



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

February 7, 2023

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

SPECIAL USE PERMIT REQUEST #2023-0000010

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

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

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

SPECIAL USE PERMIT REQUEST #2023-0000015

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

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

REZONING REQUEST #2023-0000051

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

7. Adjournment.

Attachments



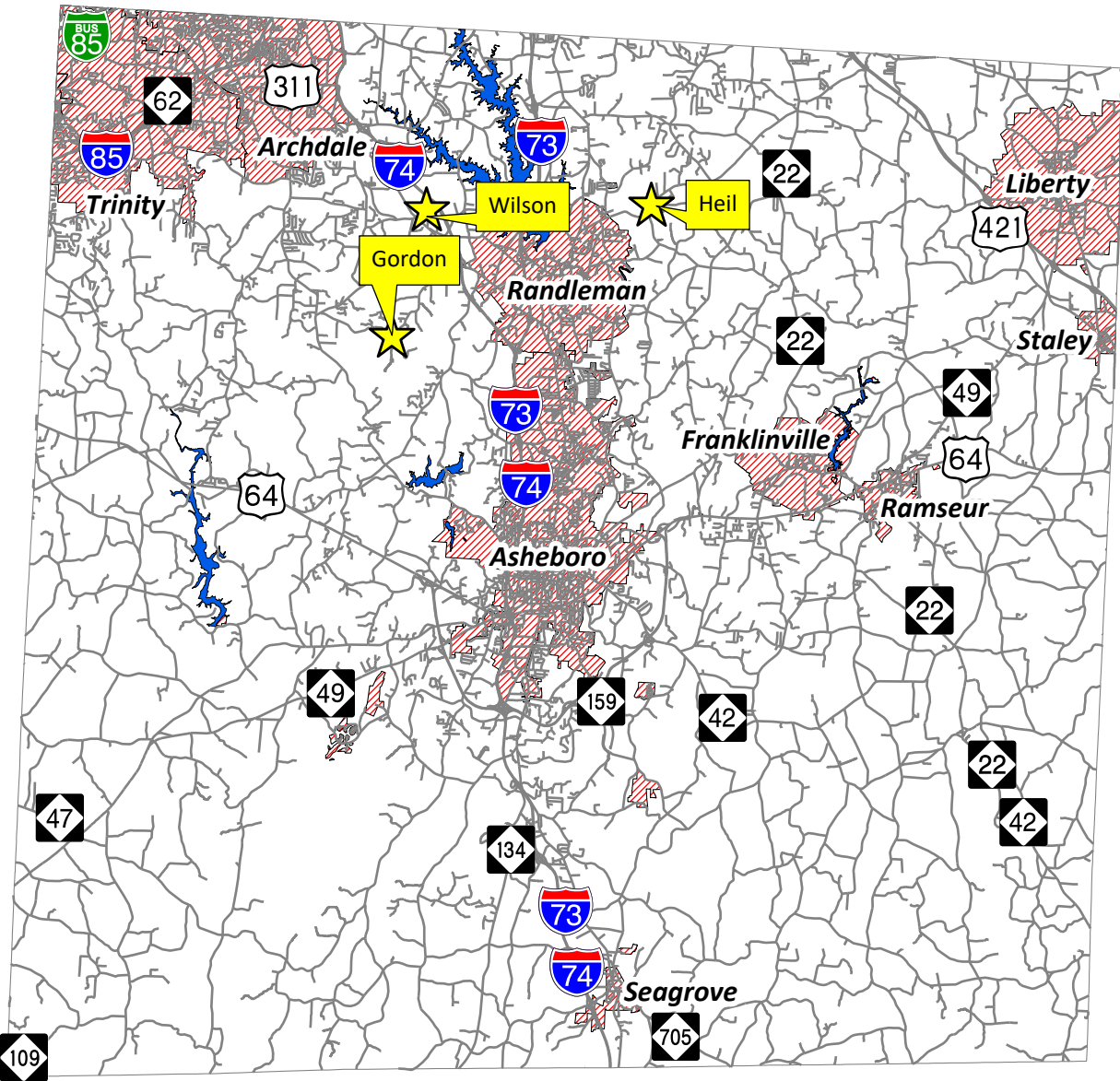
RANDOLPH COUNTY

PLANNING AND ZONING





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

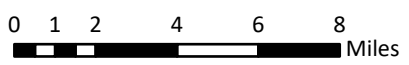
***The minutes from the
previous Randolph County
Planning Board Meeting
will be inserted at this point
once they are prepared.***

February Request Location Map



Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





CASE SUMMARY FOR

SPECIAL USE REQUEST #2023-00000010

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

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



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

NORTH CAROLINA

RANDOLPH COUNTY

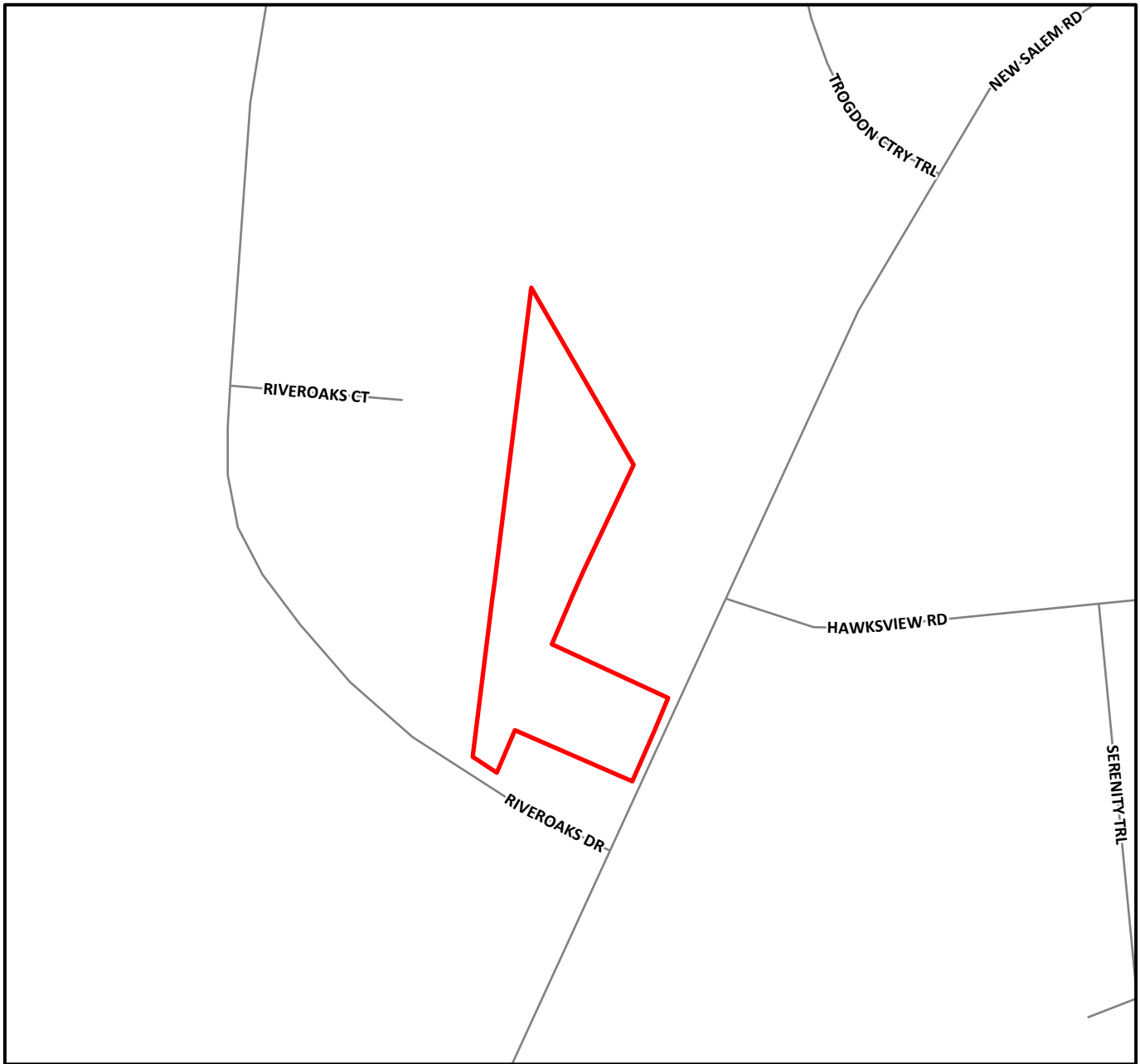
Before opening the public hearing on a case, the Chair must administer an oath or affirmation to those wishing to speak on a specific case. (This oath is specified in NCGS 11-11.)

The Chair should say,

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

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

Heil Request Location Map













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

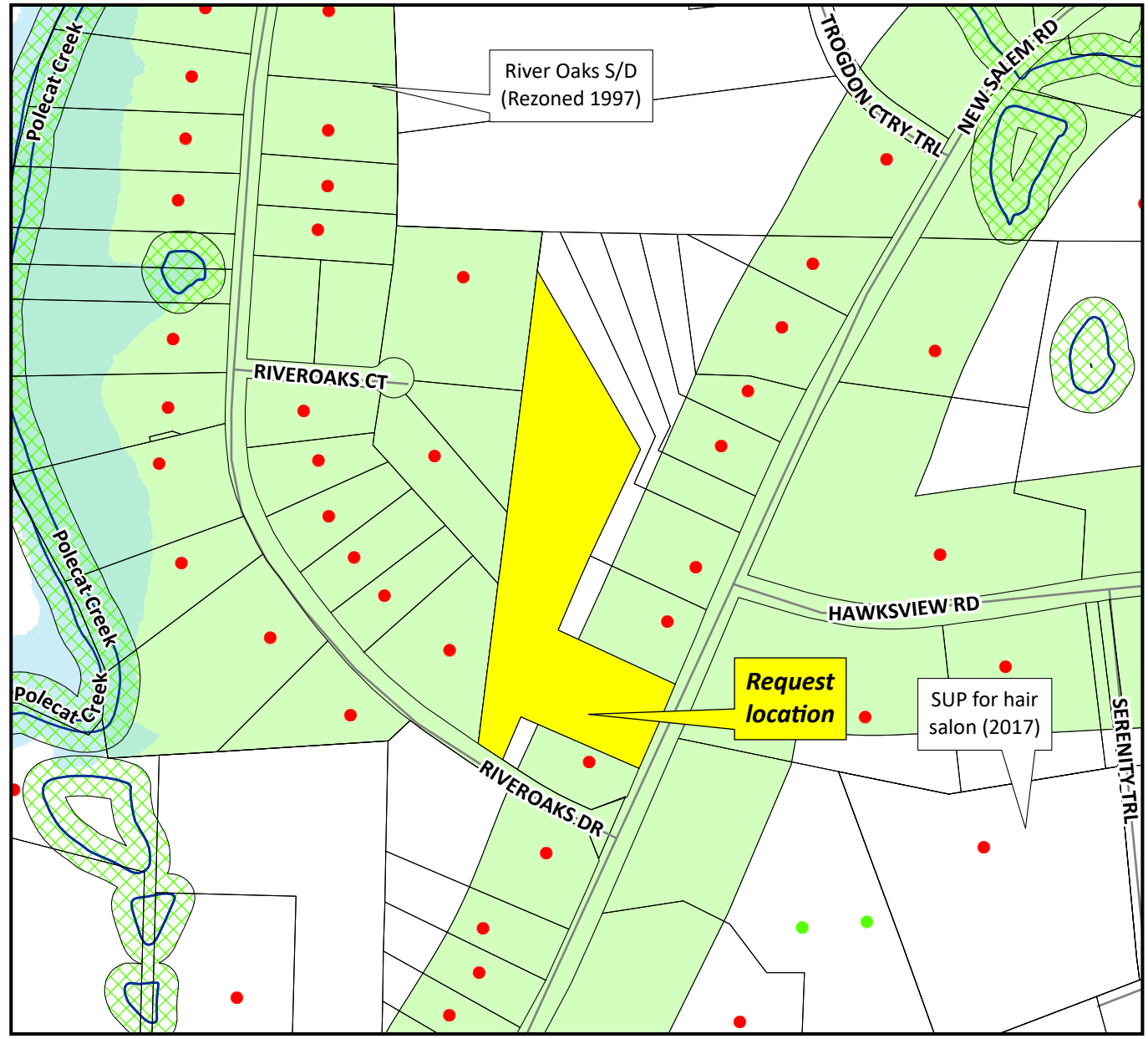


1 inch equals 400 feet

Heil Special Use Permit Request

Legend

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





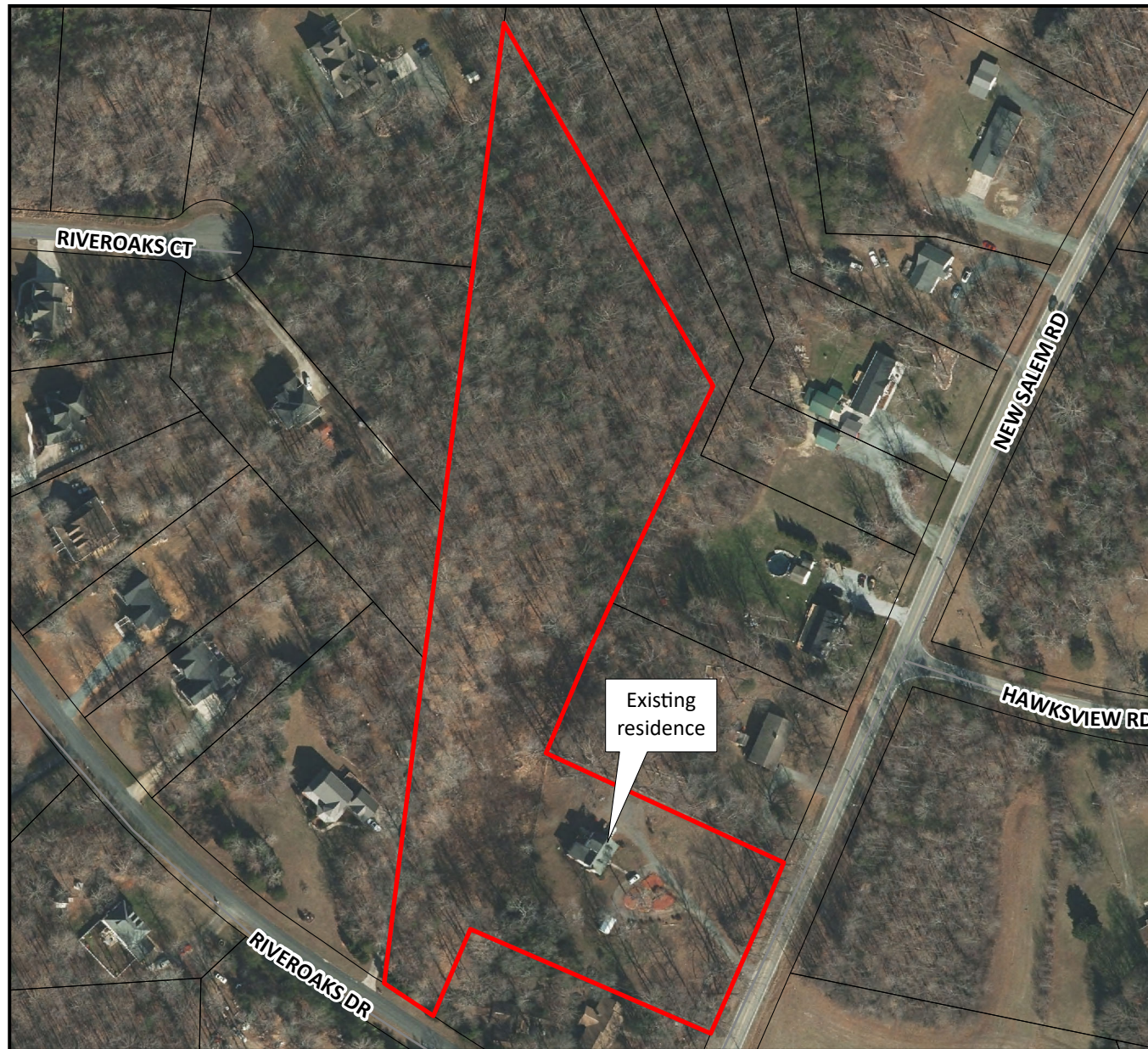
The request is located in Polecat Creek Watershed Area.

1 inch equals 400 feet

Heil Special Use Permit Request

Legend

-  Parcels
-  Roads





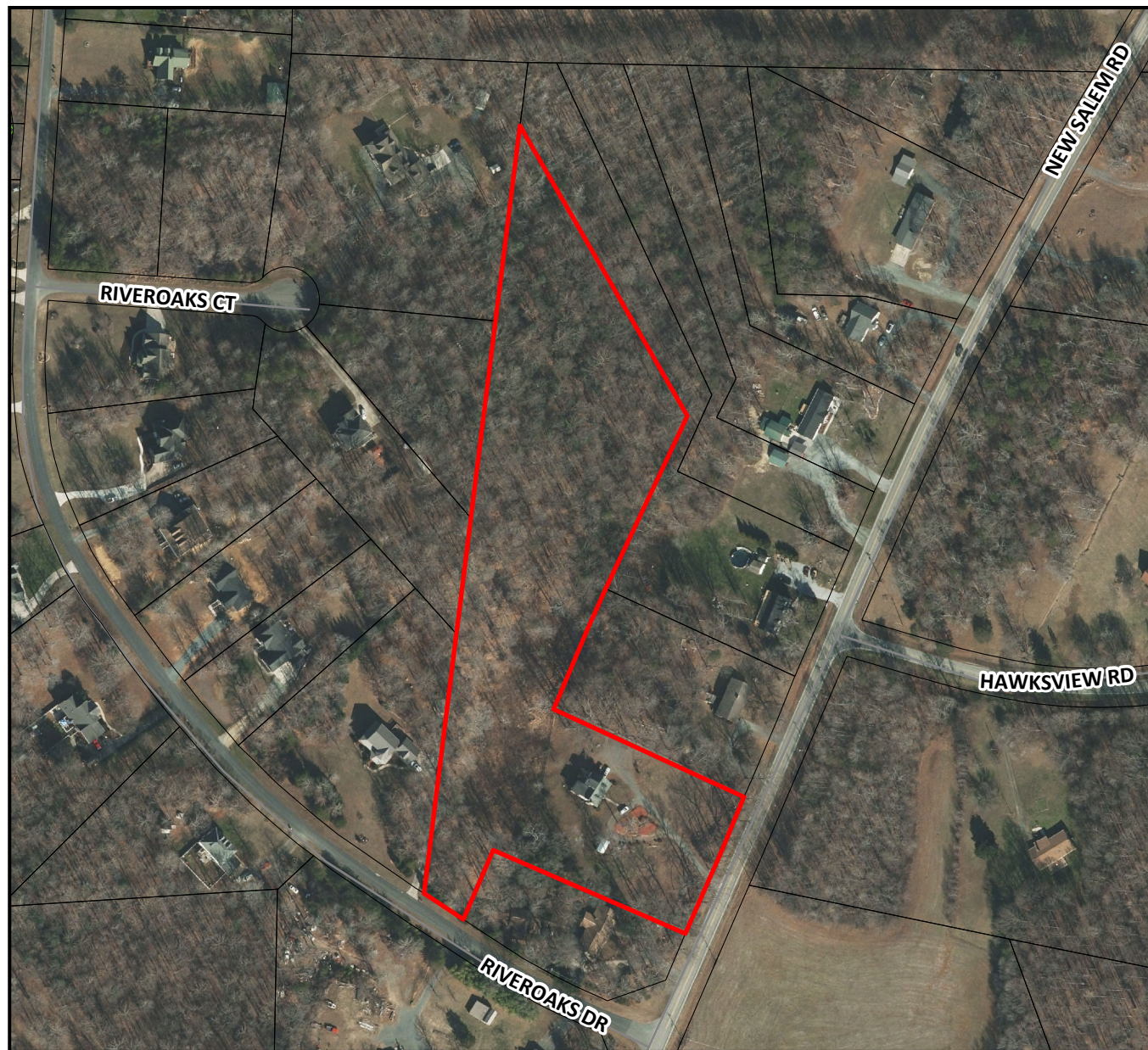
The request is located in Polecat Creek Watershed Area.

1 inch equals 200 feet

Heil Special Use Permit Request

Legend

-  Parcels
-  Roads



The request is located in Polecat Creek Watershed Area.

1 inch equals 250 feet

Heil Special Use Permit Request



Picture 1:
Request
location.



Picture 2:
Adjacent
residence.



Picture 3:
Adjacent
residence.



Picture 4:
Property across
road from request
location.



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



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



COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT

IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT
BY MICHAEL THOMAS HEIL
SPECIAL USE REQUEST #2023-0000010

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

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

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

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

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

Adopted on February 7, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

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



MOTION TO DENY SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

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



CASE SUMMARY FOR

SPECIAL USE REQUEST #2023-00000015

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

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



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

NORTH CAROLINA

RANDOLPH COUNTY

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

The Chair should say,

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

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



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

SPECIAL USE PERMIT APPLICATION

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

Date: 01/03/2023
Parcel #: 7734655151

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

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

Location Address: 3457 BECKERDITE RD
 SOPHIA, NC 27350

CONTACT NAME: GORDON, ANTOINE

Contact Phone: 336 430-2259

PARCEL INFORMATION:

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

ZONING INFORMATION:

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

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

Total Permit Fee: \$100.00

COMMENTS:

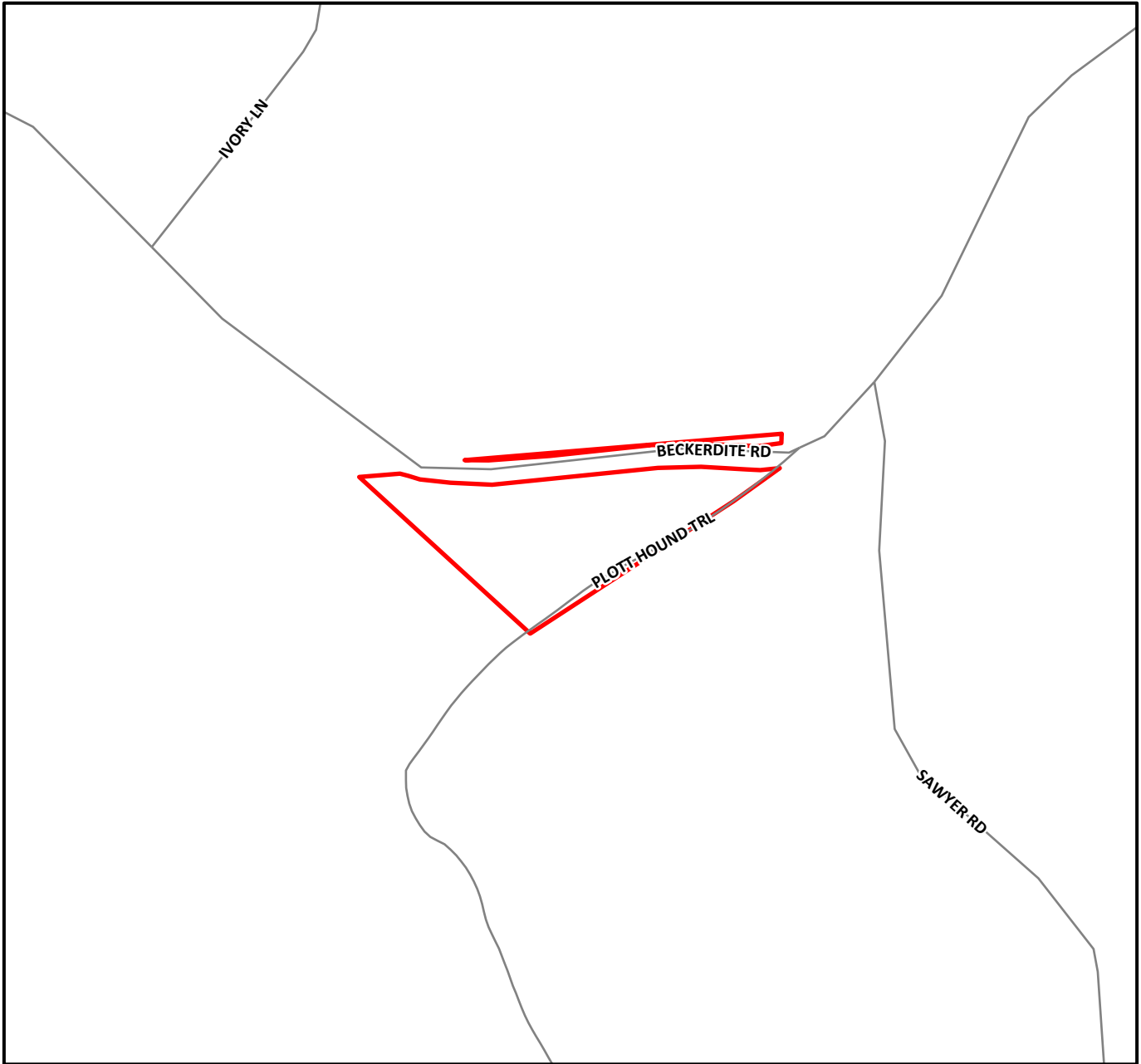
The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph County Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in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

Eric Martin

Authorized County Official

 Signature of Applicant:

Gordon Request Location Map



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



1 inch equals 400 feet

Gordon Special Use Permit Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



WaterBodies



Streams



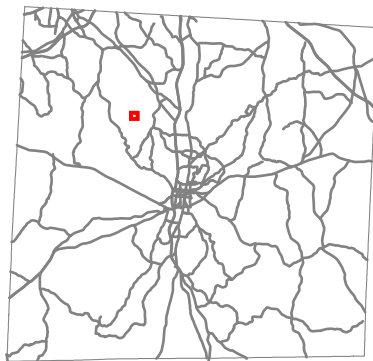
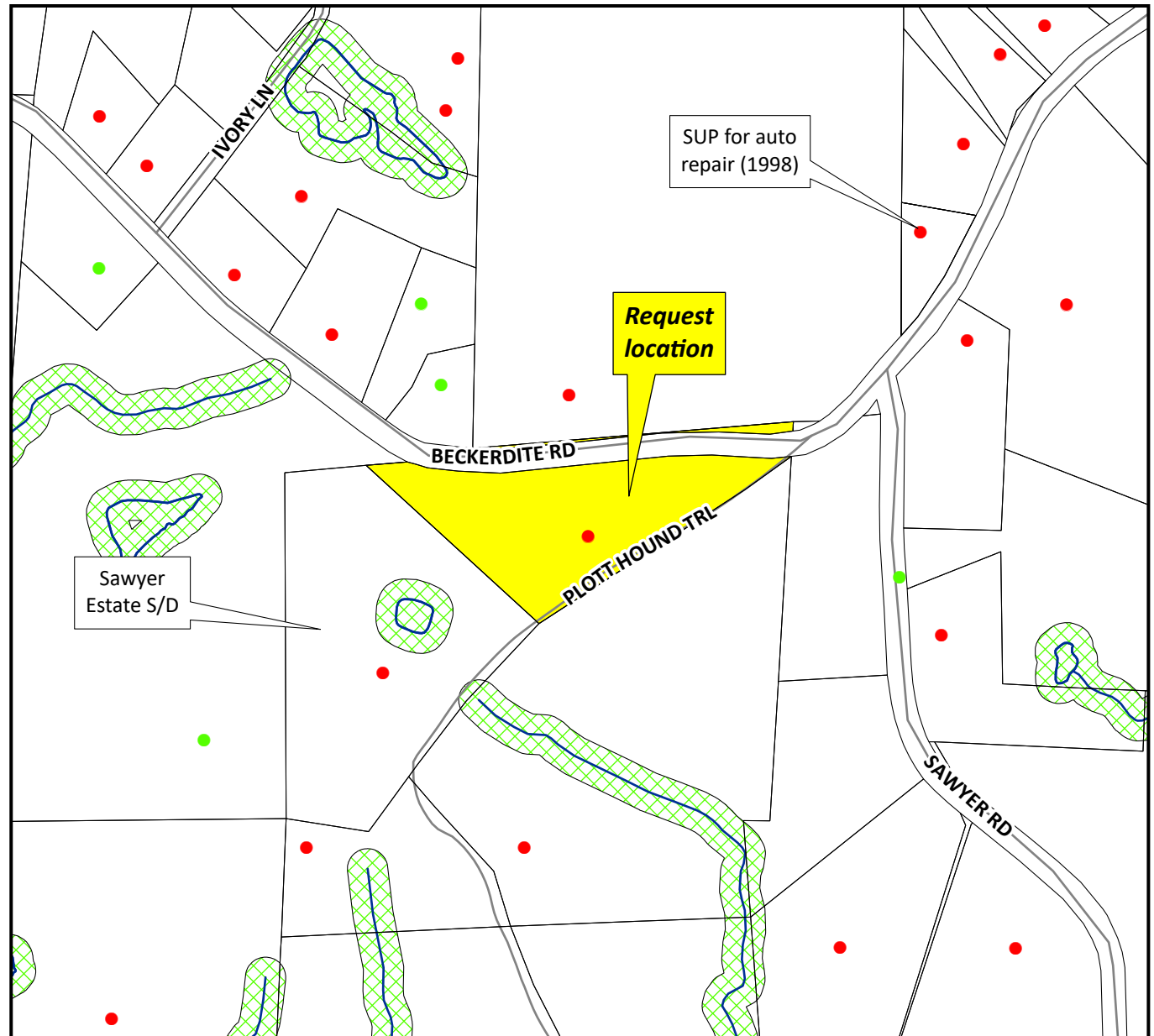
50 ft. Stream buffer

County zoning

Districts



RA



1 inch equals 400 feet

CERTIFICATE OF OWNERSHIP & DEDICATION:

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

John D. Allred 10-15-02
OWNER DATE

Donna M. Shaw 10-28-02
OWNER DATE

CERTIFICATE OF EXCEPTION:

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

John D. Allred 10-15-02
OWNER DATE

Donna M. Shaw 10-28-02
OWNER DATE

John J. Wood 10-29-02
RANDOLPH COUNTY PLANNING DIRECTOR DATE

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

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

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



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

COUNTY OF RANDOLPH
CERTIFICATE OF EXCEPTION

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

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

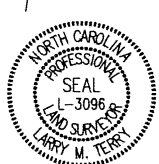
CERTIFICATE OF SURVEY & ACCURACY:

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

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

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

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

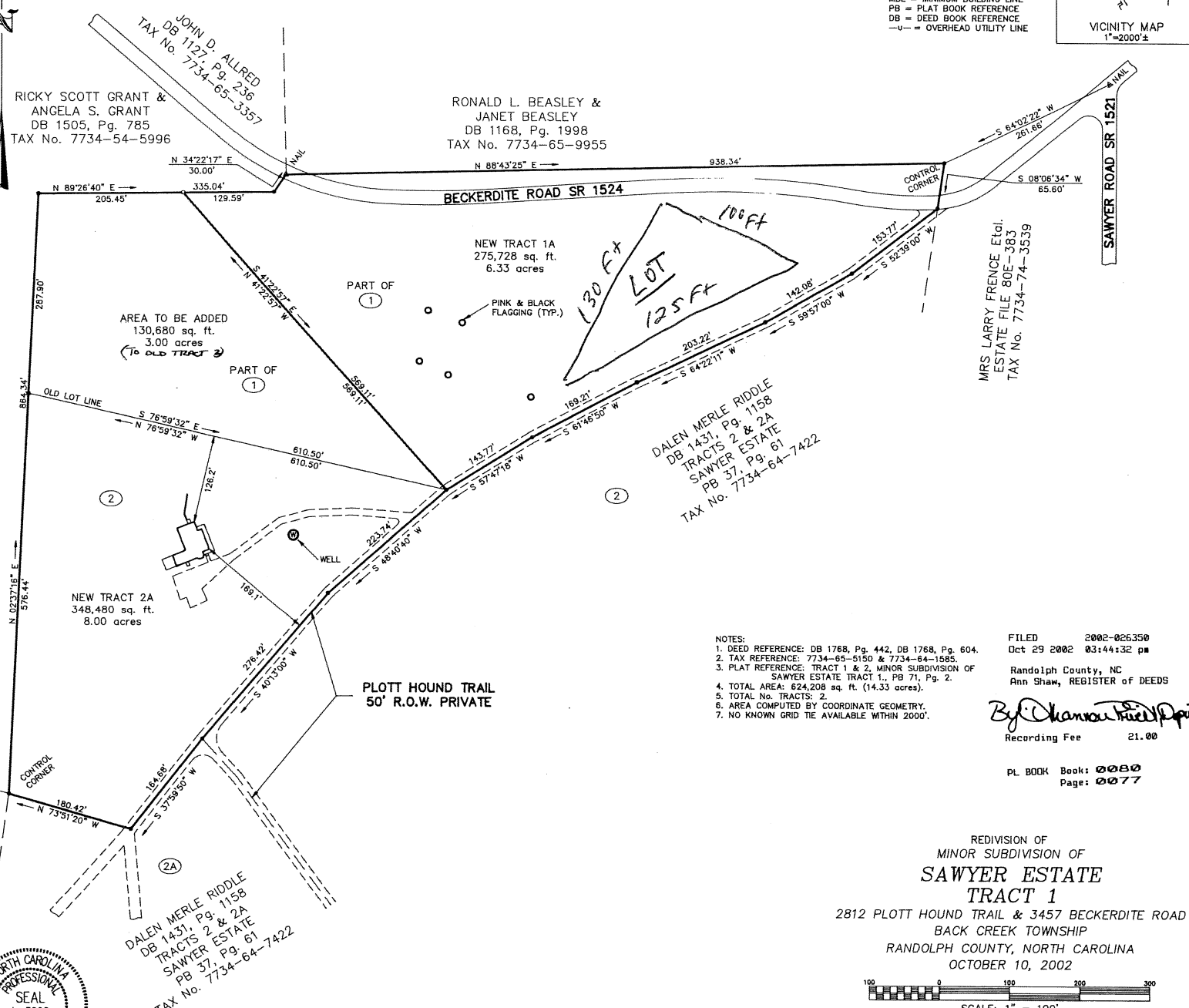
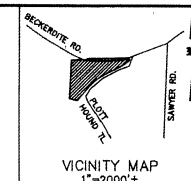


THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.

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

Antoine Gordon
(336)430-2259

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



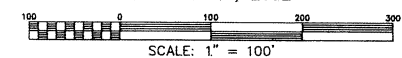
- NOTES:
 1. DEED REFERENCE: DB 1768, Pg. 442, DB 1768, Pg. 604.
 2. TAX REFERENCE: 7734-65-5150 & 7734-64-1885.
 3. PLAT REFERENCE: TRACT 1 & 2, MINOR SUBDIVISION OF SAWYER ESTATE TRACT 1, PB 71, Pg. 2.
 4. TOTAL AREA: 624,208 sq. ft. (14.33 acres).
 5. TOTAL No. TRACTS: 2.
 6. AREA COMPUTED BY COORDINATE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

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

By Channoua [Signature]
 Recording Fee 21.00

PL BOOK Book: 0080
 Page: 0077

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







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

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

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

Gordon Special Use Permit Request

Legend

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



1 inch equals 250 feet

Gordon Special Use Permit Request



Picture 1:
Request location.



Picture 2:
Adjacent residence.



Picture 3:
Adjacent residence.



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



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



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



COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT

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

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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

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

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

Adopted on February 7, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

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



MOTION TO DENY SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

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



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

APPLICATION #2023-00000051

GENERAL INFORMATION

Applicant: Carol E Wilson

Property Owner: Carol E Wilson

Hearing Type: Legislative

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

Current Zoning: *RA – Residential Agricultural District*

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

Small Area Plan: None

Growth Management: Primary Growth Area

Watershed Overlay: Randleman Lake Protected Area

Flood Plain Overlay: None

Airport Overlay: None

Location: 6590 US Hwy 311

Parcel Number: 7746118749

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

Existing Use: Single-family residential

SITE INFORMATION AND SURROUNDING LAND USES

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

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

No comments have been received from NC Department of Transportation.

ZONING INFORMATION

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

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

HC: HIGHWAY COMMERCIAL DISTRICT	
PURPOSE	
The purpose of the <i>Highway Commercial (HC) District</i> is to provide a place in which the principal use of land is for the retailing of durable goods, the provision of commercial services to industrial areas, and the provision of services to tourists.	
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 Watershed 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. 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 signed petition of all owners of the land to be included in the Conditional District. 	

STAFF ANALYSIS AND RECOMMENDATION

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

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

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

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

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

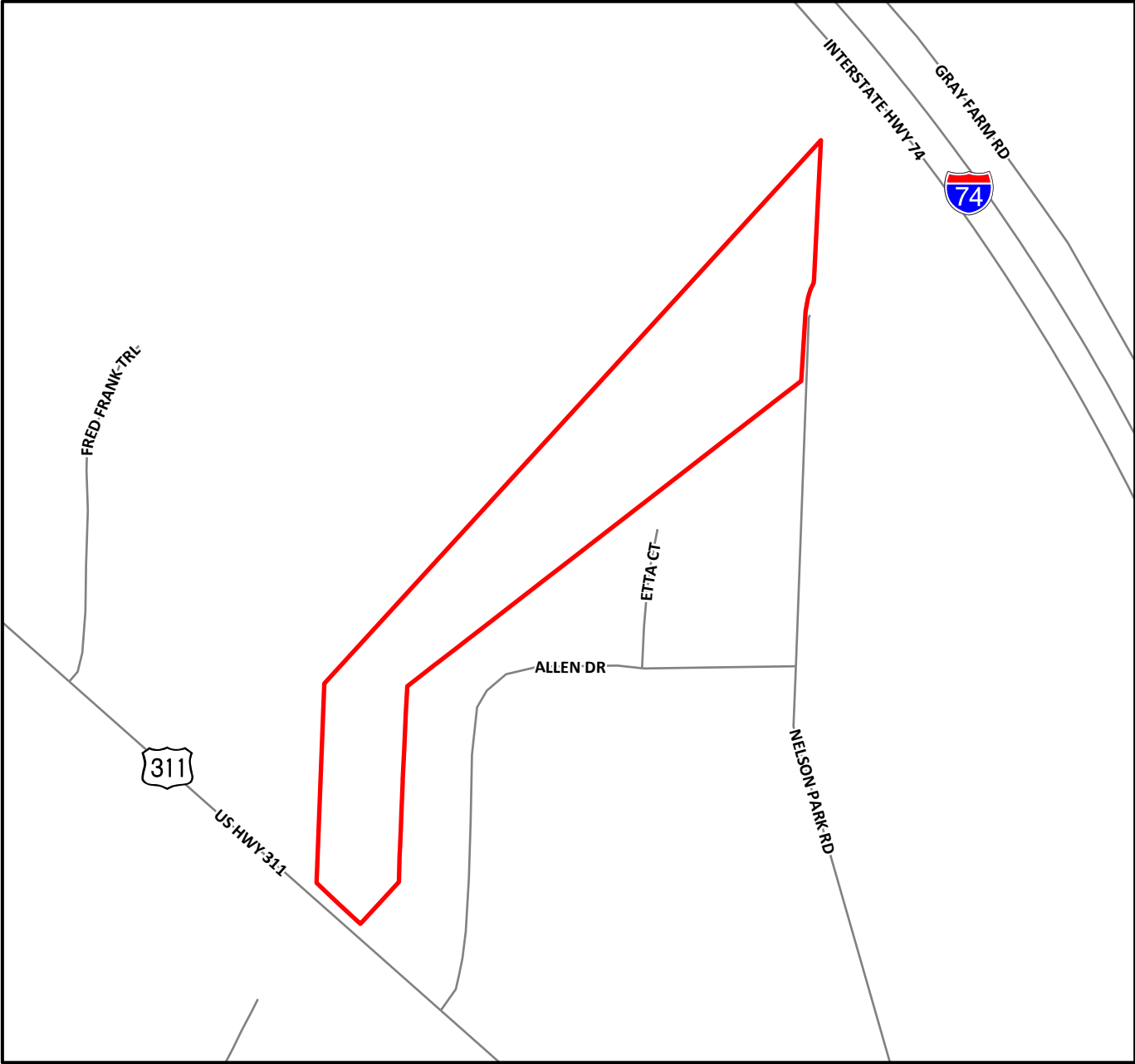
Policy 4.6 *Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.*

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

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



Wilson Request Location Map

















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

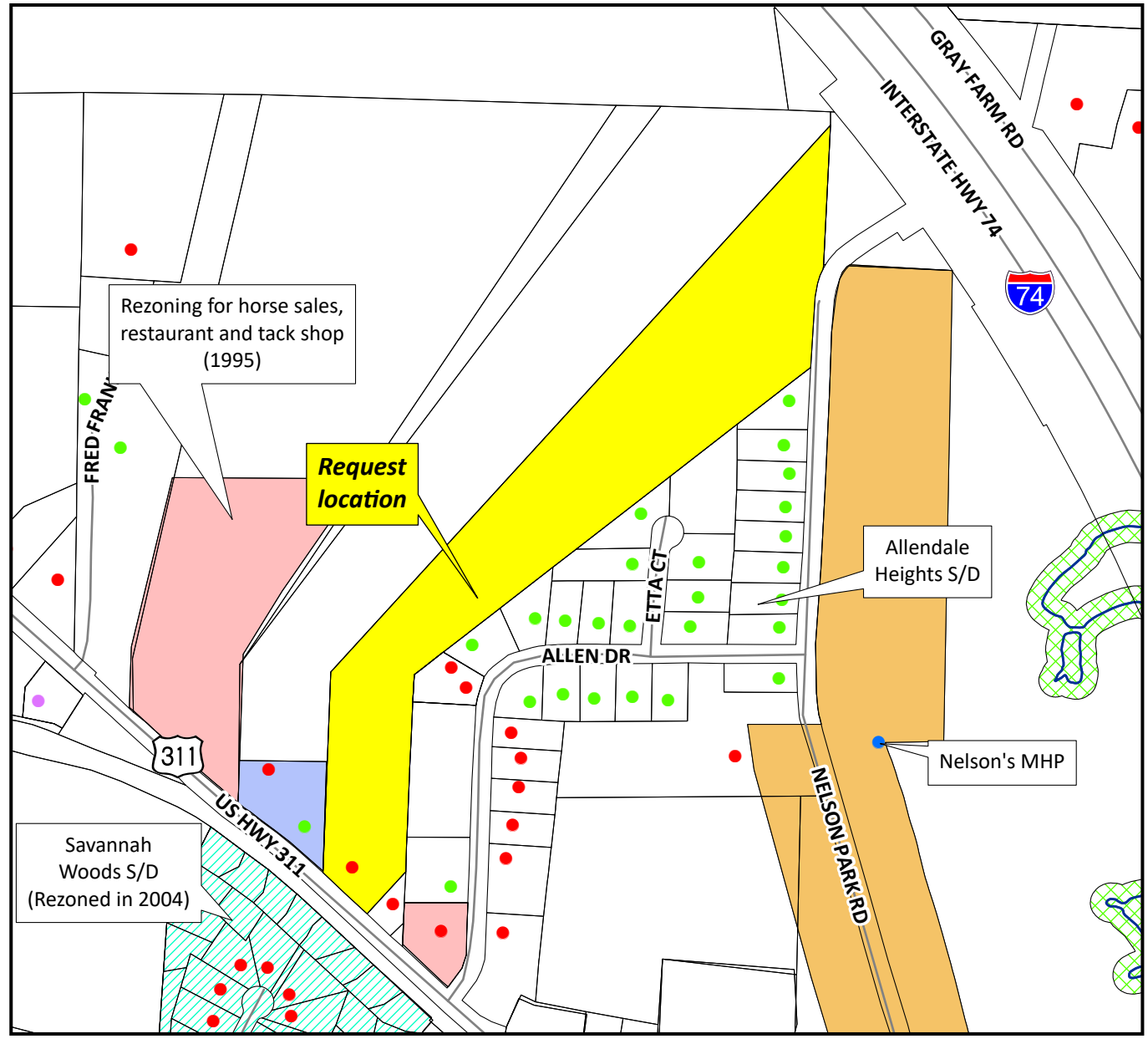


1 inch equals 500 feet

Wilson Rezoning Request

Legend

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



The request is located in Randleman Lake Watershed Area.

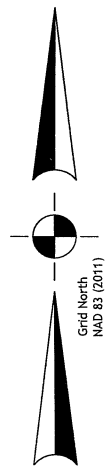
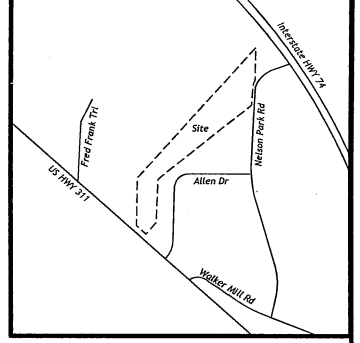
1 inch equals 500 feet

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

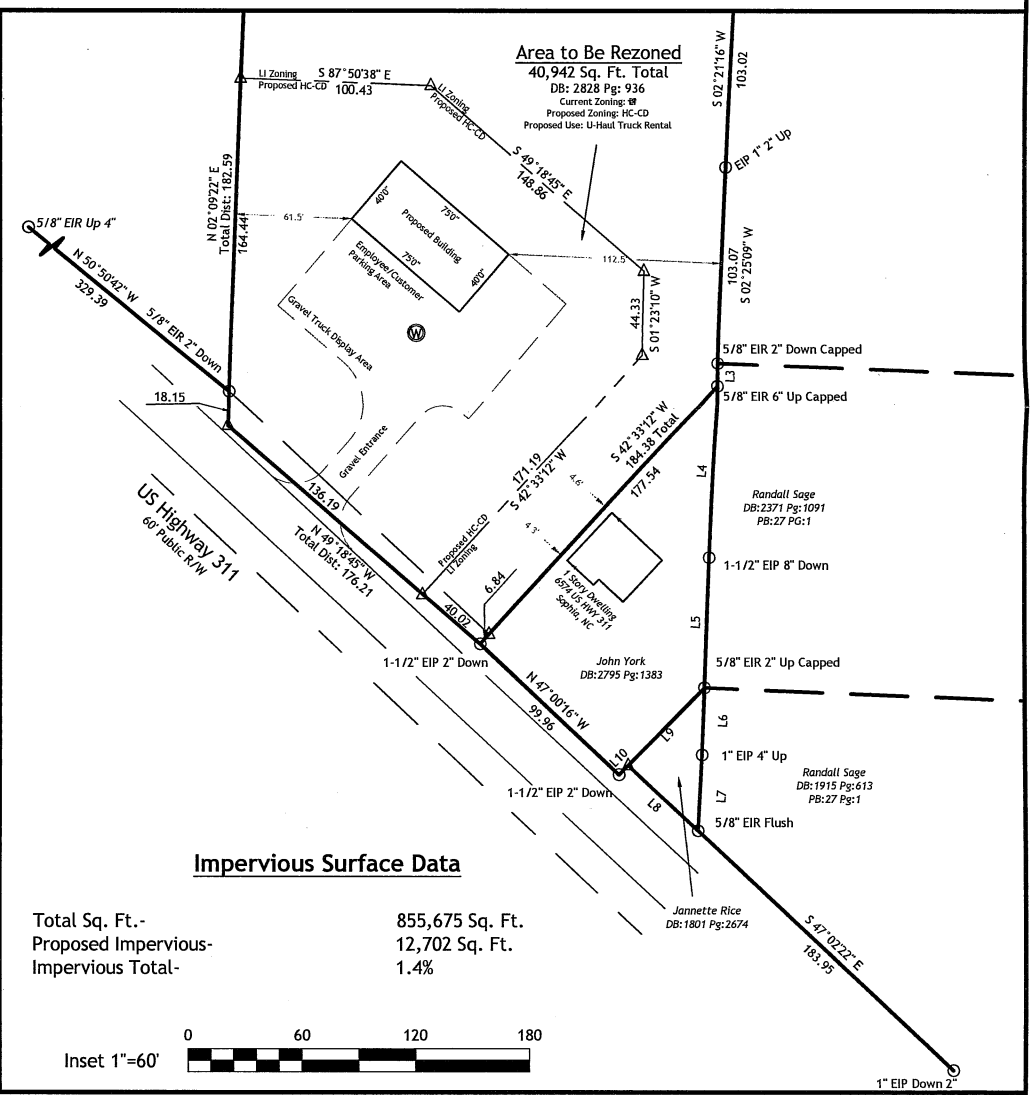
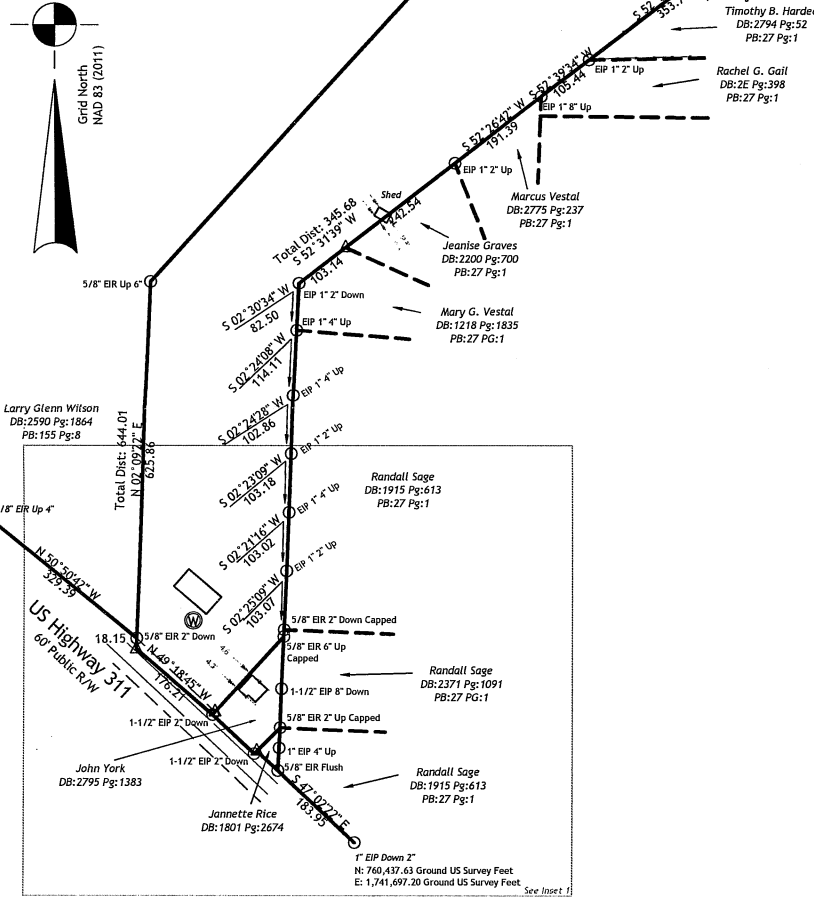
- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- U/G Power Box
- PP
- Power Pole
- Light Pole
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- Spot Elevation

- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- RRS - Railroad Spike
- NIR - New Iron Rod
- EN - Existing Nail
- EIR - Existing Iron Rod
- EIP - Existing Iron Pipe
- Existing Concrete Monument
- Bench Mark
- Computed Point / Point Not Set
- Well
- Catch Basin
- Yard Inlet
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Manhole
- Water Meter
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer

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

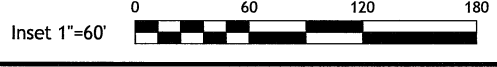


19.644 Acres Total
19.412 Acres Clear of R/W



Impervious Surface Data

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



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

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

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

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

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

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

Bar Scale:
 0 200 400 600

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

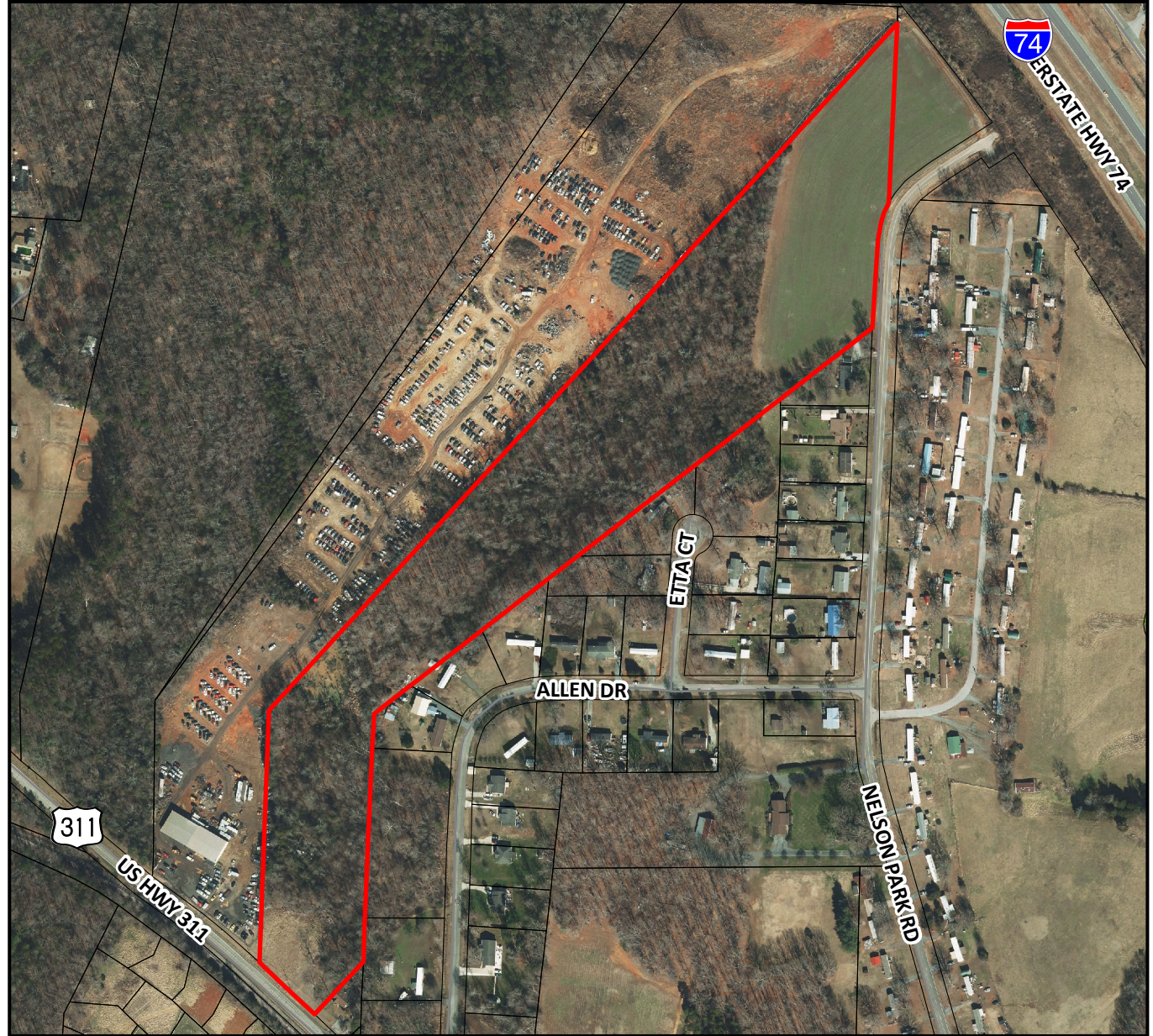
Firm #: P-1110
 Dan W Tanner II L-4787
 © 2022 Survey Carolina, Pllc

Job #: 14738

Wilson Rezoning Request

Legend

- Parcels
- Roads



The request is located in Randleman Lake Watershed Area.

1 inch equals 400 feet

Wilson Rezoning Request



Picture 1:
Request location.



Picture 2:
Adjacent commercial operation.



Picture 3:
Adjacent residence.



Picture 4:
Property across road from request location.



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



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



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

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

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

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

A. Consistency with *Growth Management Plan* Map

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

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

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

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

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

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

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

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

Adopted on February 7, 2023.

Chair, Randolph County Planning Board

ATTEST

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



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

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

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

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

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

Adopted on February 7, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



MOTION TO DENY A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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