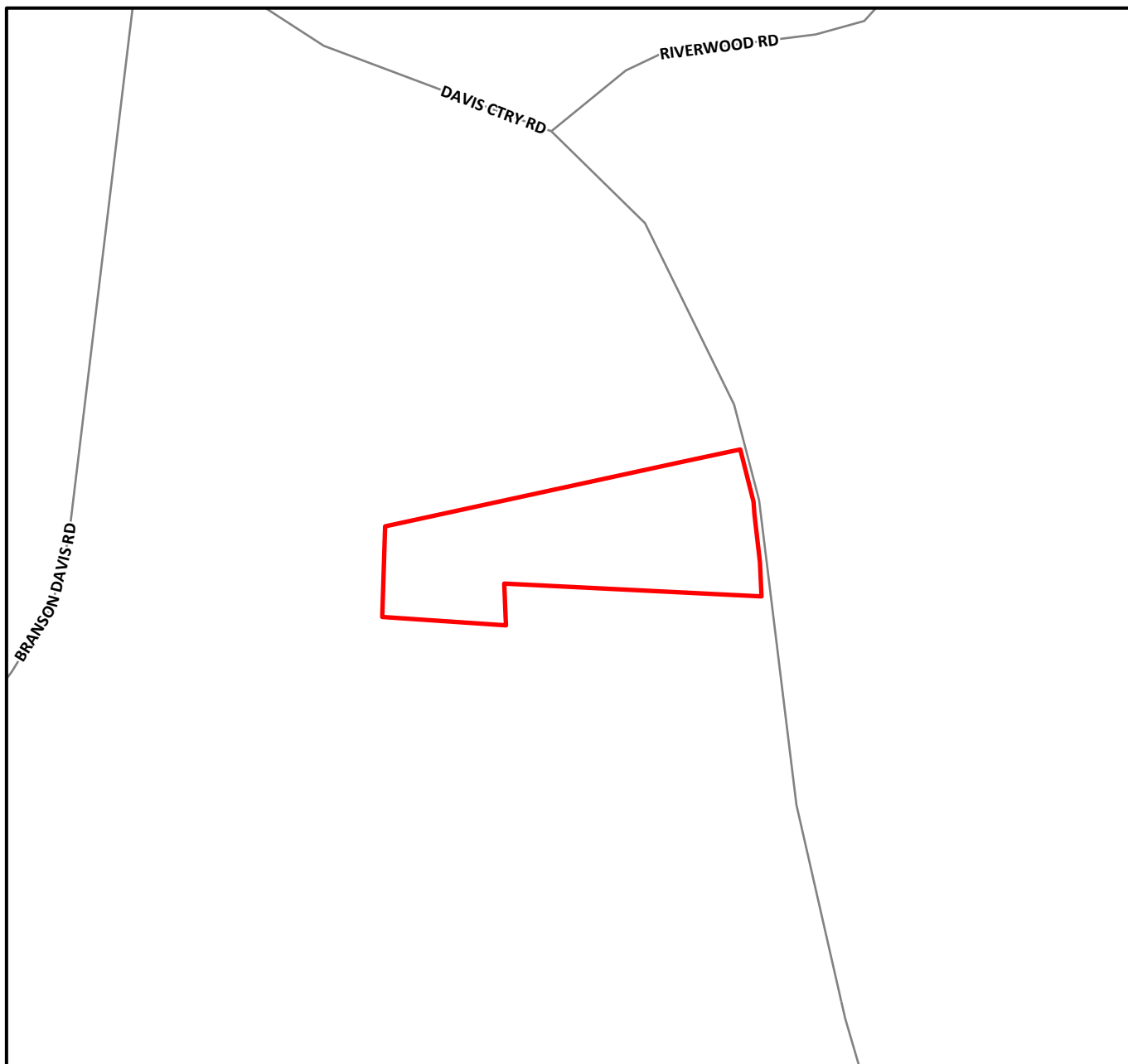
Authorized County Official

Signature of Applicant:

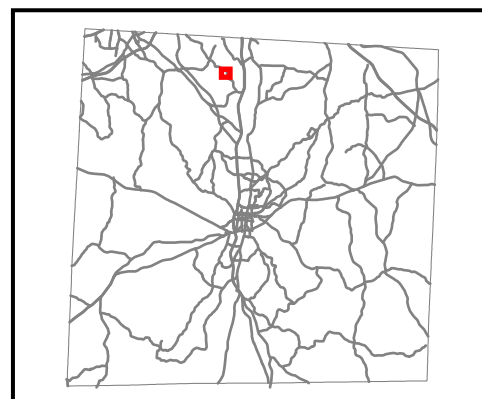
- LOCAL TELEPHONE NUMBER -

Asheboro: (336) 318-6565 - Archdale/Trinity: (336) 819-3565 <http://www.randolphcountync.gov>

Welborn Request Location Map



Directions to site: US Hwy 311 -
(R) Branson Davis Rd - (R) Davis
Ctry Rd - Site on (R) approx. 1/4
mile past Riverwood Rd at
6239 Davis Ctry Rd.



1 inch equals 500 feet

Welborn Rezoning Request

Legend



Parcels

Structures

Type



Multi-address Structure



Permanent Structure



Temporary Structure



Duplex/Complex



Miscellaneous Structures



Roads



Streams



50 ft. Stream buffer

County zoning

Districts



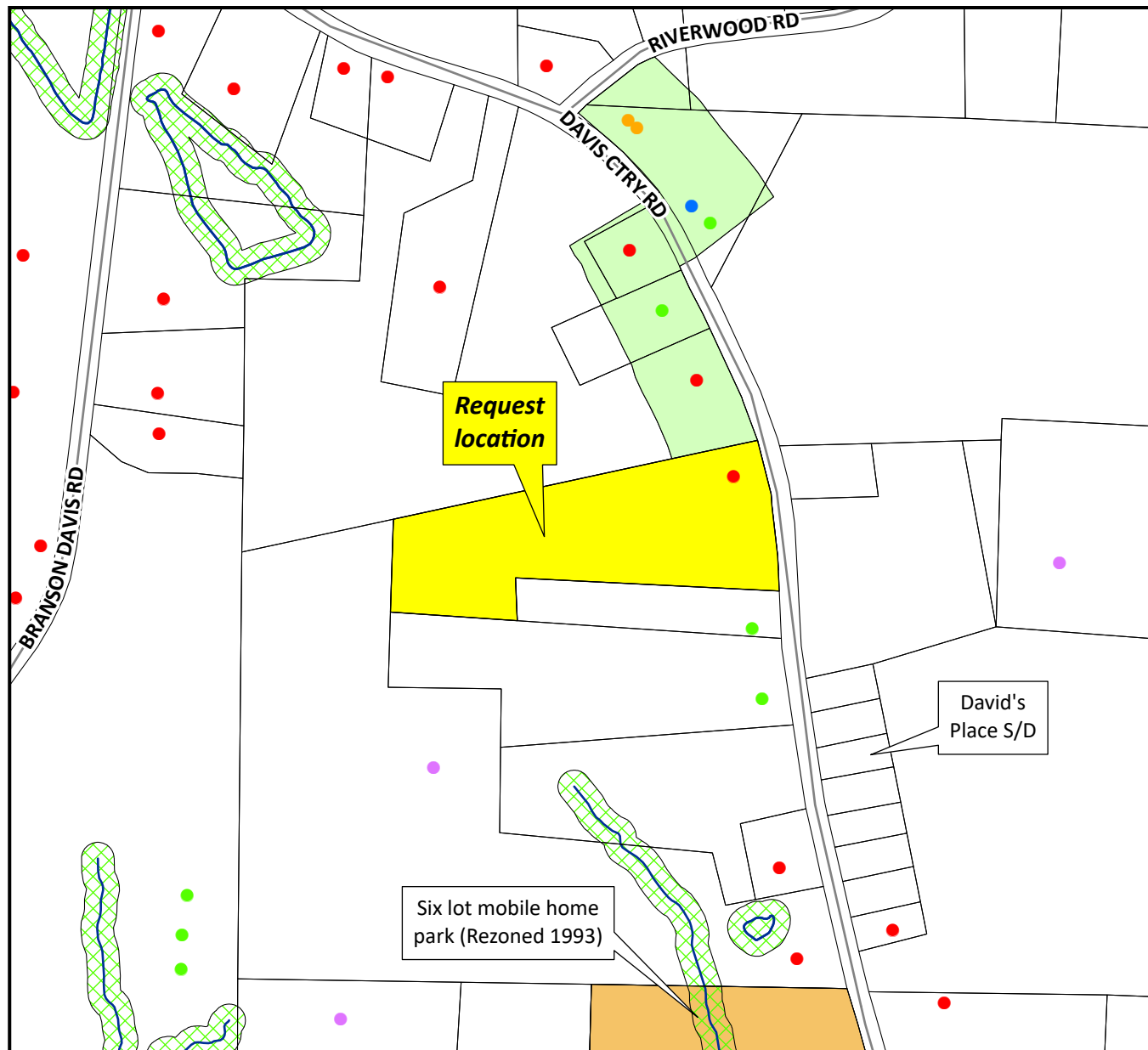
RA



RM



RR



The request is located in Deep River Watershed Critical Area.

1 inch equals 500 feet

Notes:

- This project is not located within a special flood hazard area per NCFRIS.
- Map #: 371077460J Effective Date: 1/2/2008
- Area calculated by coordinate geometry.
- All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
- No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
- Tax PIN: 7747926824
- Setbacks:
 - Front: 35'
 - Rear: 30'
 - Side: 10'

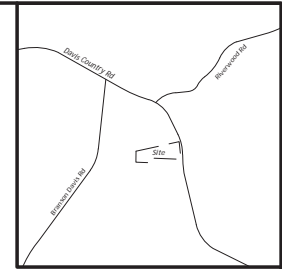
County of Randolph
Certificate of Exemption

Approved: _____ Date _____ Deputy Planning Director

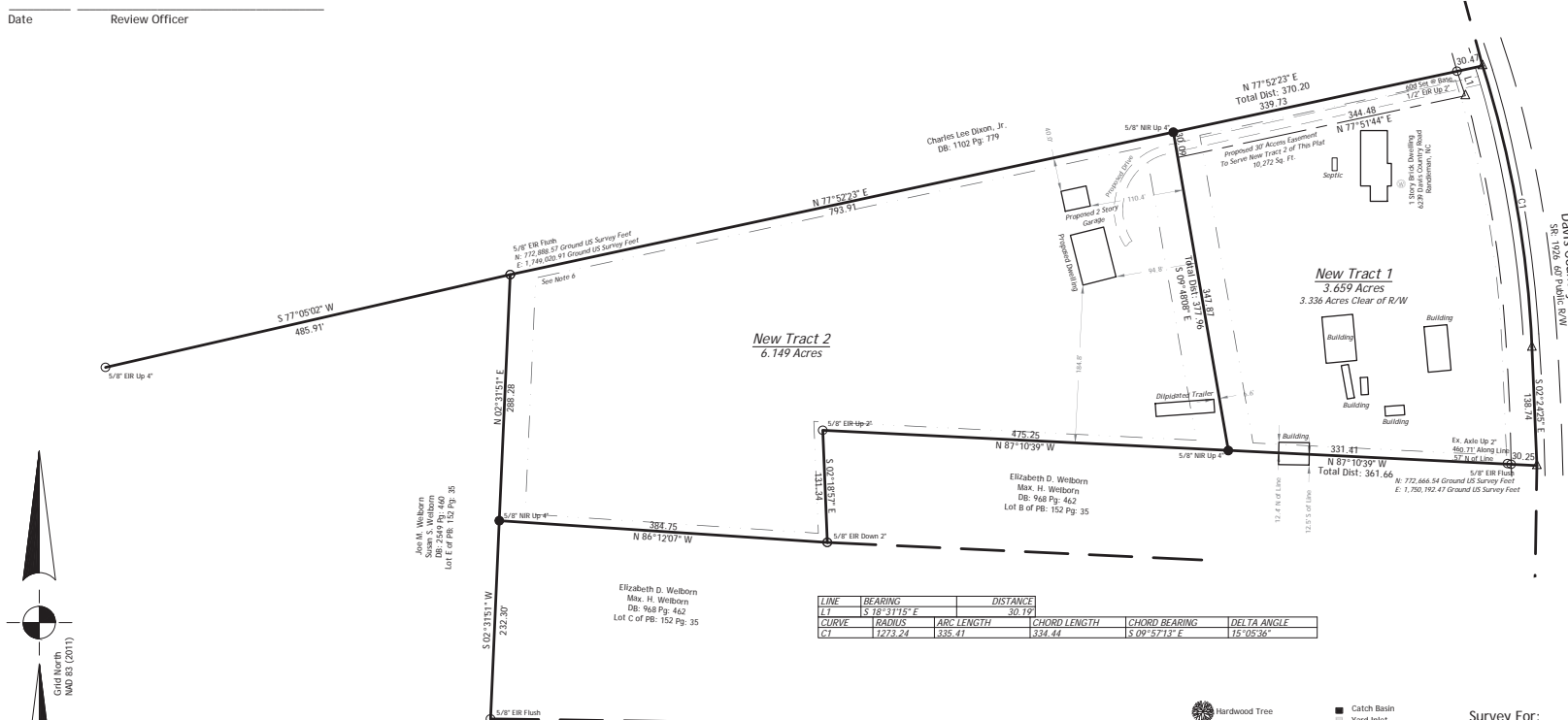
STATE OF NORTH CAROLINA

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

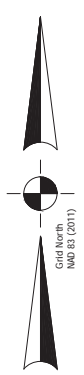
Date _____ Review Officer _____



Location Map
(Not to Scale)



LINE	BEARING	DISTANCE			
L1	S 18°31'15" E	30.19'			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1273.24'	335.41'	334.44'	S 09°57'15" E	15°05'36"



Owners:
Elizabeth D. Welborn
Max. H. Welborn
6239 Davis Country Road
Randleman, NC 27317

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

In accordance with NC General Statute 47-30(f)11a that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

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 968, page 462.

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See, page Notes; that the ratio of precision or positional accuracy as calculated is 1:10000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 3rd day of July, A.D., 2023.



I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey.

- Class of survey: Class A
- Positional accuracy: $-0.10'$
- Type of GNSS field procedure: Real-Time Kinematic Networks
- Dates of survey: June 30, 2023
- Datum/Epoch: NAD83(2011) / 2010.00
- Published/Fixed-control use: North Carolina Real Time Network
- Geoid model: Geoid 12A
- Combined grid factor(s): 0.999899986
- GPS/GNSS Scale Point(s): N: 772,571.92 E: 1,749,800.79 Z: 723.96
- Units: US Survey Feet

- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- RIS - Railroad Spike
- NIR - New Iron Rod
- NIIP - New Iron Pipe
- NCS Monument
- EN - Existing Nail
- EIR - Existing Iron Rod
- EIP - Existing Iron Pipe
- Existing Concrete Monument
- Survey Mark
- Computed Point / Point Not Set
- Well
- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Setback Lines
- Gas Line
- Sanitary Sewer Line
- Water Line
- Fence
- Overhead Utility Line
- Overhead Power Line
- Underground Electric Line
- Underground Comm. Line
- 100-Year Flood Hazard Line
- Floodway
- C/L Railroad
- Catch Basin
- Yard Inlet
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Manhole
- Water Meter
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer
- Communications Manhole
- Sanitary Sewer
- SS Manhole
- SS Cleanout
- U/G Power Box
- PP
- Power Pole
- Light Pole
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- Spot Elevation

Survey For:
Greg Trexler
On The Property Of:
Elizabeth D. Welborn & Max H. Welborn
New Market Township Randolph County
North Carolina July 3, 2022
Deed Book: 968 Pg: 462
Plat Book: 152 Pg: 35
Scale: 1" = 100 US Survey Feet



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

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

Welborn Rezoning Request

Legend



Parcels

Structures

Type



Multi-address Structure



Permanent Structure



Temporary Structure



Duplex/Complex



Miscellaneous Structures



Roads



Streams



50 ft. Stream buffer

County zoning

Districts



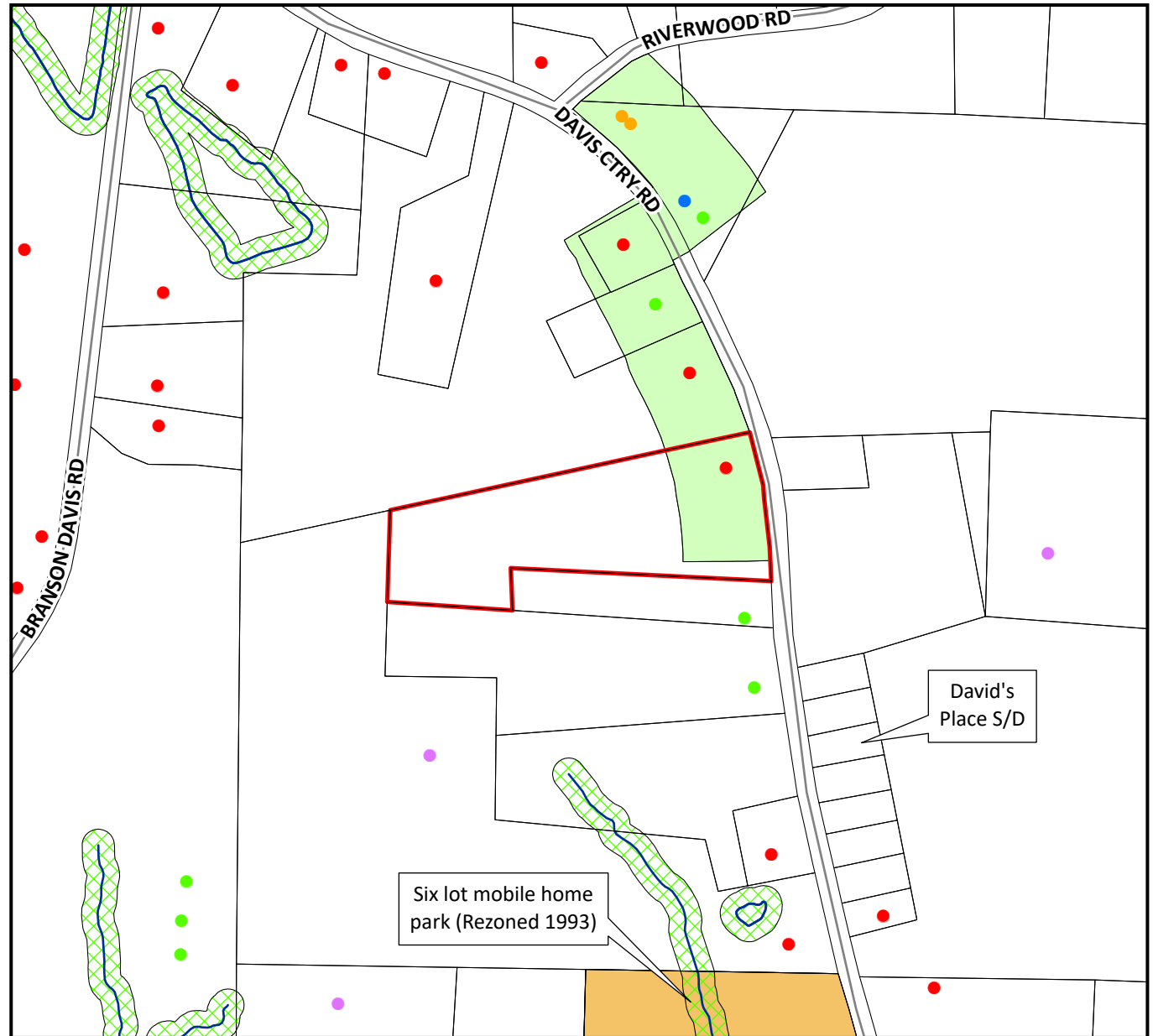
RA



RM



RR





The request is located in Deep River Watershed Critical Area.

1 inch equals 500 feet

Welborn Rezoning Request

Legend

-  Parcels
-  Roads



The request is located in Deep River Watershed Critical Area.

1 inch equals 300 feet

Welborn Rezoning Request

Legend

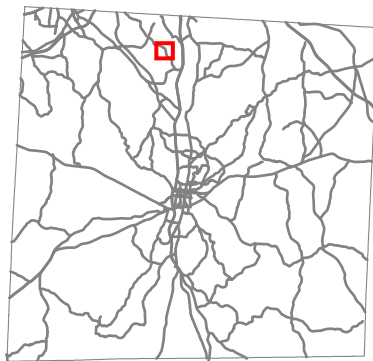
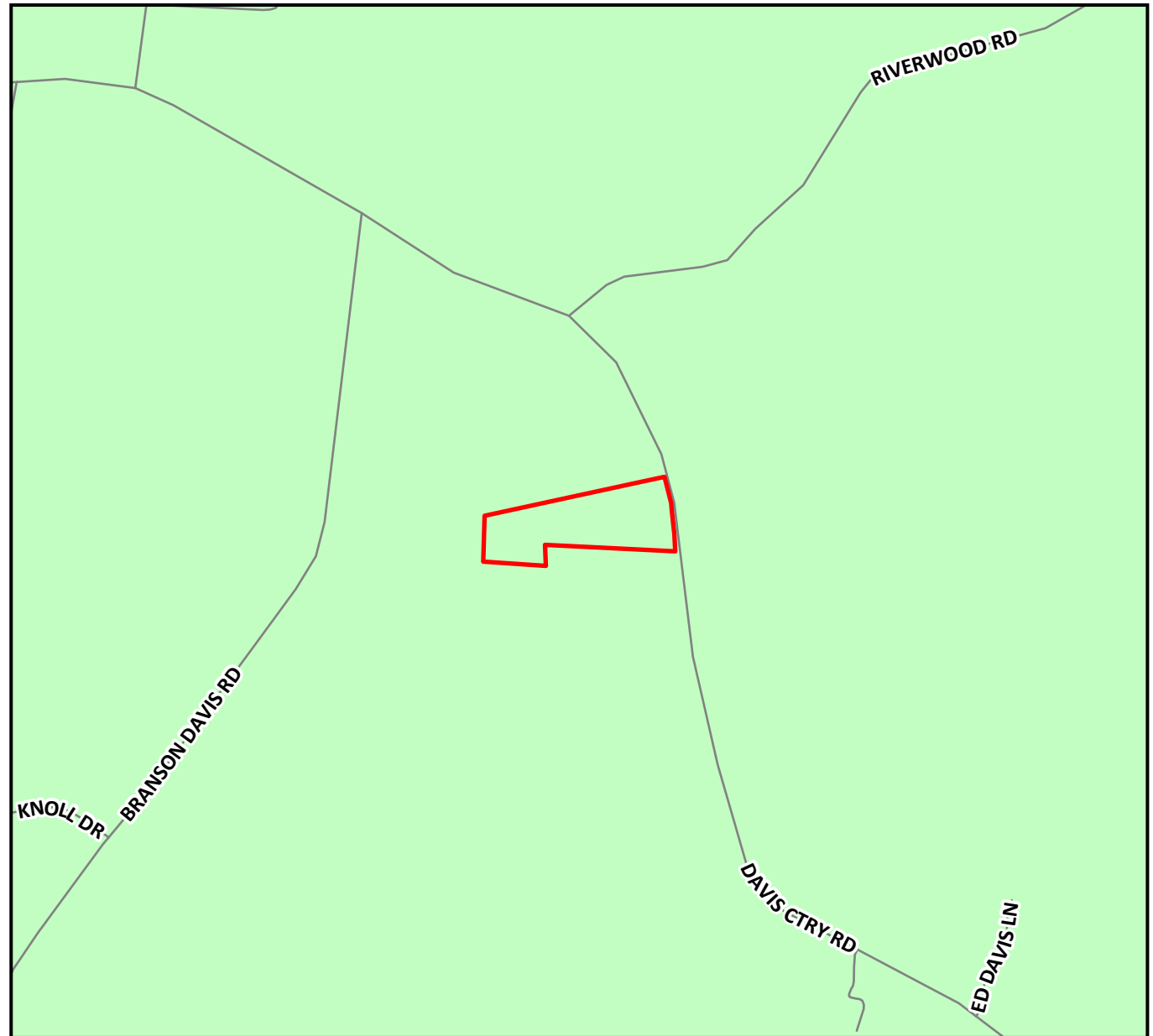


Roads

Growth Management



Rural Growth Area



The request is located in Deep River Watershed Critical Area.

1 inch equals 1,000 feet

Welborn 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
left as seen looking
toward Riverwood
Rd.



Picture 6:
Request location on
right as seen looking
toward Golden Leaf
Ln.



7/31/2023

Randolph County GIS Current Owner Information

Randolph County, Its Agents and Employees
make not warranty to the correctness of the
information set forth on this document.

PIN	TAX_ACRES	DESCRIPTION	DEED_BOOK/PAGE	OWNER	ADDRESS	ADDRESS2	CITY_STATE_ZIP
7747911966	30.37	MAX H WELBORN LO NEW E +TR	002549/00460	WELBORN, JOE M (WELBORN, SUSAN S)	6097 DAVIS CTRY RD		RANDLEMAN, NC 27317
7747926421	8.32	MAX H WELBORN LO C	000968/00462	WELBORN, MAX (WELBORN, ELIZABETH D)	6239 DAVIS CTRY RD		RANDLEMAN, NC 27317
7747926824	9.46	MAX H WELBORN LO A	000968/00462	WELBORN, MAX (WELBORN, ELIZABETH D)	6239 DAVIS CTRY RD		RANDLEMAN, NC 27317
7747927692	2.54	MAX H WELBORN LO B	000968/00462	WELBORN, MAX (WELBORN, ELIZABETH D)	6239 DAVIS CTRY RD		RANDLEMAN, NC 27317
7747932056	24.5	R1926;W	001102/00779	DIXON, CHARLES LEE JR HEIRS	6281 DAVIS CTRY RD		RANDLEMAN, NC 27317
7757022937	1.1	R1926;E	001133/00027	WFMY TELEVISION CORP	1615 PHILLIPS AVE		GREENSBORO, NC 27405
7757024638	7.59	R1926;E	001132/00111	WFMY TELEVISION CORP	1615 PHILLIPS AVE		GREENSBORO, NC 27405
7757037580	33.5	R1926;E	001102/00769	WFMY TELEVISION CORP	1615 PHILLIPS AVE		GREENSBORO, NC 27405



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY ELIZABETH D WELBORN
REZONING REQUEST #2023-00002102**

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 *RL0M-CD - Rural Lot Subdivision Mixed - Conditional District* as described in the application of Elizabeth D Welborn 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 generally has rural density, predominately agricultural and rural residential, has large undeveloped tracts and large residential lots.

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

Policy 6.2 Major subdivision development which does not have access to either central water or sewage facilities should locate in areas where soil and geological characteristics are conducive to the long-term support of on-site systems such as wells and septic tanks.

Consistency Analysis: This area of the County does not have access to public water or sewer. This request, as presented, makes use of the soil on the property and encourages long-term use of the proposed well and septic system.

Policy 6.22 New driveway connections should be designed in a way to minimize new locations on existing public roads.

Consistency Analysis: As noted above, NCDOT will require a driveway permit for the one new drive that will be created for the new lot. Since only one new lot is being created, the applicant is minimizing new driveway connections on the existing public road.

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 September 12, 2023.

Chair, Randolph County Planning Board

ATTEST

Tim Mangum,
Deputy Clerk to the Randolph County Planning Board



**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
RANDOLPH COUNTY, NORTH CAROLINA
UPON REQUEST BY ELIZABETH D WELBORN**

WHEREAS, a 9.80-acre parcel, having the Randolph County Parcel Identification Number of 7747926824 is currently zoned *RR - Residential Restricted District and RA – Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on September 12, 2023, to consider the proposed rezoning on application number 2023-00002102, 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 *RLOM-CD - Rural Lot Subdivision Mixed - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* are hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on September 12, 2023.

Chair, Randolph County Planning Board

ATTEST

Tim Mangum,
Deputy 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 TECHNICAL REVIEW COMMITTEE
REPORT AND MAP AMENDMENT EVALUATION**

APPLICATION #2023-00002193

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **TJTR PROPERTIES, LLC**, Asheboro, NC, and their request to rezone 21.33-acres at 2863 NC Hwy 134, Cedar Grove Township, Tax ID #7657589746, Secondary Growth Area, from *RA – Residential Agricultural District, RR – Residential Restricted Districts, and LI-CD – Light Industrial Conditional District* to *LI - Light Industrial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by right in the *LI - Light Industrial District*.

GENERAL INFORMATION

Property Owner: TJTR Properties, LLC

Hearing Type: Legislative

Small Area Plan: None

Flood Plain Overlay: None

Airport Overlay: None

Existing Use: Sale and manufacturing of portable accessory buildings as per the site plan. **Billboard advertising is prohibited.**

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RA - Residential Agricultural District</i>	Cox's Harley Davidson
South	<i>RA - Residential Agricultural District</i>	Vacant
East	<i>RR - Residential Restricted District</i>	Pinewood Country Club
West	<i>HC-CD - Highway Commercial - Conditional</i>	Southard's Landscaping

	<i>District</i>	
--	-----------------	--

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation (NCDOT):

The comments from NCDOT are that as long as all development is outside of the right-of-way there will be no concerns. NCDOT also stated that if there was a change of use of the property, the applicant would need to contact NCDOT to determine any necessary changes.

ZONING INFORMATION

Zoning History:

Fifteen acres of this parcel were rezoned in 2015 to allow the construction of a 40 ft by 100 ft building to be used for the sale and manufacturing of portable accessory buildings as per the site plan. **The Board of County Commissioners put a condition on the property that billboard advertising signs are prohibited.** In 2021, the Conditional District permit was amended to allow for two 40 ft. by 100 ft. warehouses and a 14 ft. by 24 ft. accessory building to be added to the site. (See Existing Conditional District Permits and site plans later in the agenda packet.)

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

LI: LIGHT INDUSTRIAL DISTRICT	
PURPOSE	
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.	
DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE	
Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at building line
Front setback	35 ft. from any road right-of-way
Corner side setback	35 ft. from any road right-of-way
Side setback	10 ft. from any side property line

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

Possible allowed uses in the *LI – Light Industrial District* include the following from the *Randolph County Unified Development Ordinance*:

- Accessory uses;
- Agricultural uses;
- Amusements, indoor commercial (ex. Bowling alleys, skating rinks);
- Amusements, out-of-doors commercial (ex. Roller coasters, fairgrounds);
- Apparel and accessory sales;
- Auction sales, yards, permanent;
- Auction sales, temporary, one-time use;
- Automobile and truck rental;
- Automobile body shops (excluding open storage of wrecked vehicles);
- Automobile carwash, drive-through, requiring vehicle stacking;
- Automobile part sales;
- Automobile sales;
- Automobile service stations;
- Automobile storage (excluding open storage of wrecked vehicles);
- Bakery;
- Boats, recreational vehicle sales, and service;
- Bottling plants;
- Builders supply sales;
- Cabinet making;
- Churches and their customary uses including childcare on-premises;
- Compartmentalized storage for individual storage of residential and commercial goods;
- Contractor’s yard and outdoor storage area;
- Corporate offices or headquarters;
- Dairy products, wholesale, and processing;
- Daycare facility (corporate);

- Farm machinery sales;
- Fire, sheriff, and emergency services;
- Food freezer operations;
- Home occupations;
- Industrial equipment sales and service;
- Kennels;
- Laboratory, research;
- Machine shop, welding shop;
- Mini-warehouse;
- Mixed commercial and residential use where commercial use is primary and both occupy the same structure or lot;
- Mobile home, travel trailer, camper, marine, recreational vehicle sales;
- Monument and cut stone manufacture and sales;
- Nursery and plant cultivation and sales;
- Outdoor storage yard;
- Pottery manufacturing and sales;
- Printing and reproduction shop;
- Radio or television studio;
- Service stations;
- Sheet metal fabrication;
- Sign, directional gateway;
- Sign, on-premise;
- Sign, outdoor advertising (off-premises);
- Temporary buildings, incidental to the development;
- Temporary carnivals, rides, Ferris wheels;
- Theater, drive-in;
- Tobacco sales and warehousing;
- Trailer rentals;
- Truck terminal;
- Upholstering and furniture refinishing;
- Veterinary clinics;
- Warehouses, sales, or service; and
- Wholesale sales, not otherwise listed.

TECHNICAL REVIEW COMMITTEE ANALYSIS AND RECOMMENDATION

The Technical Review Committee 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 as supporting the above conclusion.

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

Consistency Analysis: The Technical Review Committee recognizes that this property is currently being used for the production and sales of accessory storage buildings as allowed by the existing Conditional District Permit. By removing the Conditional District Permit, the applicant can have a more diverse type of use allowed by the zoning.

A Resolution Adopting *The 2009 Randolph County Growth Management Plan*, item number three, *“Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County’s citizens and tax base.”*

Consistency Analysis: By removing the Conditional District Permit, the applicant will be able to achieve the highest and best use of their property and contribute to the economic development of the County.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes.

It should be noted that this recommendation is only the opinion of the Technical Review Committee based on information supplied by the applicant before the public hearing. Additional information provided at the public hearing could cause the Planning Board to either accept or reject these recommendations.





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

APPLICATION FOR ZONING CHANGE

Applicant: TJTR PROPERTIES LLC
Address: P O BOX 3207
City, St. Zip: ASHEBORO, NC 27204

Date: 08/09/2023
Parcel #: 7657589746

Owner: TJTR PROPERTIES LLC
Address: P O BOX 3207
City, St. Zip: ASHEBORO, NC 27204

Permit #: 2023-00002193
Permit Type Code: PZ 2
Location Address: 2863 NC HWY 134
 ASHEBORO, NC 27205

CONTACT NAME: SCHNEIDER, THOMAS

Contact Phone: 336 953-5414

PARCEL INFORMATION:

Lot number: 1-A + TR **Subdivision:** PORTABLE STRUCTURES, LLC
Acreage: 21.3300 **Township:** 04 - CEDAR GROVE

ZONING INFORMATION:

Zoning District 1: LI-CD-LIGHT INDUSTRIAL CONDITIONAL DISTRICT
Zoning District 2: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 3: RR-RESIDENTIAL RESTRICTED DISTRICT
Growth Management Areas: SECONDARY GROWTH AREA
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: Flood Plain Map #: 3710764600J

REQUESTED CHANGE:

Area To Be Rezoned: 21.3300
Lot Size Indicator: ACRE(S)
Proposed Zoning District: LI-LIGHT INDUSTRIAL DISTRICT
Proposed Use(S):
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 Couy Zoning Ordinance.

Eric Martin

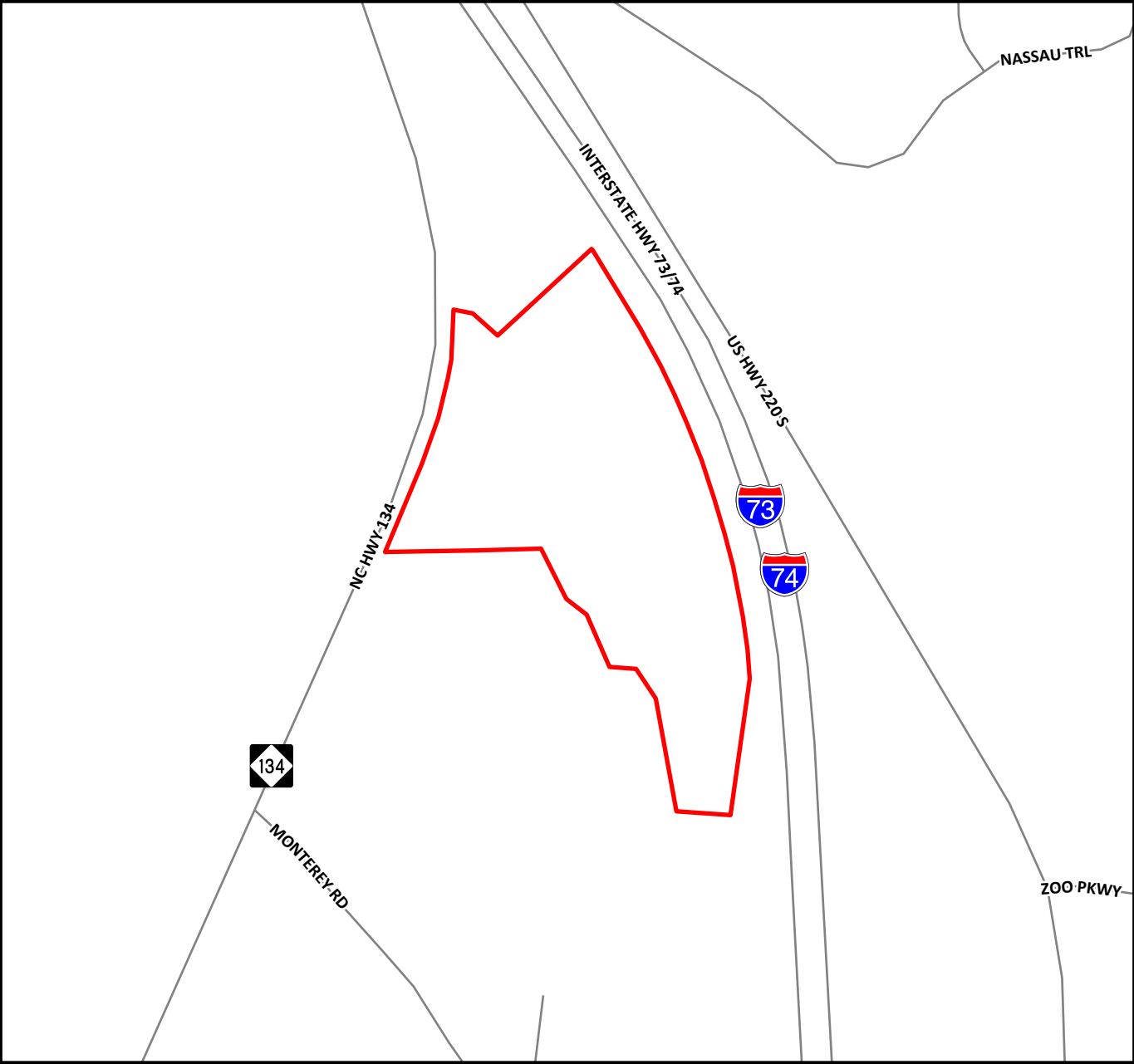
 Authorized County Official

 Signature of Applicant:

- LOCAL TELEPHONE NUMBER -

Asheboro: (336) 318-6565 - Archdale/Trinity: (336) 819-3565 <http://www.randolphcountync.gov>

TJTR Properties, LLC, Request Location Map



Directions to site: US Hwy 220 S -
(L) NC Hwy 134 - Site on (L) at
2863 NC Hwy 134.



1 inch equals 500 feet

TJTR Properties, LLC, Rezoning Request

Legend

Parcels

Structures

Type

- Multi-address Structure
- Permanent Structure
- Temporary Structure
- Miscellaneous Structures

Roads

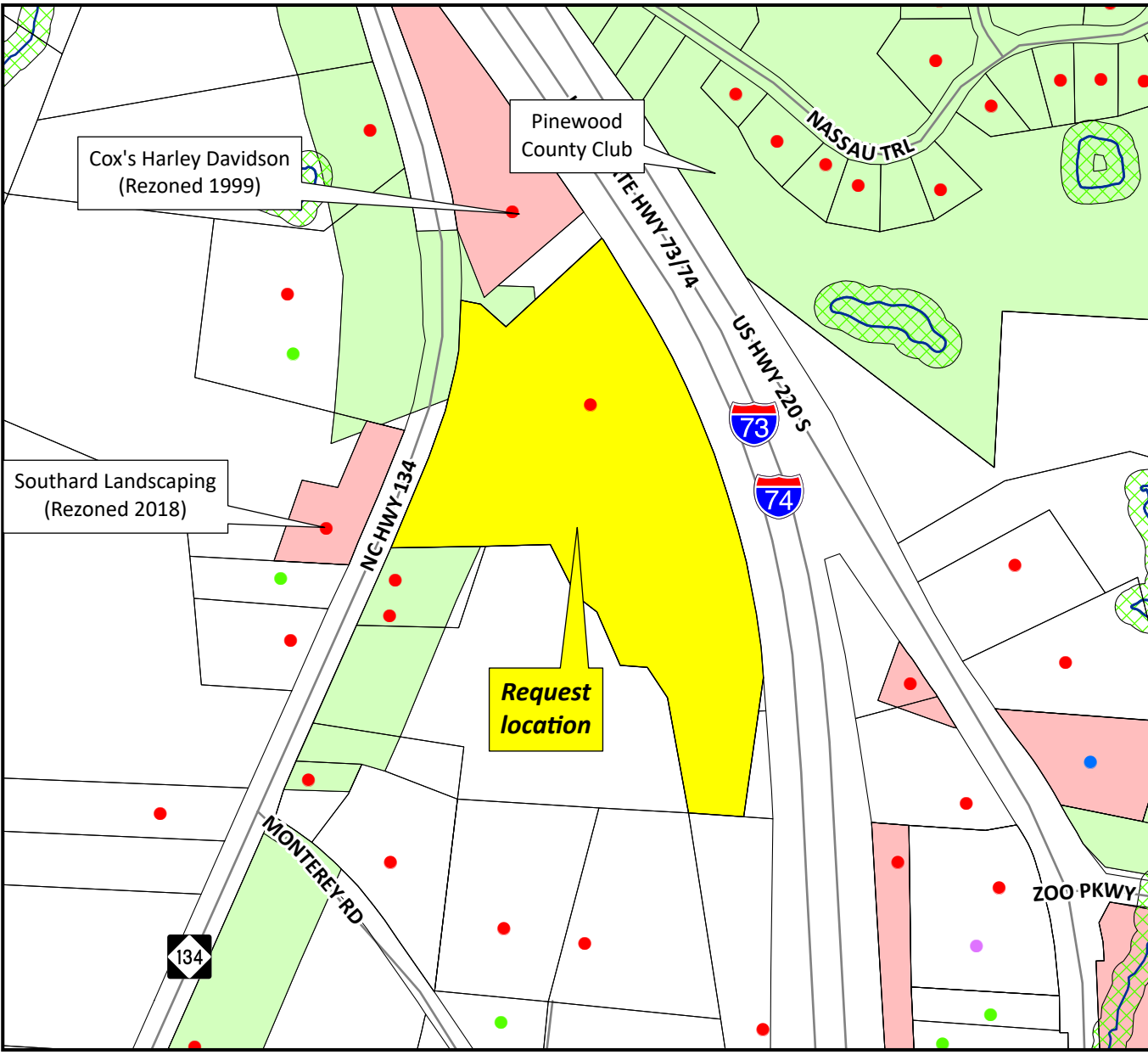
Streams

50 ft. Stream buffer

County zoning

Districts

- HC
- LI
- RA
- RR



1 inch equals 500 feet

TJTR Properties, LLC, Rezoning Request

Legend

Parcels

Structures

Type

- Multi-address Structure
- Permanent Structure
- Temporary Structure
- Miscellaneous Structures

Roads

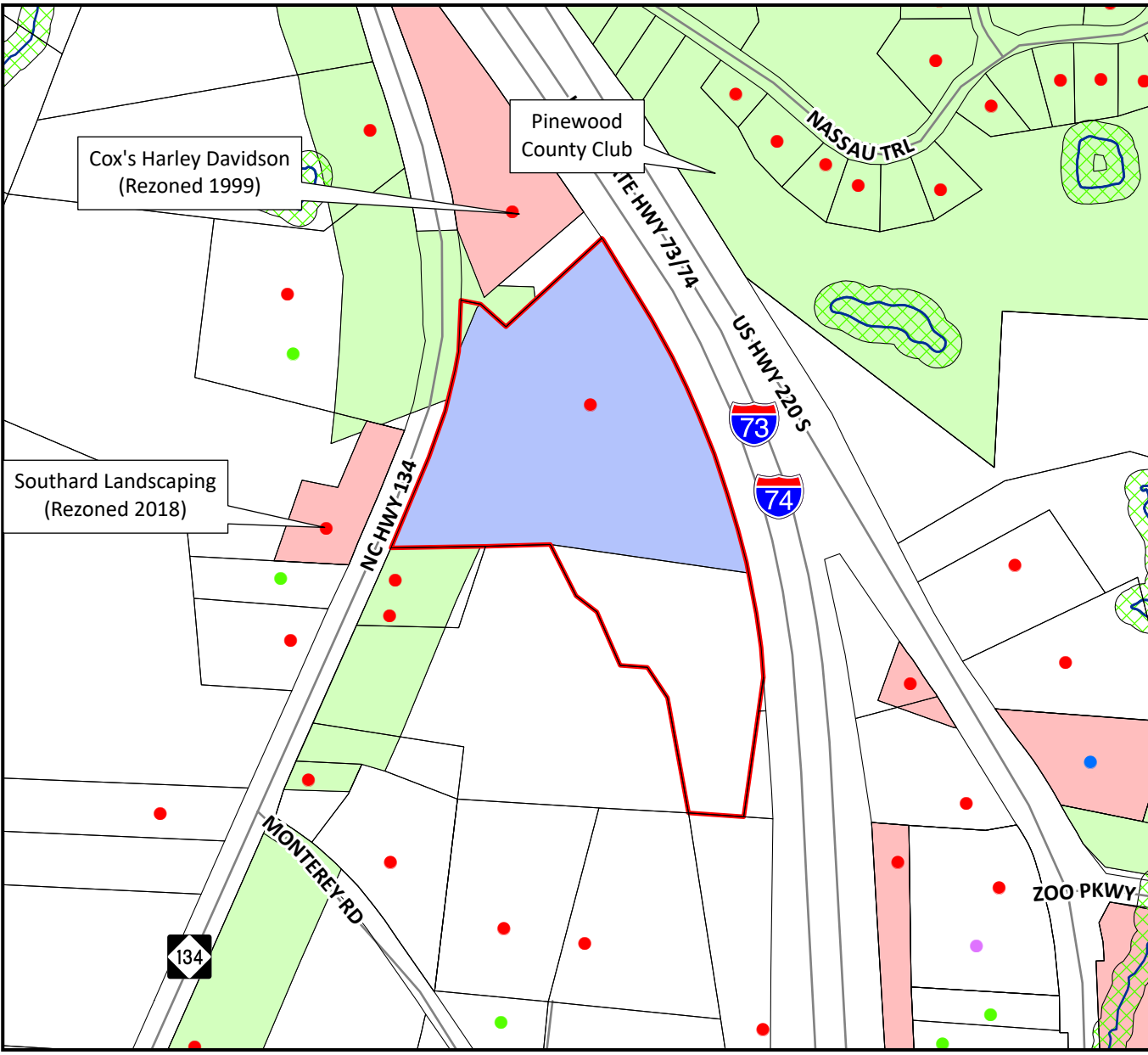
Streams

50 ft. Stream buffer

County zoning

Districts



- HC
- LI
- RA
- RR



1 inch equals 500 feet

TJTR Properties, LLC, Rezoning Request

Legend

-  Parcels
-  Roads



1 inch equals 400 feet

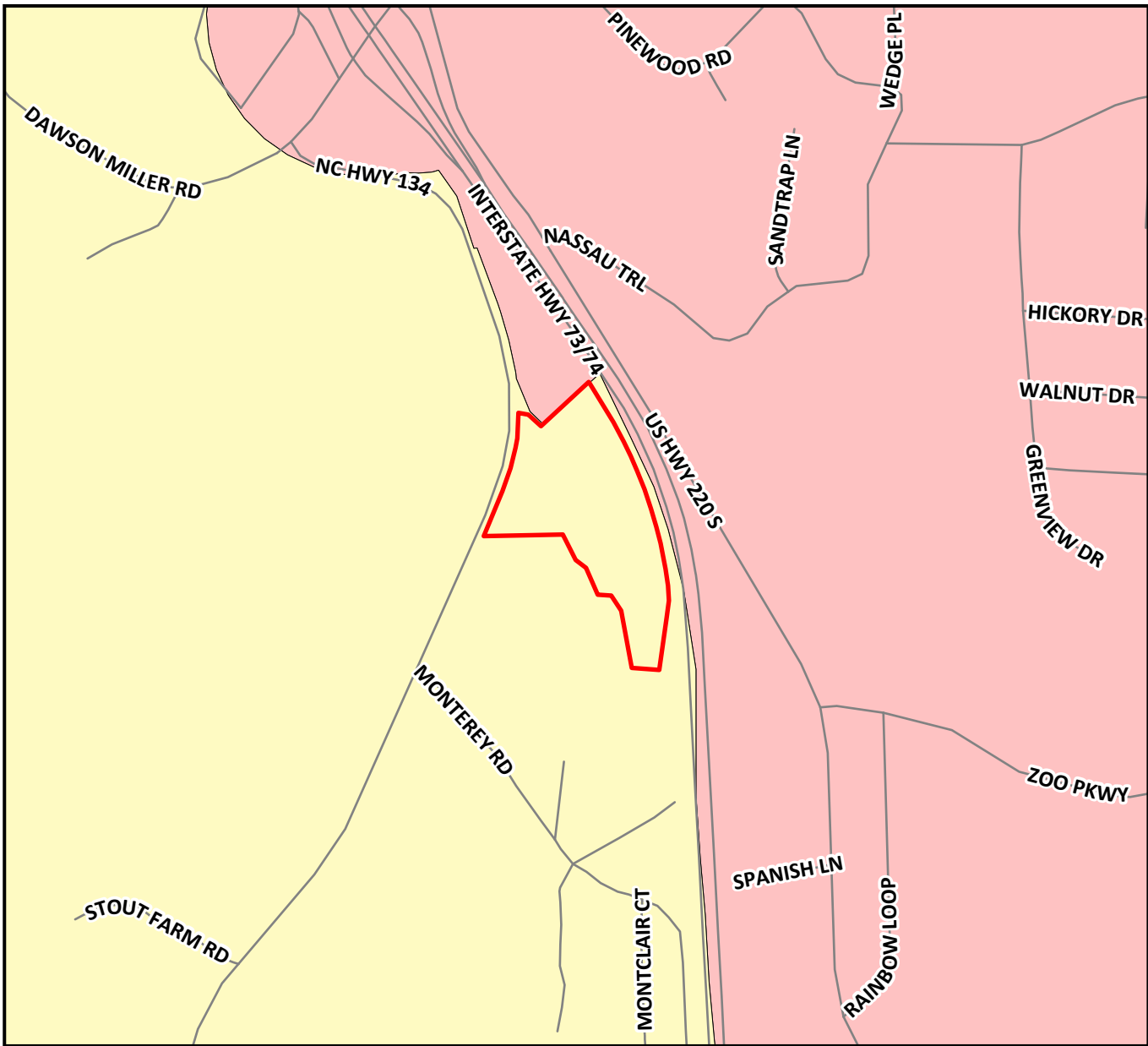
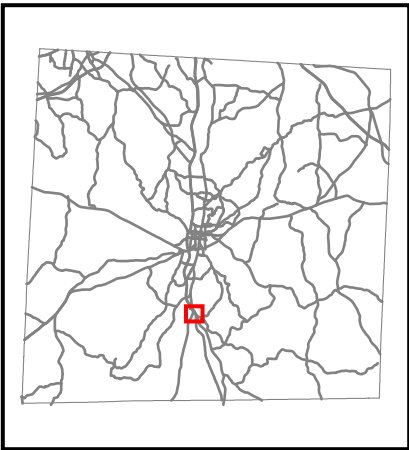
TJTR Properties, LLC, Rezoning Request

Legend

Roads

Growth Management

- Primary Growth Area
- Secondary Growth Area



1 inch equals 1,000 feet

TJTR Properties, LLC Rezoning Request



Picture 1:
Request location.



Picture 2:
Cox's Harley
Davidson
dealership.



Picture 3:
Southards
Landscaping.



Picture 4:
Property across
road from request
location.



Picture 5:
Request location on
right as seen looking
toward Dawson
Miller Rd.



Picture 6:
Request location on
left as seen looking
toward Monterey
Rd.



8/14/2023

Randolph County GIS Current Owner Information

Randolph County, Its Agents and Employees
make not warranty to the correctness of the
information set forth on this document.

PIN	TAX ACRES	DESCRIPTION	DEED BOOK/PAGE	OWNER	ADDRESS	ADDRESS2	CITY STATE ZIP
7657488425	1.42	R134;W	002847/00530	HINCHMAN, JOSHUA KEITH	5934 CECIL VIEW LN		RANDLEMAN, NC 27317
7657494105	19.08	CARRIE G VUNCANNON;TR3	002618/00444	SOUTHARD, ROGER WAYNE JR (SOUTHARD, MELISSA D)	1971 TOT HILL FARM RD		ASHEBORO, NC 27205
7657499346	9.05	CARRIE G VUNCANNON;TR2	001889/03224	JENSEN, JENNY M	2824 NC HWY 134		ASHEBORO, NC 27205
7657579468	5.65	COUNTRY SIDE AC;L12	001309/00897	NALL, DAVID (NALL, KAYLY M)	3039 COUNTRYSIDE CT		ASHEBORO, NC 27205
7657583417	1.7	R134;E	001858/02675	CRAVEN, DANNY R (CRAVEN, LAURA A)	5616 NEW HOPE CHURCH RD		ASHEBORO, NC 27203
7657586178	12.45	PORTABLE STRUCTURES LLC TR PT 2	002660/01479	DAVIS, NATHAN (DAVIS, PAGE)	2943 MONTEREY RD		ASHEBORO, NC 27205
7657589746	21.33	PORTABLE STRUCTURES LLC; TR 1-A +TR	002777/02081	TJTR PROPERTIES LLC	P O BOX 3207		ASHEBORO, NC 27204
7657595845	7.27	R134;E	002744/02033	COX, JANATHA C TRUSTEE	889 ANNS CT		ASHEBORO, NC 27205
7657672478	3.84	COUNTRY SIDE AC;PT L14	001872/01380	MOODY, JEFF (RICHARDSON, BARBARA)	194 COUNTRYSIDE ACRES RD		ASHEBORO, NC 27205
7657674913	0.43	PORTABLE STRUCTURES LLC TR 2	002433/00960	PORTABLE STRUCTURES LLC	PO BOX 3207		ASHEBORO, NC 27204
7657679924	3.36	R220;W	001099/00062	CALLICUTT, GARY L (CALLICUTT, PATRICIA K)	4736 US HWY 220 S		ASHEBORO, NC 27205
7657687345	1.88	R220;W	002784/01449	VENUS 3 LLC	3614 TAGUS DR		GREENSBORO, NC 27410
7658604826	171.21	PINEWOOD PROPERTY;	001207/00362	PINEWOOD COUNTRY CLUB INC	247 PINEWOOD RD		ASHEBORO, NC 27205



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

CONDITIONAL DISTRICT PERMIT

Applicant: SCHNEIDER, THOMAS
Address: 327 WESTMINSTER CT
City, St Zip: ASHEBORO, NC 27205

Date: 2/18/2016
Parcel #: 7657589746

Permit #: 2015-00000006
Permit Type Code: PZ 2

Owner: SCHNEIDER, THOMAS
Address: 327 WESTMINSTER CT
City, ST ZIP: ASHEBORO, NC 27205

CONTACT INFORMATION:

Contact Name: SCHNEIDER, THOMAS

Contact Phone Number: 336 953-5414

LOCATION INFORMATION:

Township: (04) CEDAR GROVE
Subdivision name: PORTABLE STRUCTURES, LLC
Address: 2863 NC HWY 134 ASHEBORO, NC 27205

Subdivision lot #: 1-A + TR

ZONING INFORMATION:

Zoning District: LIGHT INDUSTRIAL – CONDITIONAL DISTRICT
Growth Management Area: SECONDARY
Specialty District: N/A
Watershed Name: N/A
Class A Flood Plain On Prop? 0
Area rezoned: 15.00 A

USE/CONDITIONS: TO CONSTRUCT 40'x100 BLDG FOR THE SALE & MANUFACTURE OF PORTABLE ACCESSORY BUILDINGS AS PER SITE PLAN OFF-PREMISE / BILLBOARD ADVERTISING SIGNS PROHIBITED

PLANNING & ZONING BOARD APPROVAL DATE: 02/03/2015

BOARD OF COMMISSIONERS APPROVAL DATE: 03/02/2015

This **CONDITIONAL ZONING DISTRICT** as described in the public hearing and reflected in the official minutes of the proceedings and subject to all applicable provisions agreed upon by the applicant and the Randolph County Planning Board 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

LOCAL TELEPHONE NUMBER
Asheboro (336) 318-6555 • Archdale/Trinity: (336) 819-3555
<http://www.randolphcountync.gov>

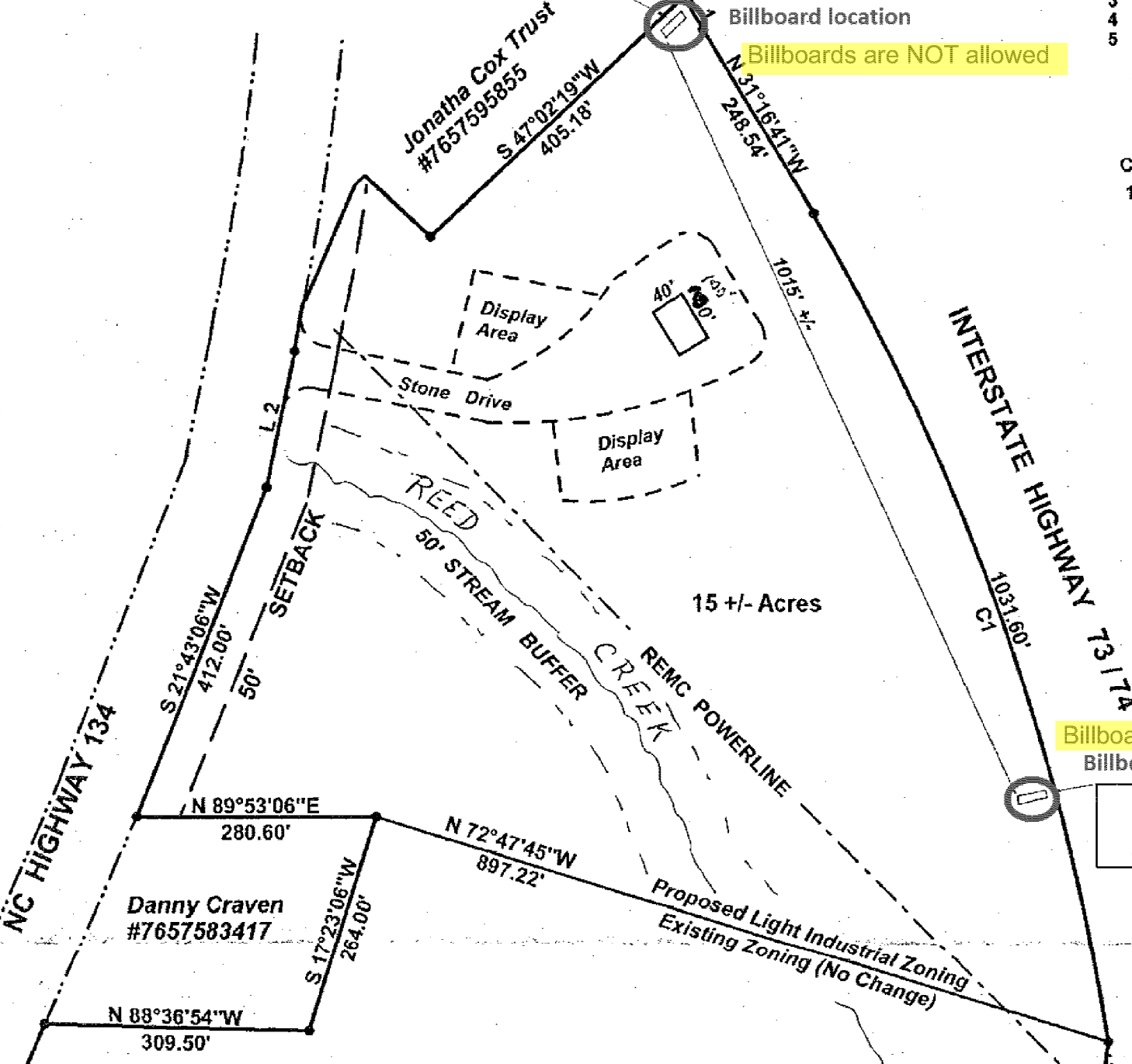
Outdoor Advertising Sign
Structure built to DOT
Regulations 672 SF per side

Line	Bearing	Dist
1	N 31°31'06"W	43.99
2	S 11°44'46"W	161.9
3	S 23°53'06"W	100.0
4	S 16°51'19"W	79.78
5	S 53°38'08"E	70.38

Billboard location

Billboards are NOT allowed

Curve	Delta Angle	Radius	A
1	21°41'32"	2724.79	16



Billboards are NOT allowed

Billboard location

Outdoor Advertising Sign
Structure built to DOT
Regulations 672 SF per side



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

CONDITIONAL DISTRICT PERMIT

Applicant: TJTR PROPERTIES LLC
Address: P.O. BOX 3207
City, St Zip: ASHEBORO, NC 27204

Date: 3/2/2021
Parcel #: 7657589746

Permit #: 2021-00000246
Permit Type Code: PZ 2

Owner: TJTR PROPERTIES LLC
Address: P O BOX 3207
City, ST ZIP: ASHEBORO, NC 27204

CONTACT INFORMATION:

Contact Name: SCHNEIDER, THOMAS

Contact Phone Number: 336 953-5414

LOCATION INFORMATION:

Township: (04) CEDAR GROVE
Subdivision name: PORTABLE STRUCTURES, LLC
Address: 2863 NC HWY 134 ASHEBORO, NC 27205

Subdivision lot #: 1-A + TR

ZONING INFORMATION:

Zoning District: LIGHT INDUSTRIAL – CONDITIONAL DISTRICT
Growth Management Area: SECONDARY GROWTH AREA
Specialty District: N/A
Watershed Name: N/A
Class A Flood Plain On Prop? NO
Area rezoned: 15.00 A

USE/CONDITIONS: AMEND THE CONDITIONAL DISTRICT PERMIT TO ALLOW FOR TWO 40 FT X 100 FT WAREHOUSES AND A 14 FT X 28 FT ACCESSORY USE BUILDING AS PER SITE PLAN

PLANNING & ZONING BOARD APPROVAL DATE: 03/02/2021

This **CONDITIONAL ZONING DISTRICT** as described in the public hearing and reflected in the official minutes of the proceedings and subject to all applicable provisions agreed upon by the applicant and the Randolph County Planning Board 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

LOCAL TELEPHONE NUMBER
Asheboro (336) 318-6555 • Archdale/Trinity: (336) 819-3555
<http://www.randolphcountync.gov>



William C. Burson

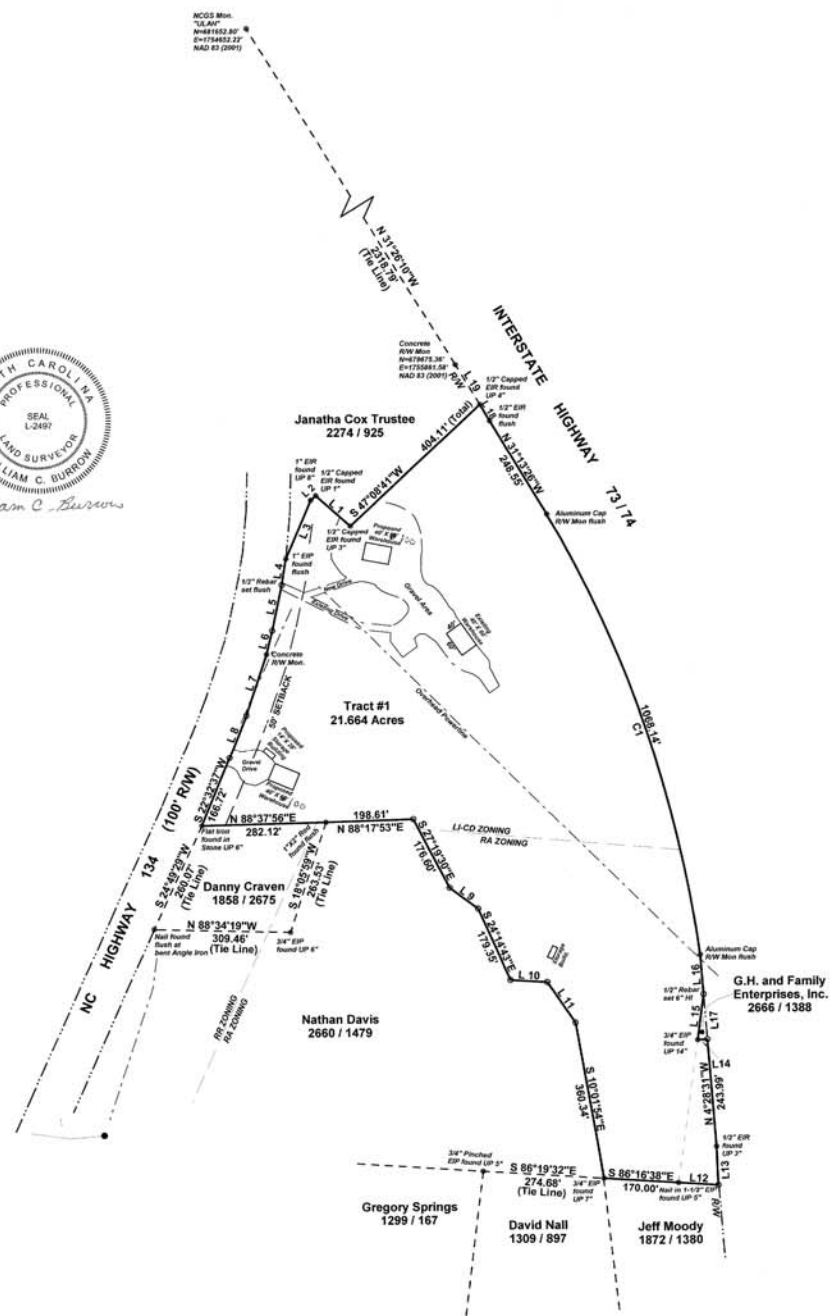
LEGEND

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

VICINITY MAP (NTS)

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	22°27'40"	2724.71	1068.14	541.02	1061.31	N 18°44'01"W

Line	Bearing	Distance
1	N 40°12'16"W	104.29'
2	S 47°14'30"W	15.34'
3	S 23°00'34"W	145.70'
4	S 8°57'00"W	60.62'
5	S 12°10'00"W	106.43'
6	S 14°09'31"W	55.35'
7	S 18°55'31"W	145.52'
8	S 21°49'56"W	103.72'
9	S 53°15'35"E	80.29'
10	S 68°11'27"E	83.22'
11	S 34°10'01"E	112.06'
12	S 96°18'30"E	89.79'
13	N 2°50'35"W	88.11'
14	S 87°08'26"W	22.11'
15	N 7°44'43"E	104.40'
16	N 4°28'33"E	92.06'
17	S 4°28'31"E	102.66' (Tie Line)
18	N 30°21'10"W	43.58'
19	N 31°27'29"W	105.59' (Tie Line)



PROJECT NO. 5779

OWNER: TJTR Properties, LLC
 P.O. Box 3207
 Asheboro, NC 27204

PROPOSED SITE PLAN
 FOR LIGHT INDUSTRIAL ZONING

APPLICANT: Thomas R. Schneider
 P.O. Box 3207
 Asheboro, NC 27204
 (336) 953 - 5414
 PIN# 7657589747





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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY TJTR PROPERTIES, LLC
REZONING REQUEST #2023-00002193**

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 - Light Industrial District* as described in the application of TJTR Properties, LLC are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

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

A. Consistency with *Growth Management Plan Map*

The *Randolph County Growth Management Plan* map for the southwest area shows the parcel to be rezoned in an area designated as *Secondary Growth Area* which generally has a medium density, predominately residential but also has transitional land use patterns. This parcel is along NC Hwy 13 which is a transportation corridor for the County.

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

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

Consistency Analysis: The Technical Review Committee recognizes that this property is currently being used for the production and sales of accessory storage buildings as allowed by the existing Conditional District Permit. By removing the Conditional District Permit, the applicant can have a more diverse type of use allowed by the zoning.

A Resolution Adopting *The 2009 Randolph County Growth Management Plan*, item number three, *“Ensure the opportunity for landowners to achieve the*

highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base."

Consistency Analysis: By removing the Conditional District Permit, the applicant will be able to achieve the highest and best use of their property and contribute to the economic development of the County.

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.

Adopted on September 12, 2023.

Chair, Randolph County Planning Board

ATTEST

Tim Mangum,
Deputy Clerk to the Randolph County Planning Board



**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
RANDOLPH COUNTY, NORTH CAROLINA
UPON REQUEST BY TJTR PROPERTIES, LLC**

WHEREAS, a 21.30-acre parcel, having the Randolph County Parcel Identification Number of 7657589746 is currently zoned *RA - Residential Agricultural District, RR – Residential District, and 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 September 12, 2023, to consider the proposed rezoning on application number 2023-00002193, 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 - Light Industrial District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* are hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on September 12, 2023.

Chair, Randolph County Planning Board

ATTEST

Tim Mangum,
Deputy 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.