



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

March 7, 2023

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

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.**

6. New Business.

REZONING REQUEST #2023-0000043

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

REZONING REQUEST #2023-00000337

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

7. Adjournment.

Attachments



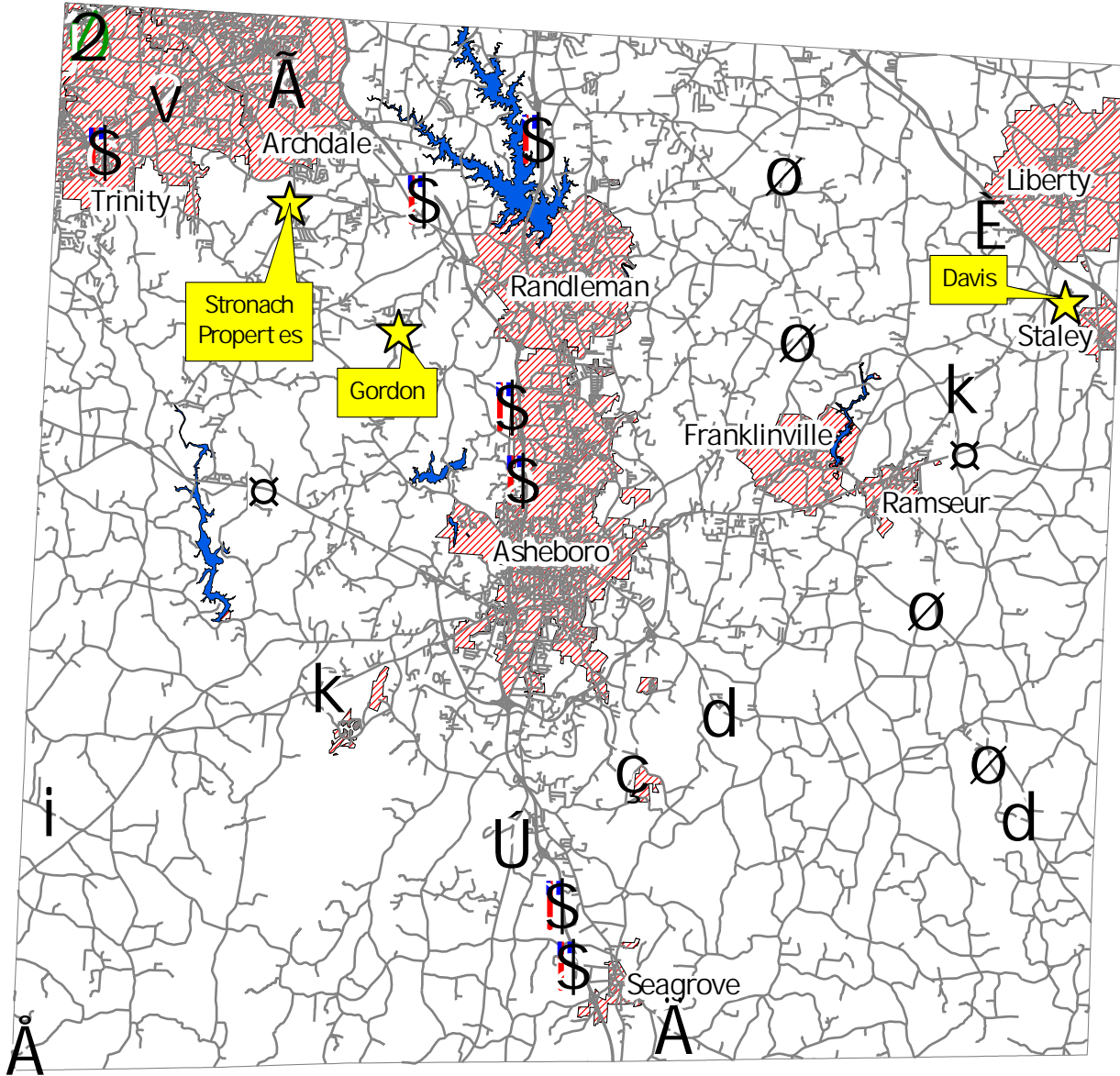
RANDOLPH COUNTY

PLANNING AND ZONING





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

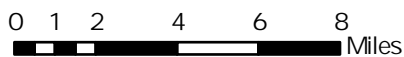
***The minutes from the
previous Randolph County
Planning Board Meeting
will be inserted at this point
once they are prepared.***

March Request Locat on Map



Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





CASE SUMMARY FOR

SPECIAL USE REQUEST #2023-00000015

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

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



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

NORTH CAROLINA

RANDOLPH COUNTY

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

The Chair should say,

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

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



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

SPECIAL USE PERMIT APPLICATION

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

Date: 01/03/2023
Parcel #: 7734655151

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

Permit #: 2023-00000015
Permit Type Code: PZ 3
Location Address: 3457 BECKERDITE RD
 SOPHIA, NC 27350

CONTACT NAME: GORDON, ANTOINE

Contact Phone: 336 430-2259

PARCEL INFORMATION:

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

ZONING INFORMATION:

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

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

Total Permit Fee: \$100.00

COMMENTS:

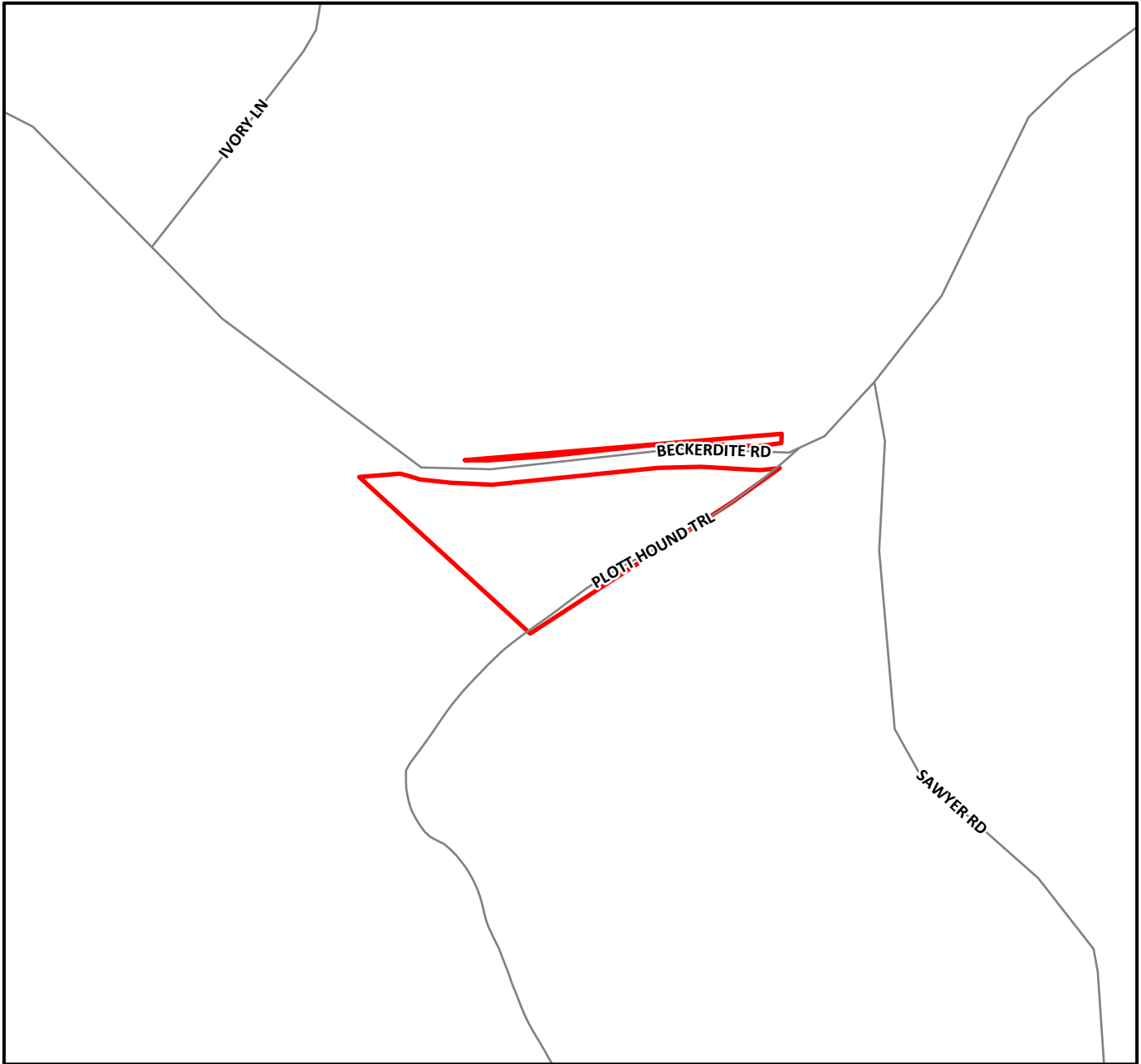
The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph Couty Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance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

Eric Martin

Authorized County Official

 Signature of Applicant:

Gordon Request Location Map



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



1 inch equals 400 feet

Gordon Special Use Permit Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



WaterBodies



Streams



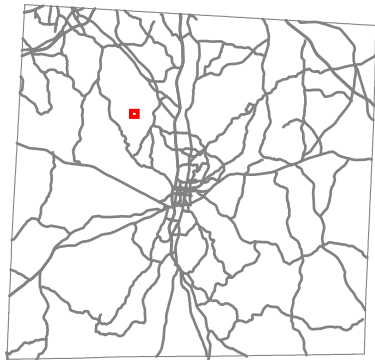
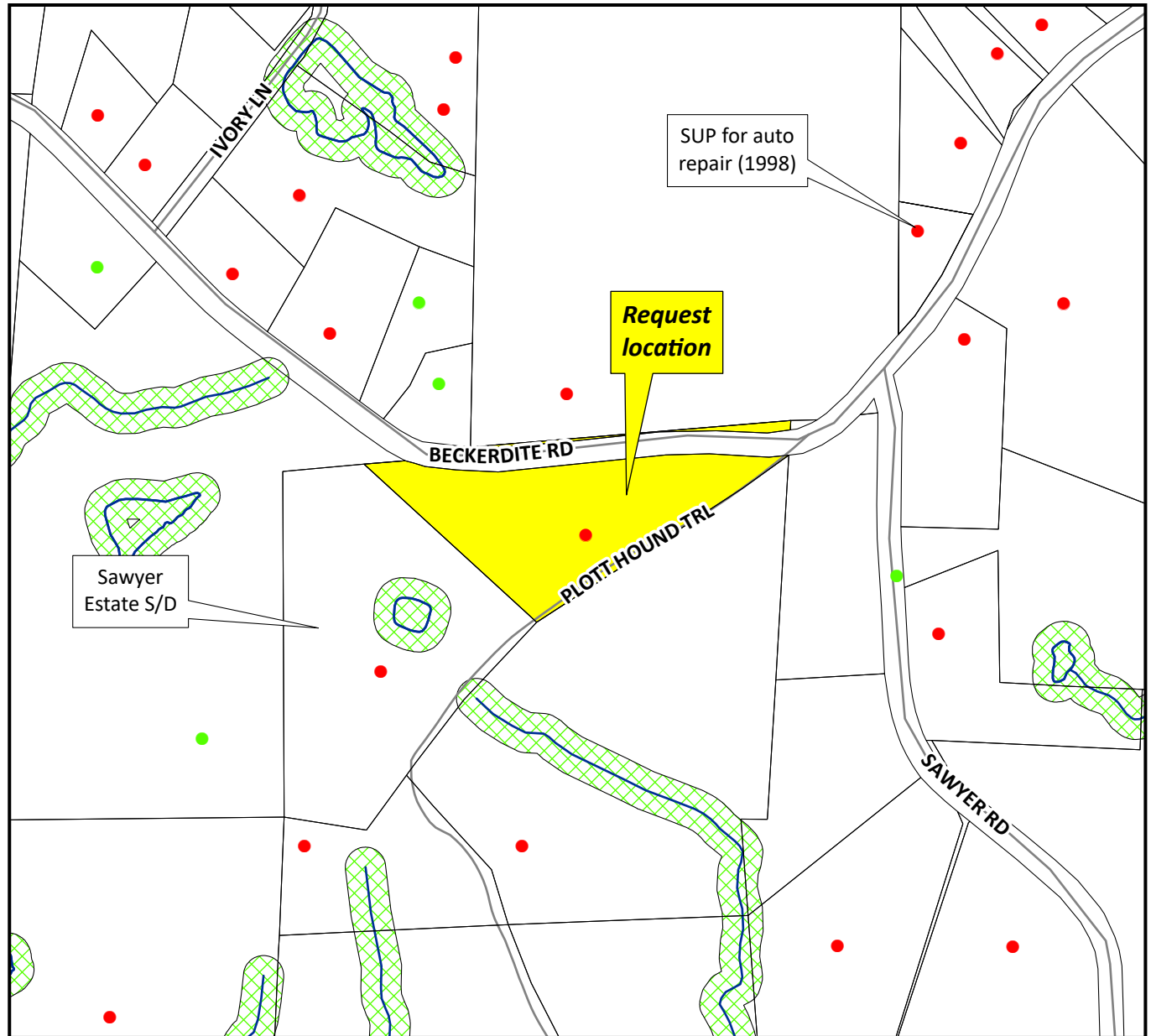
50 ft. Stream buffer

County zoning

Districts



RA



1 inch equals 400 feet

CERTIFICATE OF OWNERSHIP & DEDICATION:

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

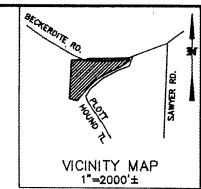
OWNER: John D. Allred DATE: 10-15-02
OWNER: Donna M. Shaw DATE: 10-28-02

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

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

Antoine Gordon
(336)430-2259

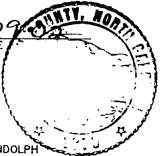
- LEGEND:
- = EXISTING IRON PIN
 - = NEW IRON PIN
 - ⊙ = COMPUTED POINT
 - ⊕ = UTILITY POLE
 - ⊗ = LIGHT POLE
 - R.O.W. = RIGHT-OF-WAY
 - MBL = MINIMUM BUILDING LINE
 - PB = PLAT BOOK REFERENCE
 - DB = DEED BOOK REFERENCE
 - - - = OVERHEAD UTILITY LINE



CERTIFICATE OF EXCEPTION:

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

OWNER: John D. Allred DATE: 10-15-02
OWNER: Donna M. Shaw DATE: 10-28-02
Randolph County Planning Director: John Wood DATE: 10-29-02



STATE OF NORTH CAROLINA COUNTY OF RANDOLPH

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

REVIEW OFFICER: John Wood DATE: 10-29-02



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.

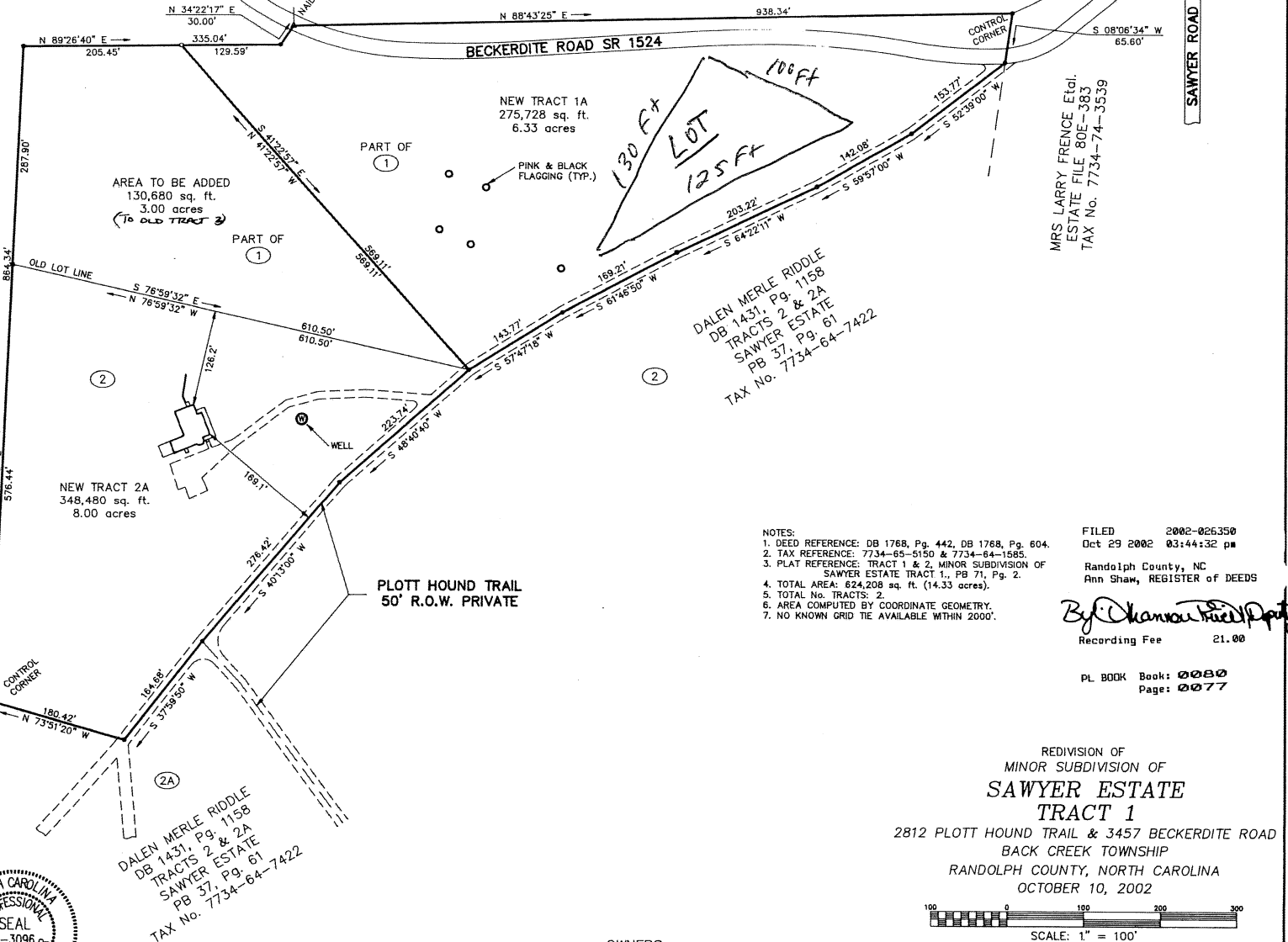
LARRY M. TERRY, PLS L-3096



JOHN D. ALLRED DB 1127, Pg. 236 TAX No. 7734-65-3357

RICKY SCOTT GRANT & ANGELA S. GRANT DB 1505, Pg. 785 TAX No. 7734-54-5996

RONALD L. BEASLEY & JANET BEASLEY DB 1168, Pg. 1998 TAX No. 7734-65-9955



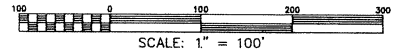
- NOTES:
- DEED REFERENCE: DB 1768, Pg. 442, DB 1768, Pg. 604.
 - TAX REFERENCE: 7734-65-5150 & 7734-64-1885.
 - PLAT REFERENCE: TRACT 1 & 2, MINOR SUBDIVISION OF SAWYER ESTATE TRACT 1, PB 71, Pg. 2.
 - TOTAL AREA: 624,208 sq. ft. (14.33 acres).
 - TOTAL NO. TRACTS: 2.
 - AREA COMPUTED BY COORDINATE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

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

By: [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 March 7, 2023, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 3457 Beckerdite Rd for the purpose indicated is hereby **Choose the decision.**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

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

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

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

Adopted on March 7, 2023.

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 #2023-00000043

GENERAL INFORMATION

Applicant: Davis Investment Properties, LLC

Property Owner: Davis Investment Properties, LLC

Hearing Type: Legislative

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

Current Zoning: *RA – Residential Agricultural District*

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

Small Area Plan: None

Growth Management: Primary Growth Area

Watershed Overlay: None

Flood Plain Overlay: None

Airport Overlay: None

Location: Weeden St

Parcel Number: 8734196253

Parcel Size: 10.01 acres

Existing Use: Vacant

SITE INFORMATION AND SURROUNDING LAND USES

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

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

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

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

ZONING INFORMATION

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

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

A. CVO: CONVENTIONAL SUBDIVISION OVERLAY DISTRICT

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

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

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

(1) PURPOSE AND USES PERMITTED

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

(2) CONVENTIONAL SUBDIVISION STANDARDS

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

(3) SITING ON PUBLIC ROADWAYS

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

STAFF ANALYSIS AND RECOMMENDATION

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

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

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

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

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

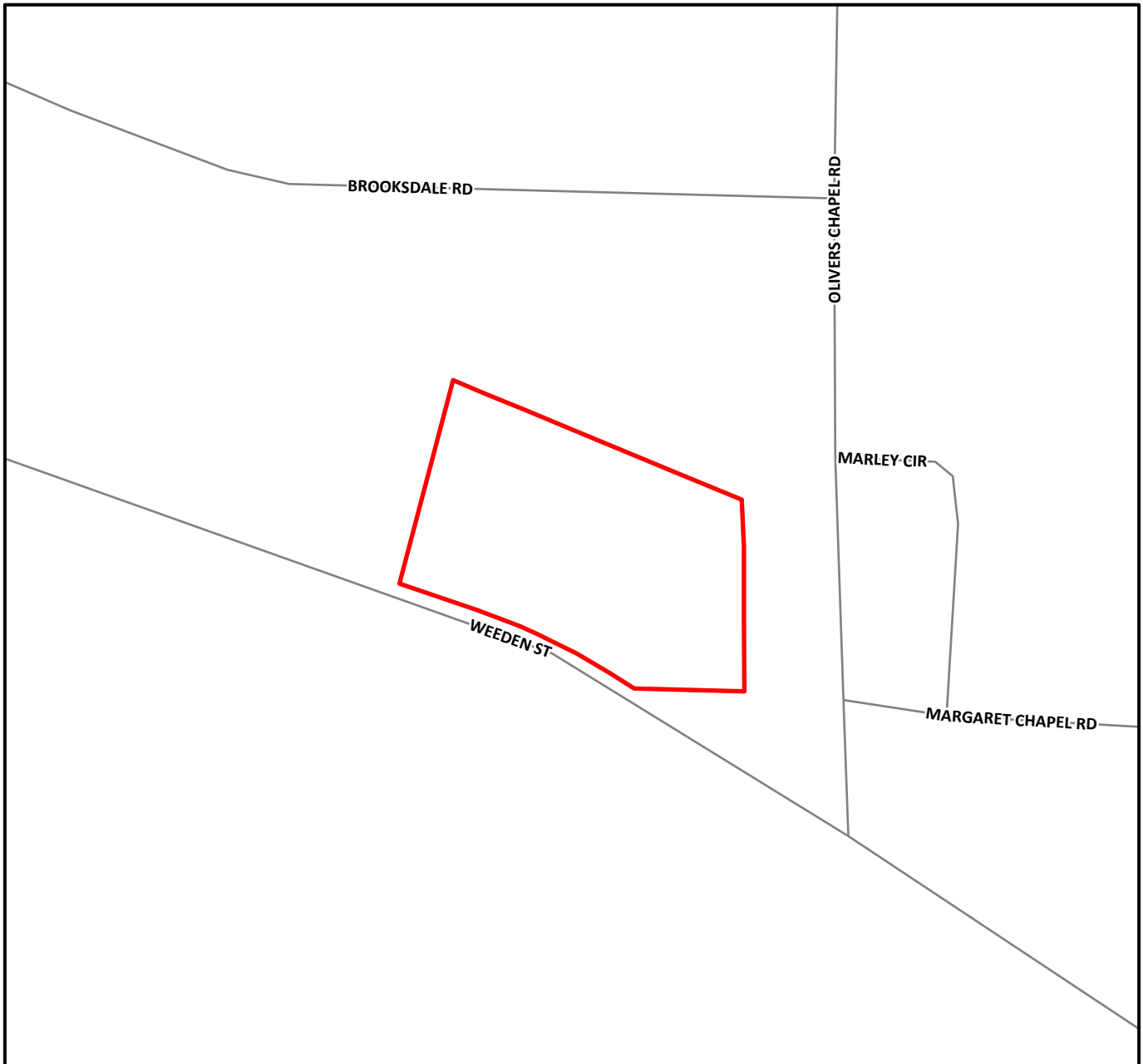
Policy 6.12: *Factors to be considered major subdivision approval in Primary and Secondary Growth Areas should include suitability of soils, access to major thoroughfares, the potential availability of public services and facilities and community compatibility.*

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

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



Davis Investment Properties, LLC, Request Location Map



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

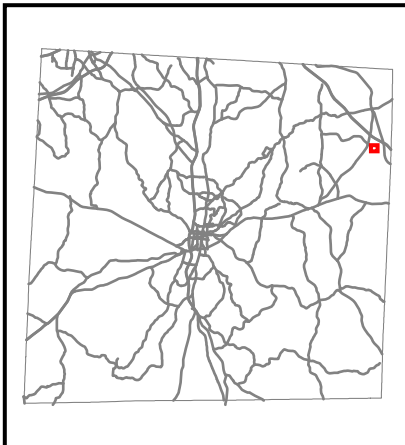
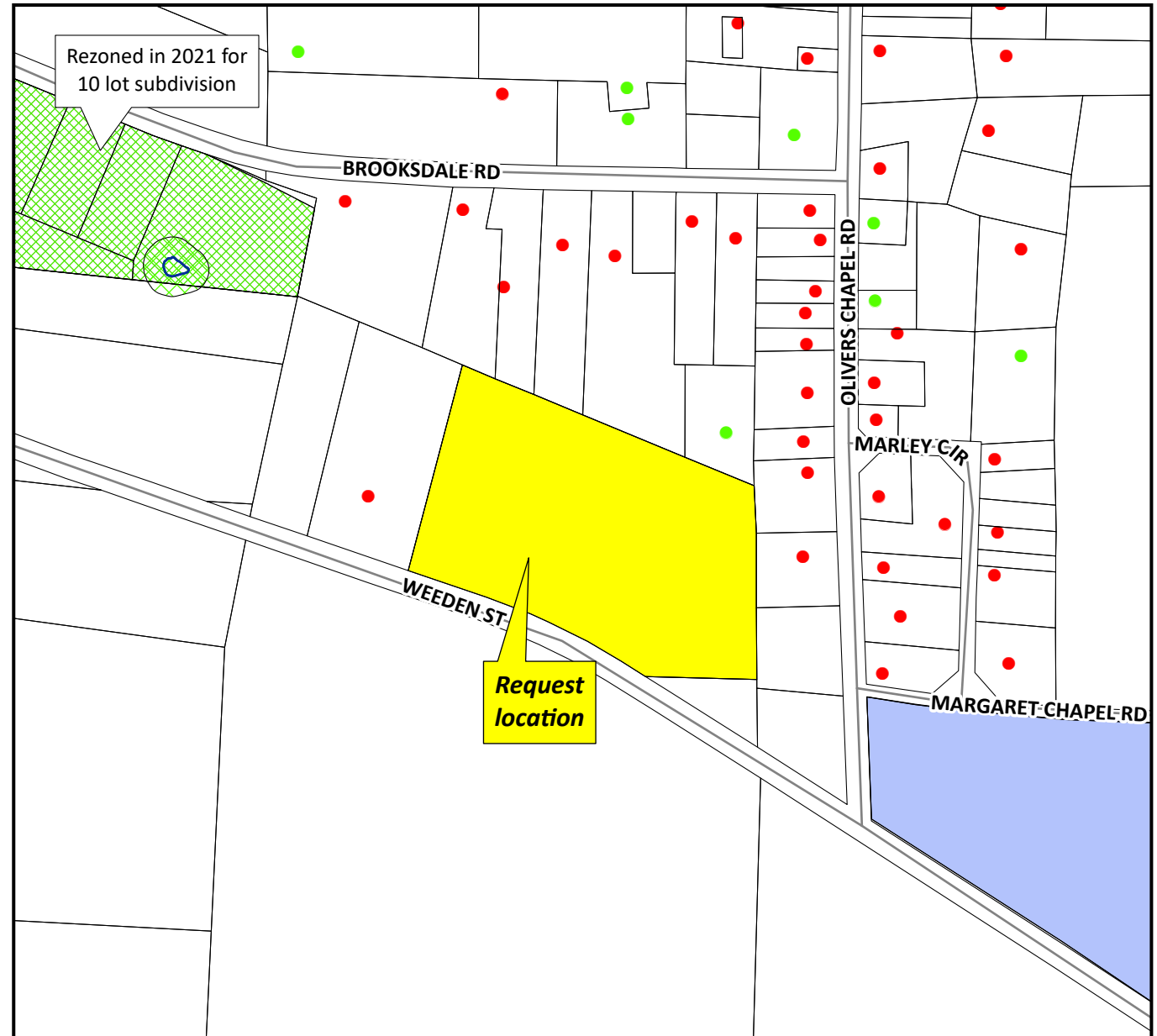


1 inch equals 400 feet

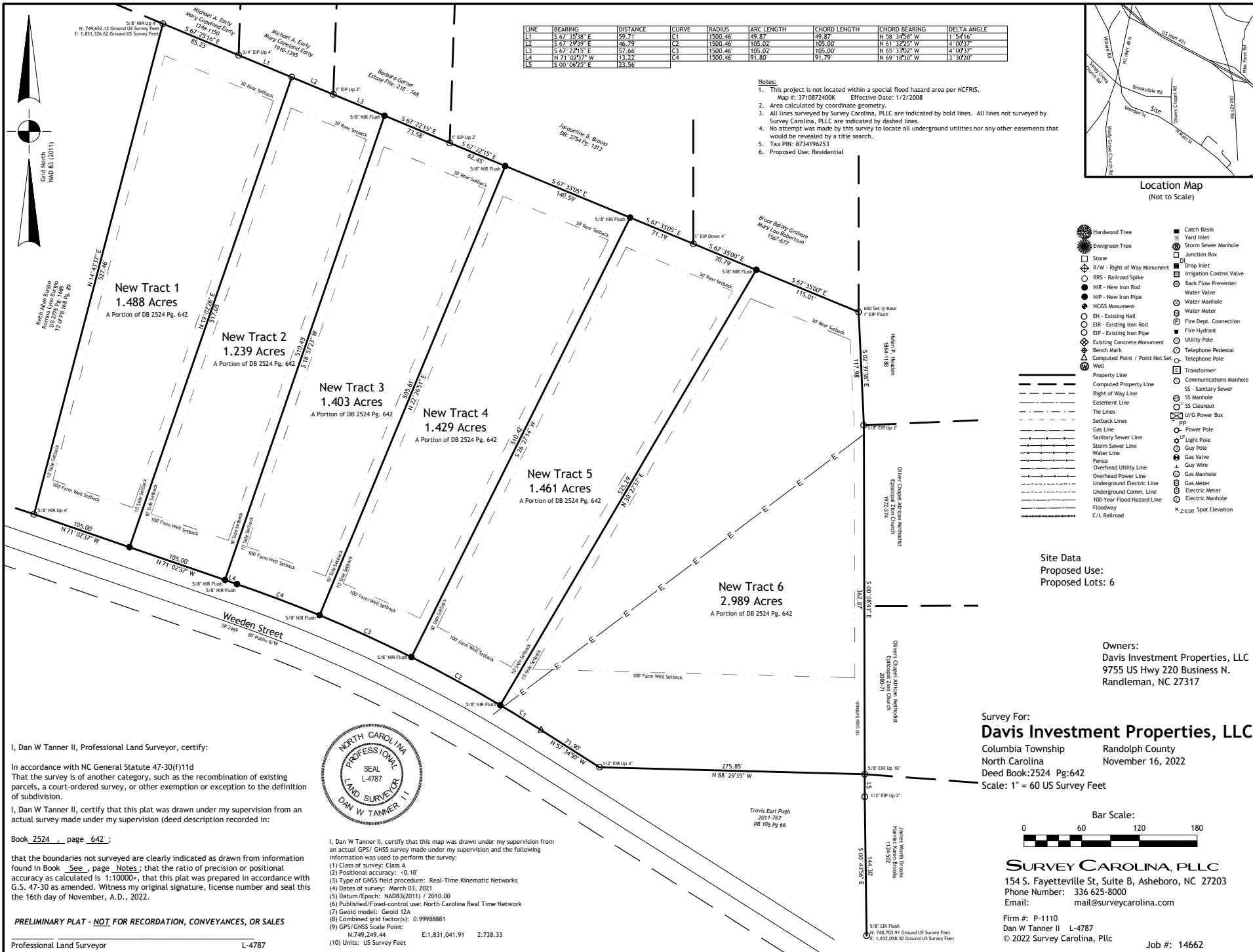
Davis Investment Properties, LLC, Rezoning Request

Legend

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



1 inch equals 400 feet



LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 67° 35' 38" E	59.71	C1	1500.46	49.87	49.87	N 58° 34' 58" W	1° 54' 16"
L2	S 67° 29' 39" E	46.79	C2	1500.46	105.02	105.00	N 61° 32' 25" W	4° 00' 37"
L3	S 67° 22' 15" E	57.66	C3	1500.46	105.02	105.00	N 63° 33' 02" W	4° 00' 37"
L4	N 71° 02' 57" W	13.22	C4	1500.46	91.80	91.79	N 69° 18' 30" W	3° 30' 20"
L5	S 00° 08' 25" E	23.56						

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

Location Map (Not to Scale)

- Site Data**
 Proposed Lots: 6
- Legend:**
- Hardwood Tree
 - Evergreen Tree
 - Stone
 - R/W - Right of Way Monument
 - RRS - Railroad Spike
 - NIR - New Iron Rod
 - NIP - New Iron Pipe
 - NCGS Monument
 - EN - Existing Nail
 - EIR - Existing Iron Rod
 - EIP - Existing Iron Pipe
 - Existing Concrete Monument
 - Bench Mark
 - Computed Point / Point Not Set
 - Well
 - Property Line
 - Computed Property Line
 - Right of Way Line
 - Easement Line
 - The Lines
 - Setback Lines
 - Gas Line
 - Sanitary Sewer Line
 - Storm Sewer Line
 - Water Line
 - Fence
 - Overhead Utility Line
 - Overhead Power Line
 - Underground Electric Line
 - Underground Comm. Line
 - 100-Year Flood Hazard Line
 - Floodway
 - C/L Railroad
 - Catch Basin
 - Yard Inlet
 - Storm Sewer Manhole
 - Junction Box
 - Drop Inlet
 - Irrigation Control Valve
 - Back Flow Preventer
 - Water Valve
 - Water Manhole
 - Water Meter
 - Fire Dept. Connection
 - Fire Hydrant
 - Utility Pole
 - Telephone Pedestal
 - Telephone Pole
 - Transformer
 - Communications Manhole
 - SS - Sanitary Sewer
 - SS Manhole
 - SS Cleanout
 - U/G Power Box
 - Power Pole
 - Light Pole
 - Guy Pole
 - Gas Valve
 - Guy Wire
 - Gas Manhole
 - Gas Meter
 - Electric Meter
 - Electric Manhole
 - 2.00 Spot Elevation

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



I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:
 (1) Class of survey: Class A
 (2) Positional accuracy: <0.10'
 (3) Type of GNSS field procedure: Real-Time Kinematic Networks
 (4) Dates of survey: March 03, 2021
 (5) Datum/Epoch: NAD83(2011) / 2010.00
 (6) Published/Fixed-control use: North Carolina Real Time Network
 (7) Geoid model: Geoid 12A
 (8) Combined grid factor(s): 0.99988881
 (9) GPS/GNSS Scale Point: N 749,249.44 E 1,831,041.91 Z 738.33
 (10) Units: US Survey Feet

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

Bar Scale:
 0 60 120 180




SURVEY CAROLINA, PLLC
 154 S. Fayetteville St, Suite B, Asheboro, NC 27203
 Phone Number: 336.625.8000
 Email: mail@surveycarolina.com

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

Job #: 14662

Davis Investment Properties, LLC, Rezoning Request

Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



1 inch equals 400 feet

Davis Investment Properties, LLC, Rezoning Request



Picture 1:
Request location.



Picture 2:
Adjacent residence.



Picture 3:
Nearby commercial operation.



Picture 4:
Property across road from request location.



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



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



DEVELOPMENT IMPACT ANALYSIS

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

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

Preliminary Plat Name

Plat name and section: Davis Investment Properties, LLC

Applicant Information

Owner of Record:

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

Developer:

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

Representative:

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

Engineer/Surveyor:

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

Property Description

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

Acreage: 10.01 acres
Township: Columbia
Existing Zoning: RA

Waterway Description

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

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

Project Description

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

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

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

Total number of building lots: 6

Minimum housing size: sq. ft.

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

Total road frontage of proposed development: 646.80 ft.

Average frontage of lots: 107.08 ft.

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

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

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

Property is currently being used as:

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

Features unique to this property:

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

Utilities Impact

Water source: Individual well

Sewer source: Septic system

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

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

Public Education Impact (Provided by the Boards of Education)

School system: Randolph County Schools

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

Current mobile classrooms present:

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

Current traffic assessment:

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

School construction plans:

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

Traffic Analysis Impact (Provided by NCDOT GIS data services)

Road(s) directly accessed by development:

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

Condition of the road accessed by the development: Poor

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

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

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

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

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

Housing patterns in subdivisions:

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

Total number of site-built homes 136

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

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

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

Total number of mobile homes 67

Percentage of site-built homes 66.99 %

Percentage of mobile homes 33.01 %

Total number of acres 2,177.80 acres

Average acreage 5.90 acres

Total acreage in tax-deferred farms 856.50 acres

Community Land Uses

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

Special Community Districts

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

Unique Rural Land Uses in the Community

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

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

Agricultural Impact (Within One mile of the proposal)

Adjoining farm properties:

- 8734182135 (Travis Earl Pugh)

Are all well minimum setback lines noted on plat? Yes

Tax-deferred farm properties:

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

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

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

Other Materials Submitted

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



1 inch = 100 feet

4.7 acres

28" sw
18,746 Sq. Ft.

11,064 Sq. Ft.

24" sw
16,444 Sq. Ft.

23,452 Sq. Ft.

Weeden St.

Approx. Duke Power Esmt.

overhead power/utilities

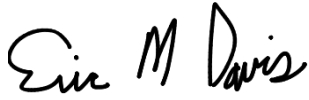
Legend

- 30"+
- 24"-29"
- 18"-23"
- Unsuitable
- Conventional System Soils
- Modified System Soils
- Alternative System Soils
- nc_randolph_parcels_poly_10_16_2021

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

Deed Restrictions:

This Development will use Randolph County restrictions and setbacks.



12/15/2022

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

Date

Land Clearing Debris Plan

Subdivision: Eric Davis

Date: 12/15/22

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

Debris will not be burned or buried.



12/15/2022

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

Date



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

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

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *CVOR-CD - Conventional Subdivision Overlay Restricted - Conditional District* as described in the application of David Investment Properties, LLC, are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

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

A. Consistency with *Growth Management Plan* Map

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is just off of NC Hwy 49 N which is a major transportation corridor.

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

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

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

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

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

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

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

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

Adopted on March 7, 2023.

Chair, Randolph County Planning Board

ATTEST

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



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

WHEREAS, a 10.01 acre parcel, having the Randolph County Parcel Identification Number of 8734196253 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on March 7, 2023 to consider the proposed rezoning on application number 2023-0000043, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *CVOR-CD - Conventional Subdivision Overlay Restricted - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on March 7, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



MOTION TO DENY A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



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

APPLICATION #2023-00000337

GENERAL INFORMATION

Applicant: Stronach Properties, LLC

Property Owner: June M. Fulton

Hearing Type: Legislative

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

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

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

Small Area Plan: NC Hwy 705 Scenic Business Overlay

Growth Management: Primary Growth Area

Watershed Overlay: None

Flood Plain Overlay: None

Airport Overlay: None

Location: 9060 Hillsville Rd

Parcel Number: 7726128995

Parcel Size: 1.81 acres out of 5.04 acres

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

SITE INFORMATION AND SURROUNDING LAND USES

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

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

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

ZONING INFORMATION

Zoning History:

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

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

<i>HC: HIGHWAY COMMERCIAL DISTRICT</i>	
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 1.7 *Planning and development decisions should be based on the principal of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all County residents.*

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

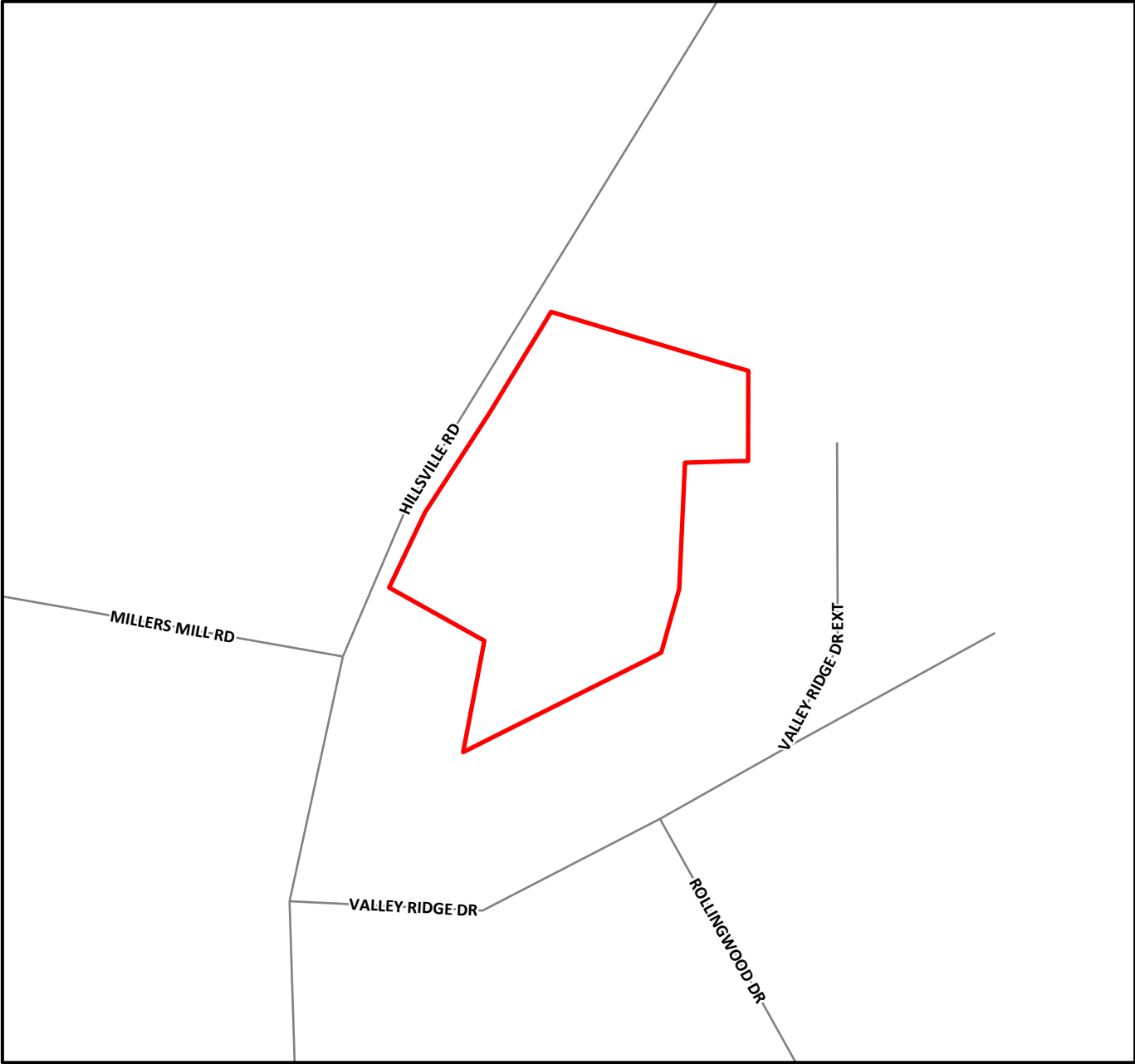
Policy 4.4 *Commercial land uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.*

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

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



Stronach Properties, Inc., Request Location Map



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



1 inch equals 250 feet

Stronach Properties, Inc., Rezoning Request

Legend

Parcels

Type

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

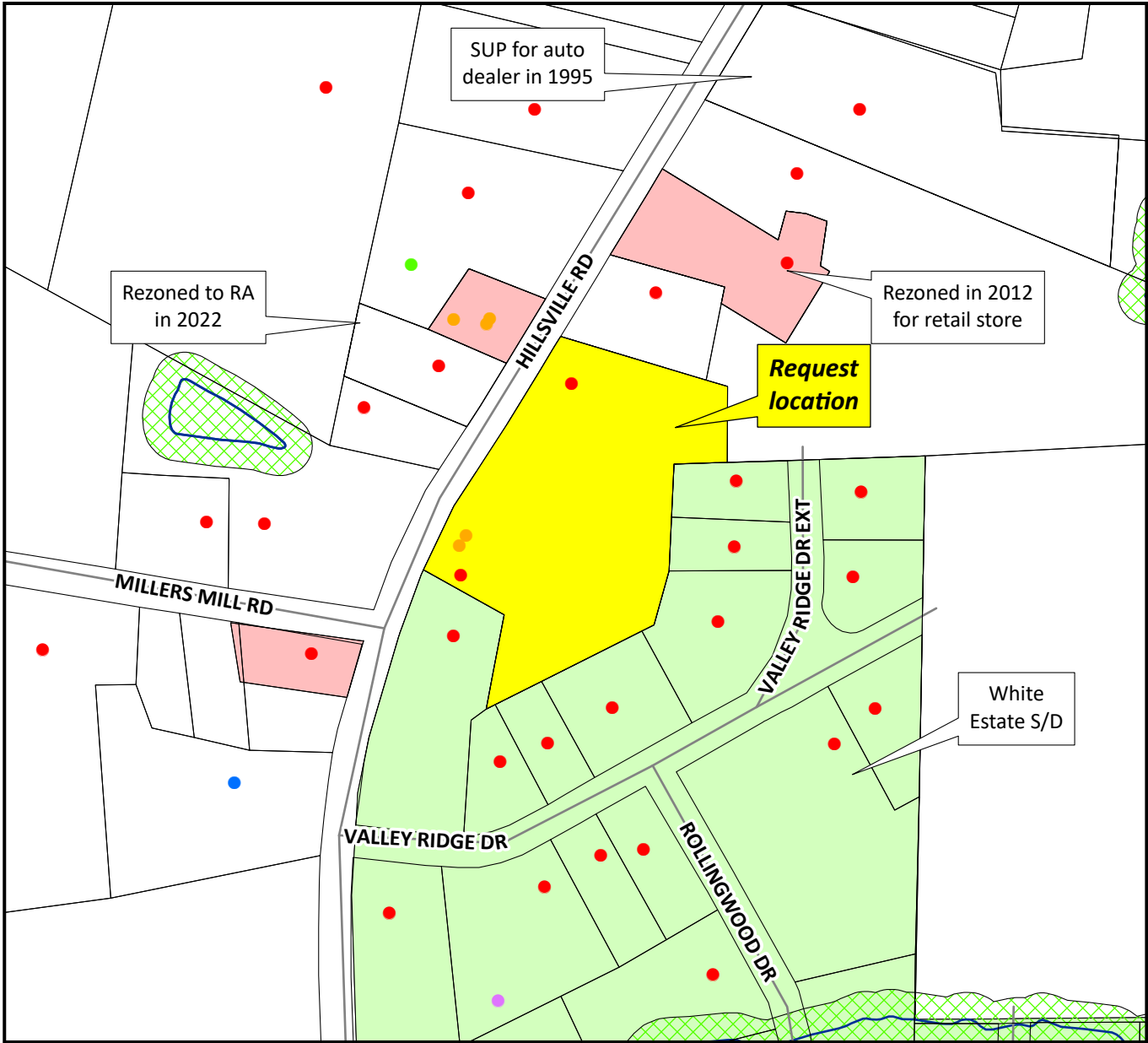
Roads

Streams

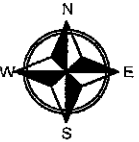
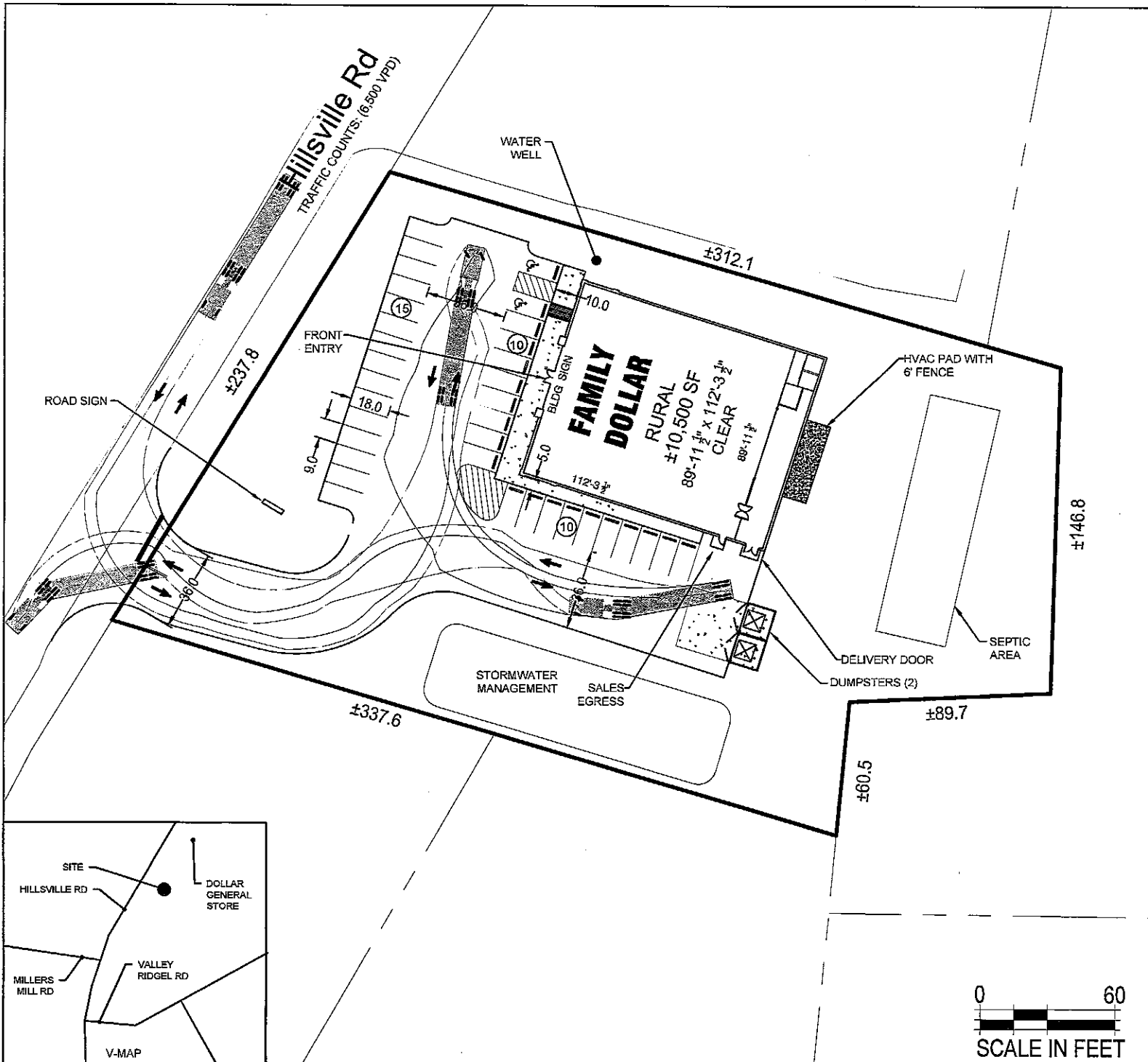
50 ft. Stream buffer

Districts

- HC
- RA
- RR



1 inch equals 300 feet



TRINITY, NC

Hillsville Rd

Site Data Summary

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

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

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

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

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

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

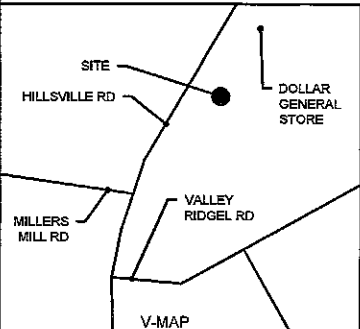
Prepared For:



DEVELOPER






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



Stronach Properties, Inc., Rezoning Request

Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



1 inch equals 300 feet

Stronach Properties, Inc, Rezoning Request



Picture 1:
Request location.



Picture 2:
Nearby Hillsville Community Center.



Picture 3:
Adjacent residence.



Picture 4:
Adjacent residence.



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



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



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

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

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

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

A. Consistency with *Growth Management Plan* Map

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

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

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

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

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

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

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

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

Adopted on March 7, 2023.

Chair, Randolph County Planning Board

ATTEST

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



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

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

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on March 7, 2023 to consider the proposed rezoning on application number 2023-00000337, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

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

Adopted on March 7, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

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.