



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

April 4, 2023

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

SPECIAL USE PERMIT REQUEST #2023-00000665

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **TILLMAN INFRASTRUCTURE**, New York, NY, and their request to obtain a Special Use Permit on Wall Rd, Liberty Township, Sandy Creek Balance Watershed, Tax ID #8725469448,

19.58 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a 240 ft. telecommunications tower as per the site plan.

REZONING REQUEST #2023-00000382

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **JOE MILLIKAN**, Randleman, NC, and his request to rezone 15.88 acres at 1801 Naomi Rd, Providence Township, Polecat Creek Critical Area Watershed, Tax ID #7775062096, Rural Growth Area, from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a six lot site-built subdivision as per the site plan. Property Owner: Nicholas Jason Millikan

REZONING REQUEST #2023-00000567

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

REZONING REQUEST #2023-00000595

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

REZONING REQUEST #2023-00000599

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

specifically allow a farm equipment repair and service business as per the site plan.

7. Adjournment.

Attachments



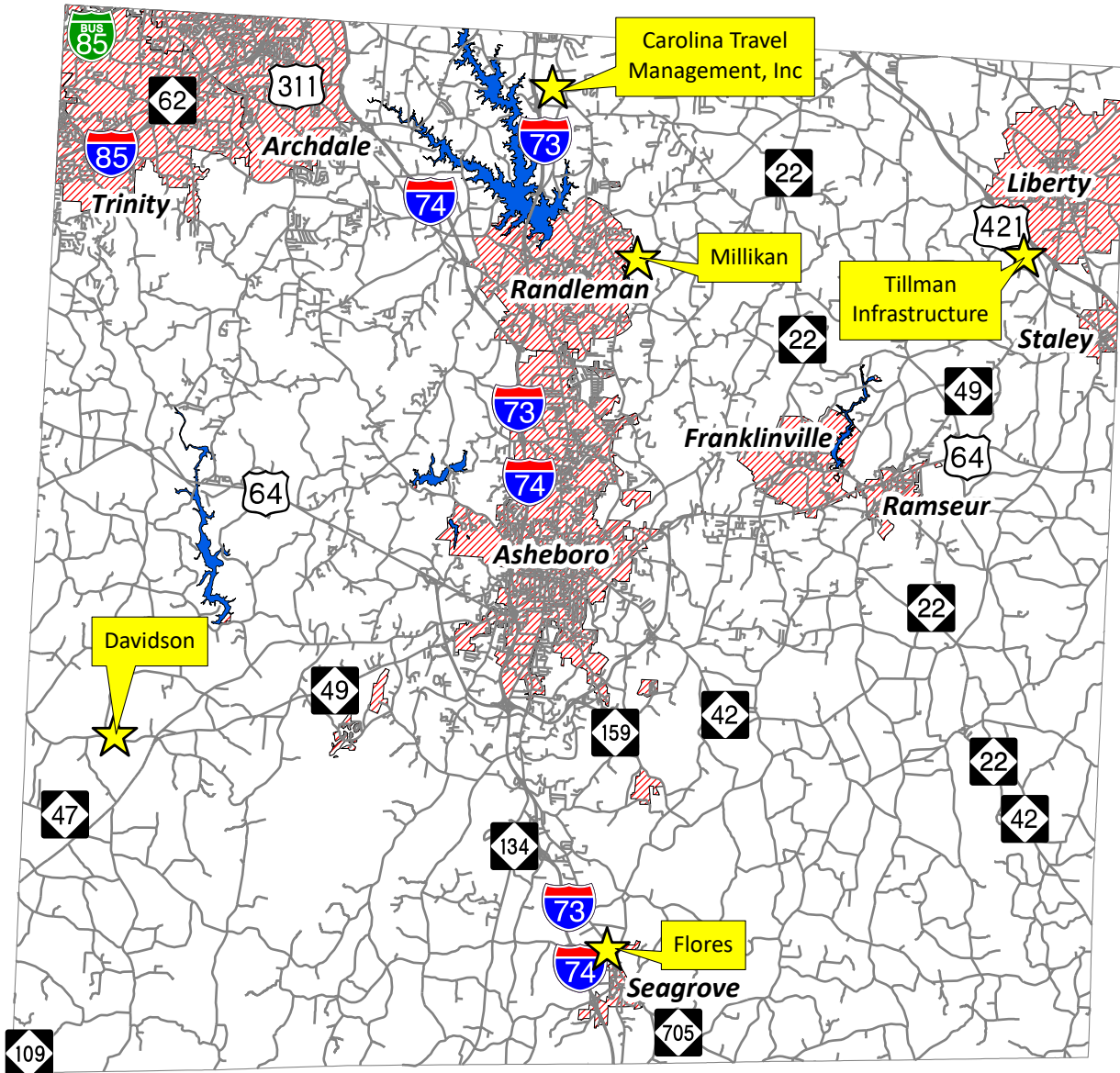
RANDOLPH COUNTY

PLANNING AND ZONING





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

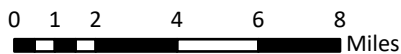
***The minutes from the
previous Randolph County
Planning Board Meeting
will be inserted at this point
once they are prepared.***

April Request Location Map



Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





CASE SUMMARY FOR

SPECIAL USE REQUEST #2023-00000665

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **TILLMAN INFRASTRUCTURE**, New York, NY, and their request to obtain a Special Use Permit on Wall Rd, Liberty Township, Sandy Creek Balance Watershed, Tax ID #8725469448, 19.58 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a 240 ft. telecommunications tower 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

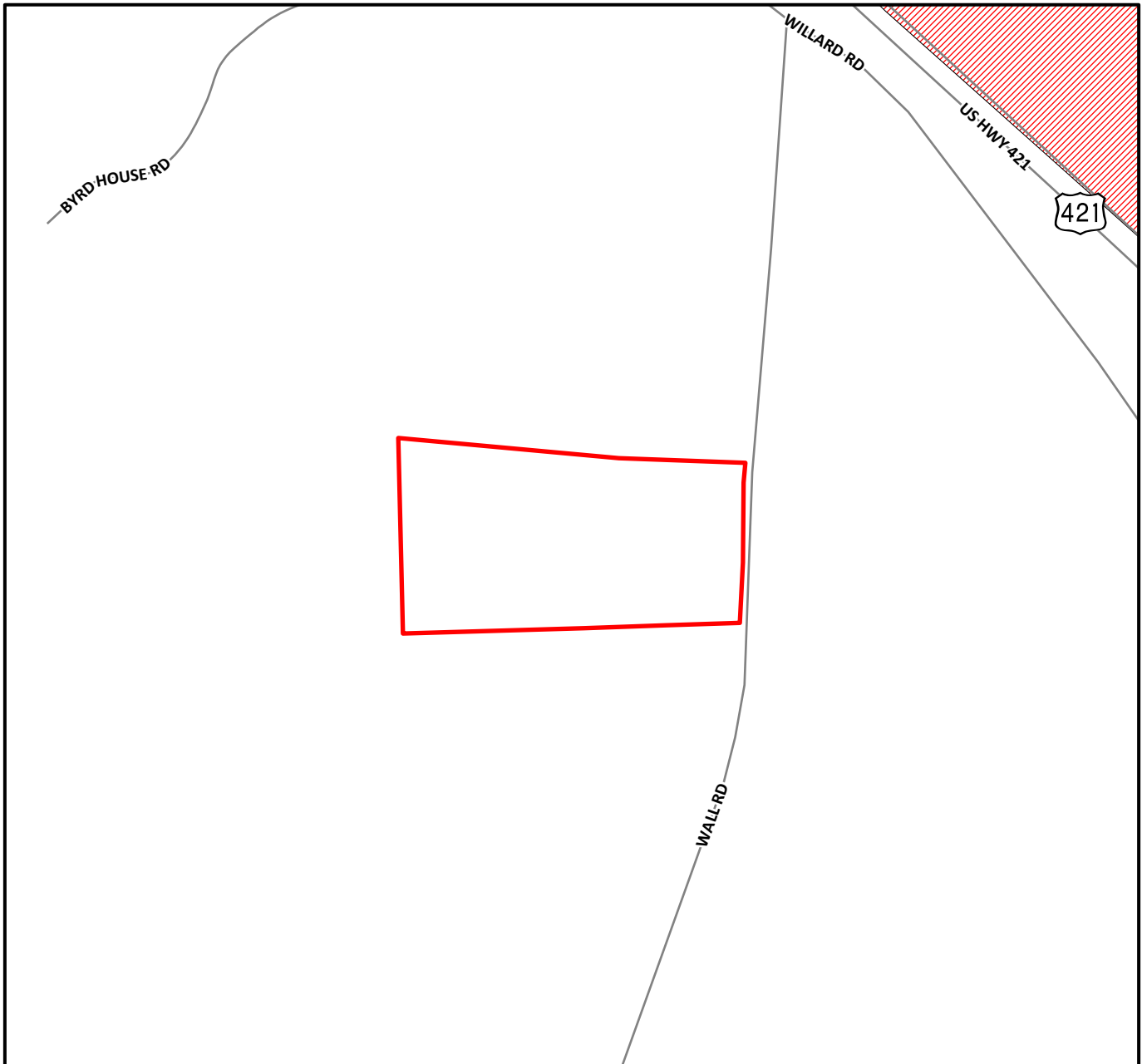
Before opening the public hearing on a case, the Chair must administer an oath or affirmation to those wishing to speak on a specific case. (This oath is specified in NCGS 11-11.)

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.”

Tillman Infrastructure Request Location Map



Directions to site: NC Hwy 49 N -
(L) Sandy Creek Church Rd - (R)
Wall Rd - Site on (L) approx 4/10 mile.



1 inch equals 600 feet

Tillman Infrastructure Special Use Permit Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



Streams



50 ft. Stream buffer

County zoning

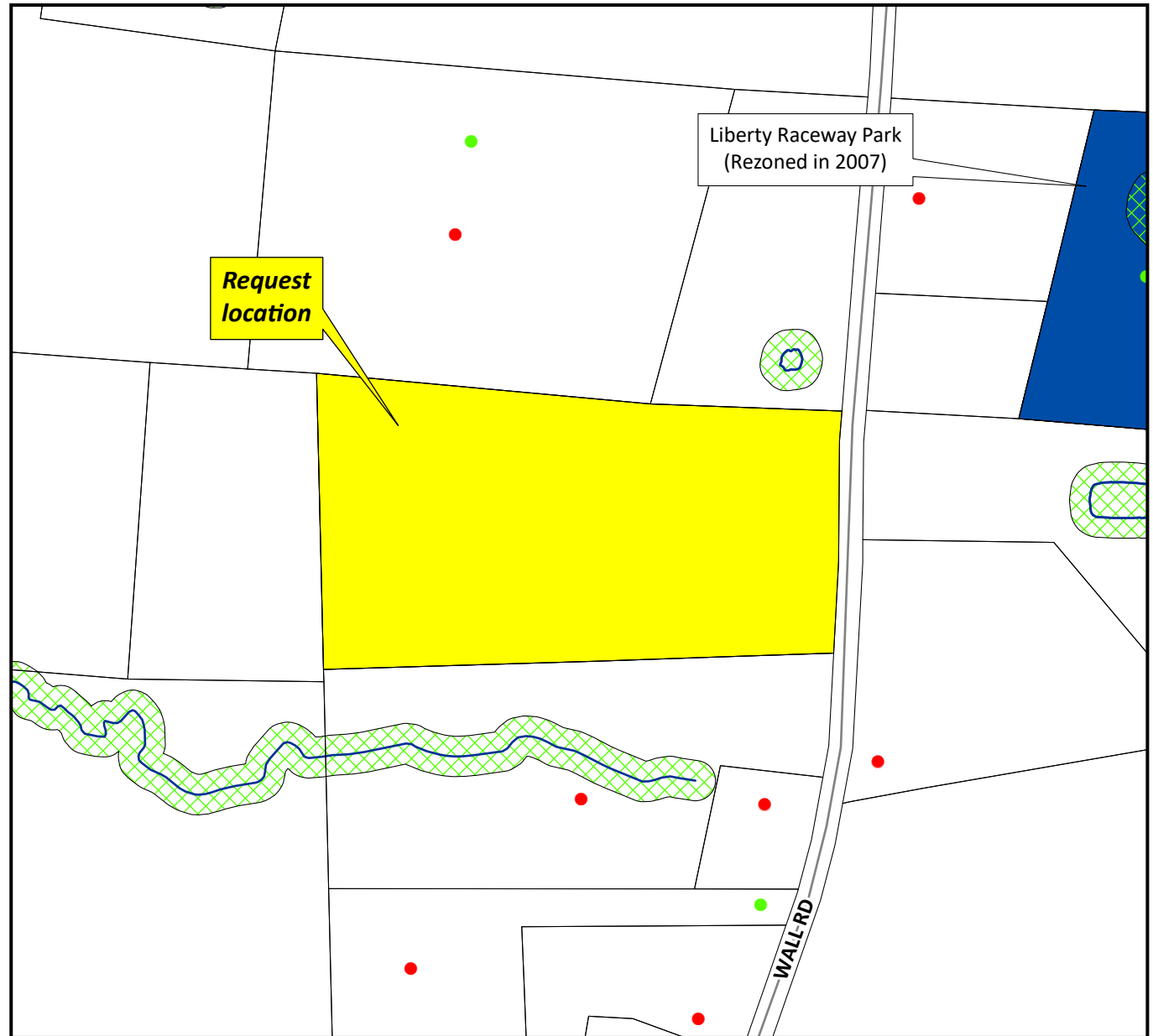
Districts



HI



RA






The request is located in Sandy Creek Watershed Area.

1 inch equals 400 feet



Tillman Infrastructure Special Use Permit Request

Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



The request is located in Sandy Creek Watershed Area.

1 inch equals 400 feet



COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT

IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT
BY TILLMAN INFRASTRUCTURE
SPECIAL USE REQUEST #2023-00000665

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

Having heard all the evidence and argument presented at the hearing on April 4, 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 on Wall 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 TILLMAN INFRASTRUCTURE 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 April 4, 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 #2023-00000382

GENERAL INFORMATION

Applicant: Joe Millikan

Property Owner: Nicholas Jason Millikan

Hearing Type: Legislative

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

Current Zoning: *RA – Residential Agricultural District*

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

Small Area Plan: None

Growth Management: Rural Growth Area

Watershed Overlay: Polecat Creek Critical Area

Flood Plain Overlay: Yes

Airport Overlay: None

Location: 1801 Naomi Rd

Parcel Number: 7775062096

Parcel Size: 15.88 acres

Existing Use: Single-family residential

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RA - Residential Agricultural District</i>	Single-family residential
South	<i>RA - Residential Agricultural District</i>	Single-family residential
East	<i>RA - Residential Agricultural District</i>	Single-family residential
West	<i>City of Randleman</i>	Class A Flood Plain

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

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

ZONING INFORMATION

Zoning History:

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

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

CVO: CONVENTIONAL SUBDIVISION OVERLAY DISTRICT

The *Conventional Subdivision Overlay District* has been established to accommodate single-family residential subdivisions with four or more owner-occupied lots created for sale or building

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

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

(1) PURPOSE AND USES PERMITTED

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

(2) CONVENTIONAL SUBDIVISION STANDARDS

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

(3) SITING ON PUBLIC ROADWAYS

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

STAFF ANALYSIS AND RECOMMENDATION

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

- Does **not** meet all technical requirements of both the Ordinance and the Plan;
- Is **not** consistent, reasonable, and in the public interest; and
- Should be **DENIED** by the Randolph County Planning Board.

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

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

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

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

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

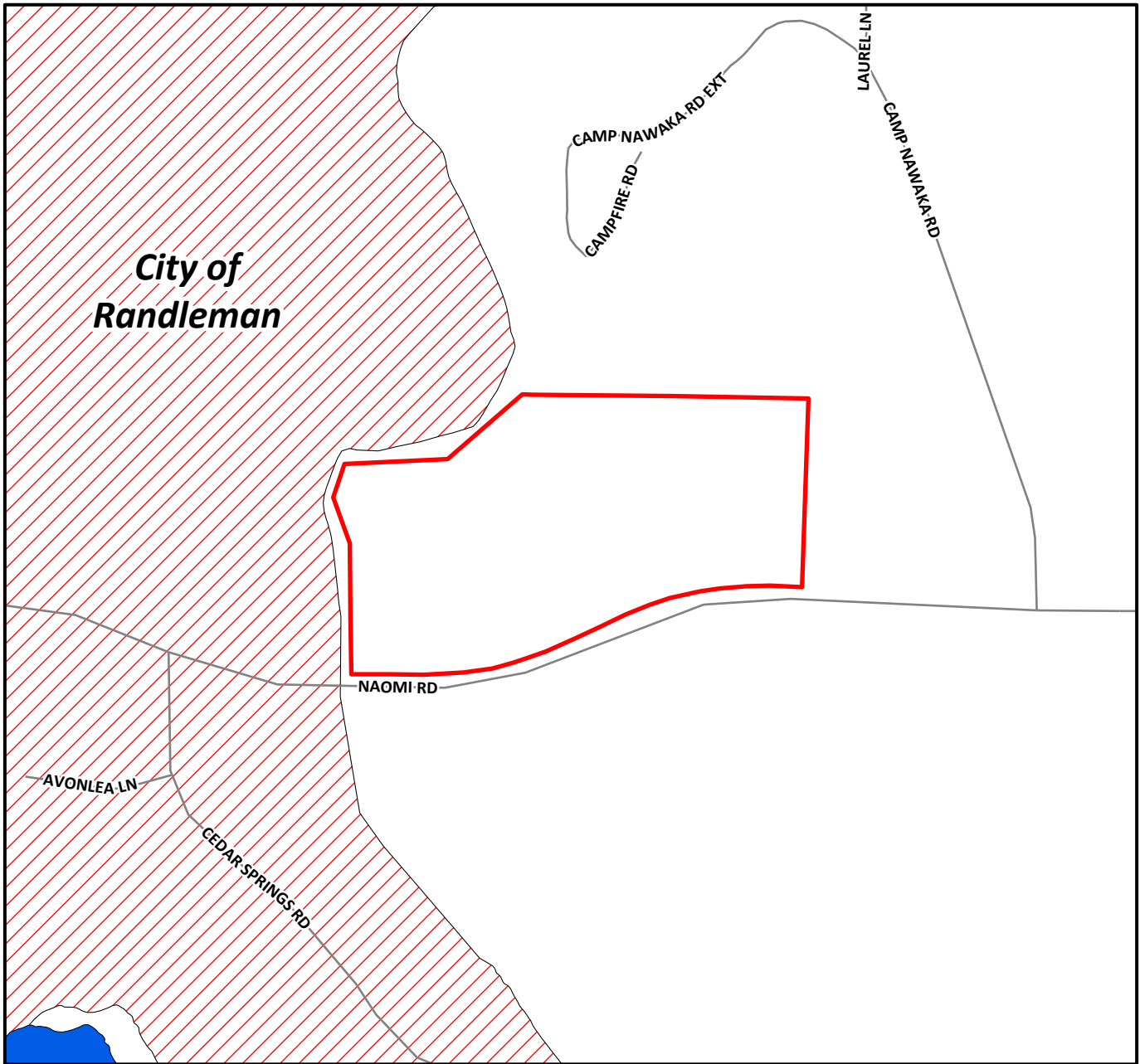
Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is not consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request would be subject to any Conditions agreed upon between the property owner and the Planning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

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

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



Millikan Request Location Map



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



1 inch equals 400 feet

Millikan Rezoning Request

Legend

Parcels

Structures

Type

- Multi-address Structure
- Permanent Structure
- Temporary Structure

Roads

Streams

50 ft. Stream buffer

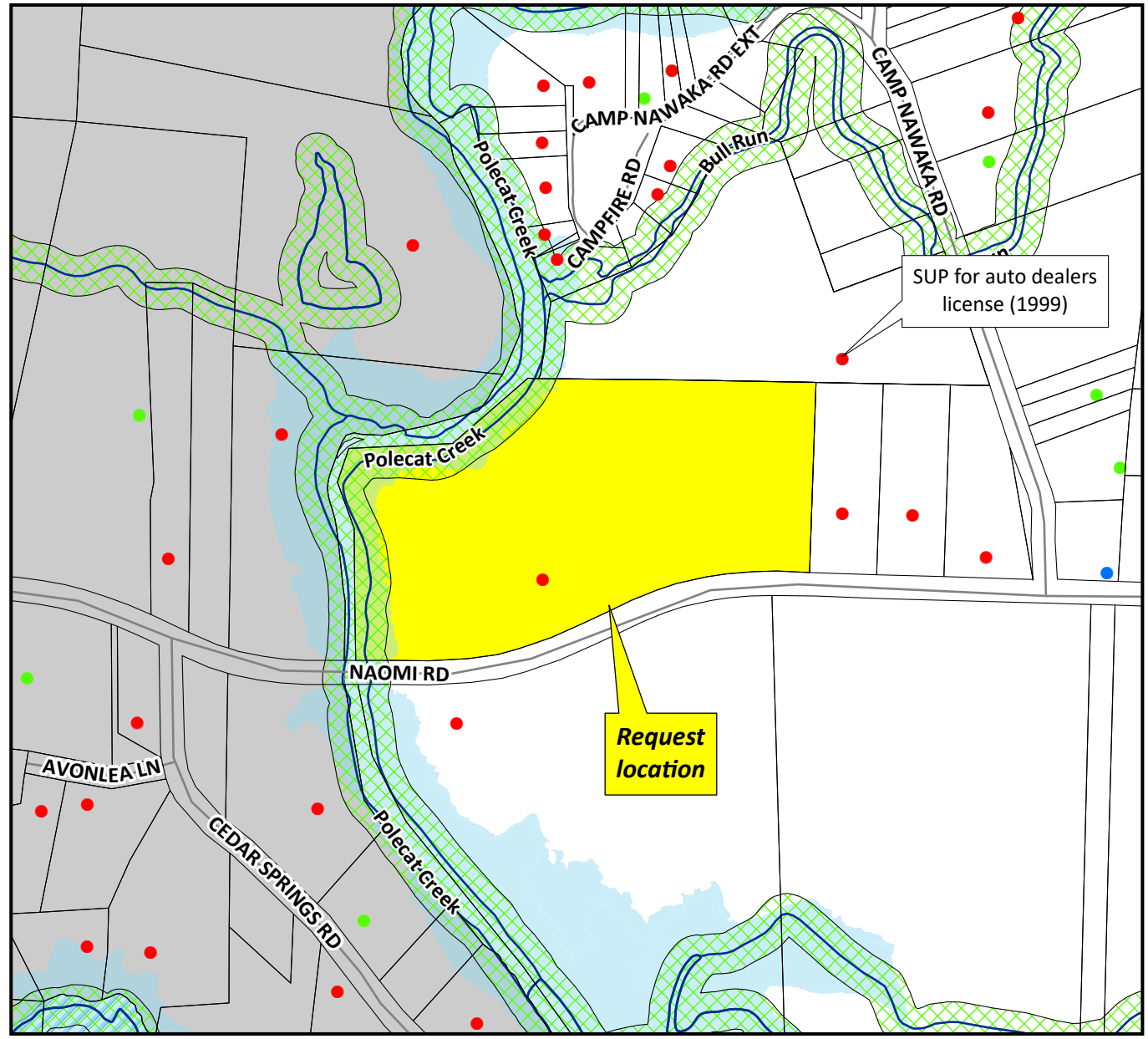
Flood plains

City of Randleman Zoning

County zoning

Districts

RA



The request is located in Polecat Creek Critical Watershed Area.

1 inch equals 400 feet

SURVEY AND ACCURACY

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

THIS _____ DAY OF _____, 2023.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR L-4824

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

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

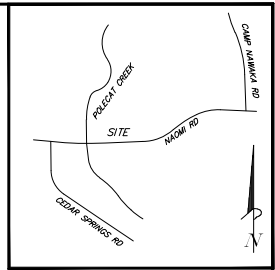
PROFESSIONAL LAND SURVEYOR _____ DATE _____

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

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

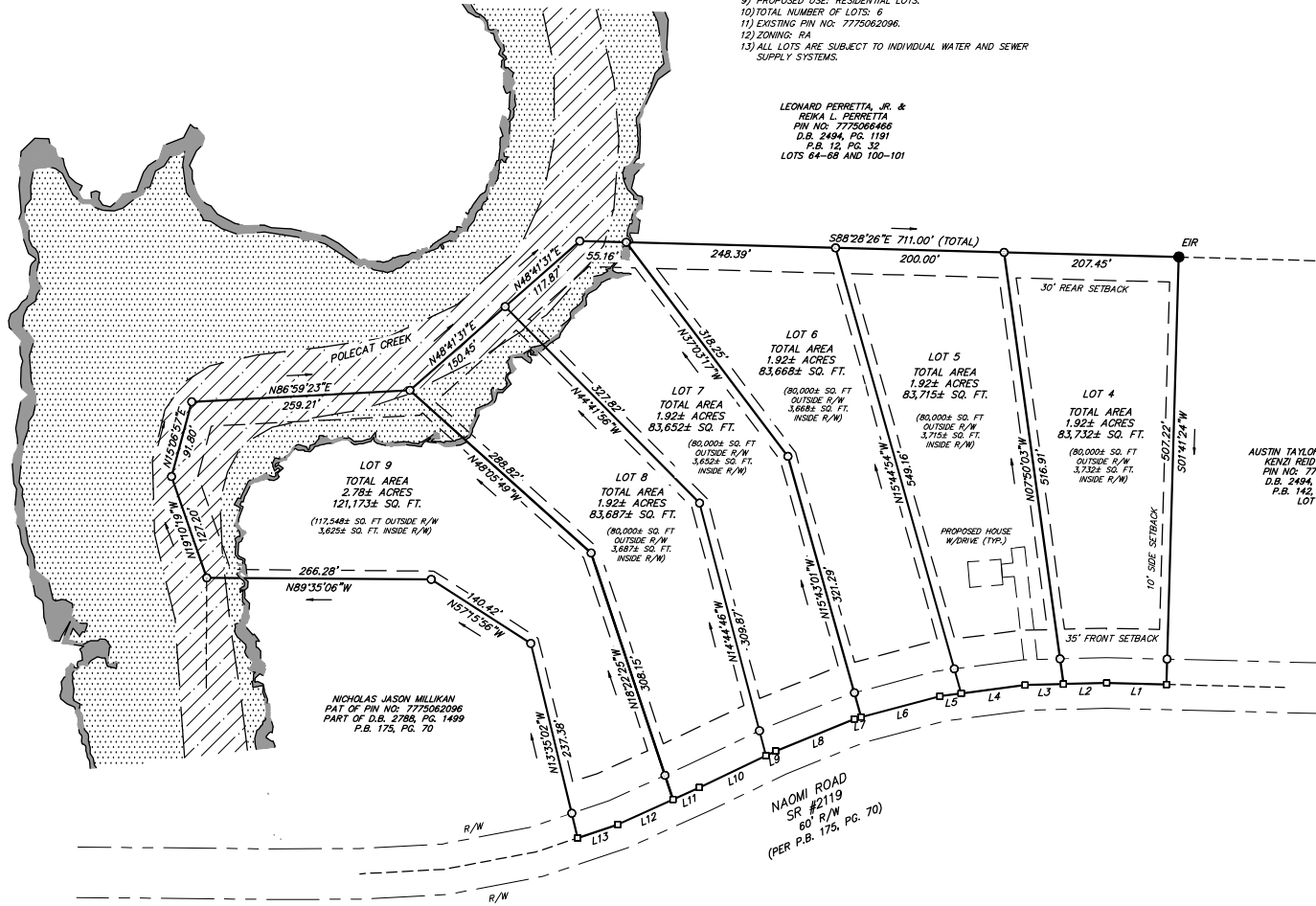
GENERAL NOTES

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



VICINITY MAP NOT TO SCALE

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



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

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

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

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

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





GRAPHIC SCALE
1" = 100 FEET

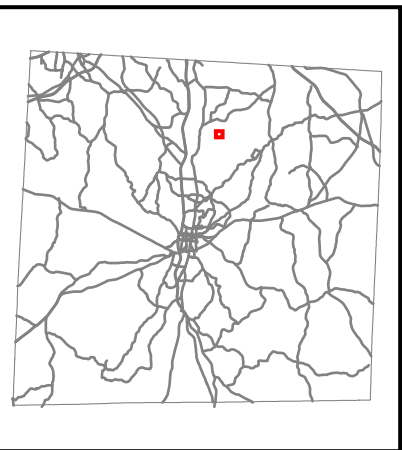
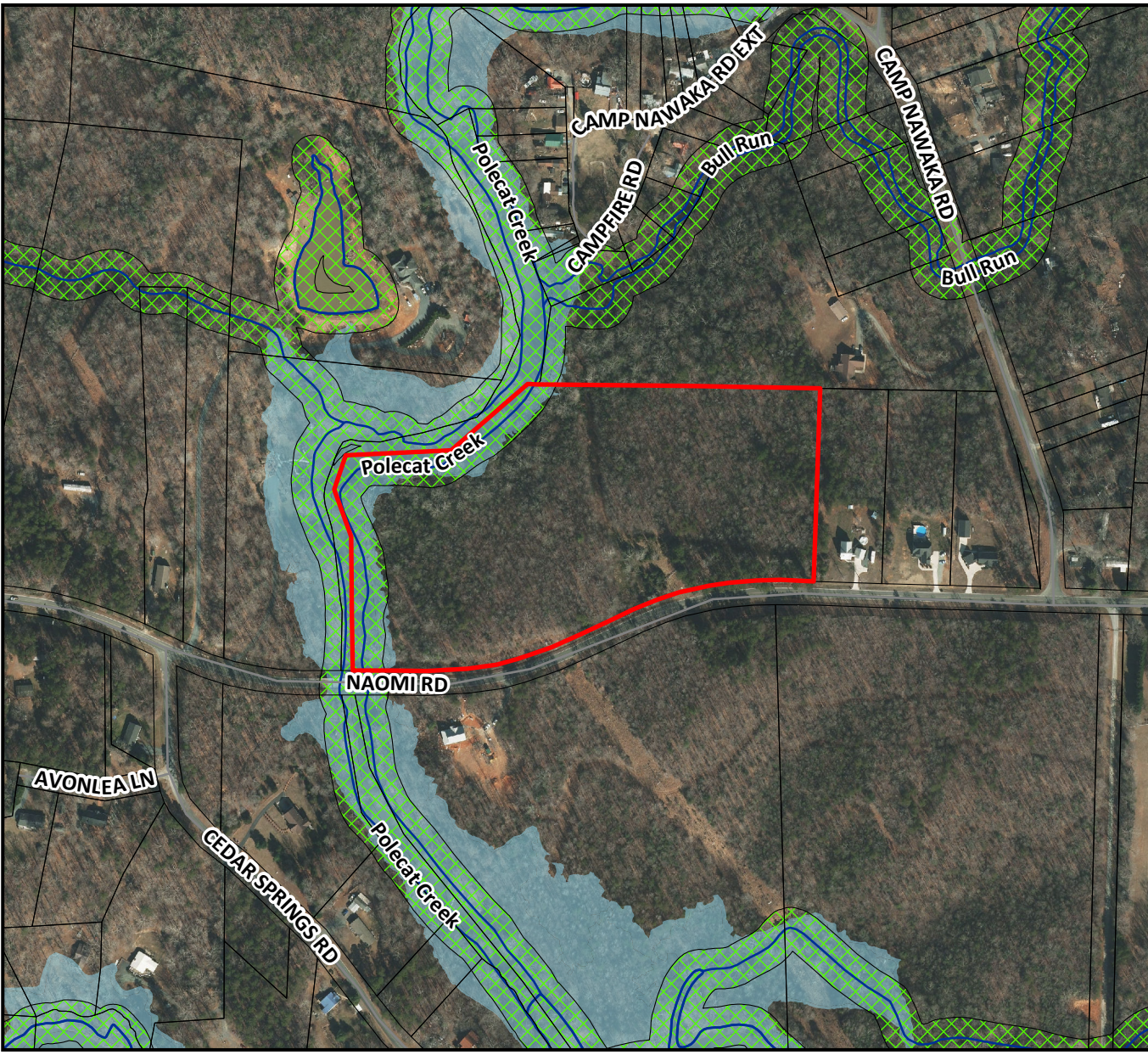
PRELIMINARY SUBDIVISION PLAN FOR
NAOMI NORTHWEST SUBDIVISION
1801 NAOMI ROAD
PROVIDENCE TOWNSHIP - RANDOLPH COUNTY - NORTH CAROLINA
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
10 Box 568, Asheville, NC 27204
Ph: 336-528-0922 Fax: 336-528-0922 www.summeyengineering.com
NC ENGINEERS & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION #4038

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

Millikan Rezoning Request

Legend

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



The request is located in Polecat Creek Critical Watershed Area.

1 inch equals 400 feet



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: Naomi Northwest

Applicant Information

Owner of Record:

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

Developer:

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

Representative:

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

Engineer/Surveyor:

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

Property Description

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

Acreage: 14.47 acres
Township: Providence
Existing Zoning: RA

Waterway Description

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

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

Project Description

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

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

Property is currently being used as:

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

Features unique to this property:

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

Utilities Impact

Water source: Individual well
 Sewer source: Septic system

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

Service type	Distance	Location	Provider
Public water	0.30 mile	Naomi Rd/Lou Myers Ln	City of Randleman
Public sewer	0.60 mile	Naomi Rd/Lacy Dr	City of Randleman

Public Education Impact (Provided by the Boards of Education)

School system: Randolph County Schools

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

Current mobile classrooms present:

School	Number of mobile classrooms
Randleman Elementary	
Randleman Middle	
Randleman High	

Current traffic assessment:

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

School construction plans:

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

Traffic Analysis Impact (Provided by NCDOT GIS data services)

Road(s) directly accessed by development:

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

Condition of the road accessed by the development: Good

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

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

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

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

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

Housing patterns in subdivisions:

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

Total number of site-built homes 494

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

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

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

Total number of mobile homes 24

Percentage of site-built homes 95.40 %

Percentage of mobile homes4.60 %

Total number of acres 2,350.20 acres

Average acreage 3.26 acres

Total acreage in tax-deferred farms 747.50 acres

Community Land Uses

- Commercial
- Forestry
- Residential
- Other:

- Farming
- Industrial
- Church facilities

Special Community Districts

- Airport Overlay District
- E-1 Districts
- Rural Business Overlay District
- Scenic Corridor Overlay District
- Voluntary Agricultural District

- Cluster Subdivision Overlay District
- Rural Lot Subdivision Overlay District
- Industrial Overlay District
- Commercial Environmental Overlay District
- Conventional Subdivision Overlay District

Unique Rural Land Uses in the Community

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

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

Agricultural Impact (Within One mile of the proposal)-

Adjoining farm properties:

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

Are all well minimum setback lines noted on plat? No

Tax-deferred farm properties:

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

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

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

Other Materials Submitted

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

Other:



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

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

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District* as described in the application of Joe Millikan are **not** consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

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

A. Consistency with *Growth Management Plan* Map

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Rural Growth Area* which has rural density, large residential lots and is designed to protect watersheds or other environmentally sensitive areas.

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

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

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

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

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

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

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

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

Adopted on April 4, 2023.

Chair, Randolph County Planning Board

ATTEST

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



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

WHEREAS, a 15.88 acre parcel, having the Randolph County Parcel Identification Number of 7775062096 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on April 4, 2023 to consider the proposed rezoning on application number 2023-00000382, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

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

Adopted on April 4, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



MOTION TO DENY A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



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

APPLICATION #2023-00000567

GENERAL INFORMATION

Applicant: Carolina Travel Management, Inc

Property Owner: Carolina Travel Management, Inc

Hearing Type: Legislative

Request: To rezone 5.09 acres to allow overflow parking as per the site plan.

Current Zoning: *RA – Residential Agricultural District*

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

Small Area Plan: None

Growth Management: Primary Growth Area

Watershed Overlay: Randleman Lake Protected Area

Flood Plain Overlay: None

Airport Overlay: None

Location: 10367 Randleman Rd

Parcel Number: 7758809298

Parcel Size: 5.09 acres out of 29.56 acres

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

SITE INFORMATION AND SURROUNDING LAND USES

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>	Vacant
West	<i>RA - Residential Agricultural District</i>	Farming

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History:

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

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

HC: HIGHWAY COMMERCIAL DISTRICT

PURPOSE

The purpose of the *Highway Commercial (HC) District* is to provide a place in which the principal use of land is for the retailing of durable goods, the provision of commercial services to industrial areas, and the provision of services to tourists.

DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE

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

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

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

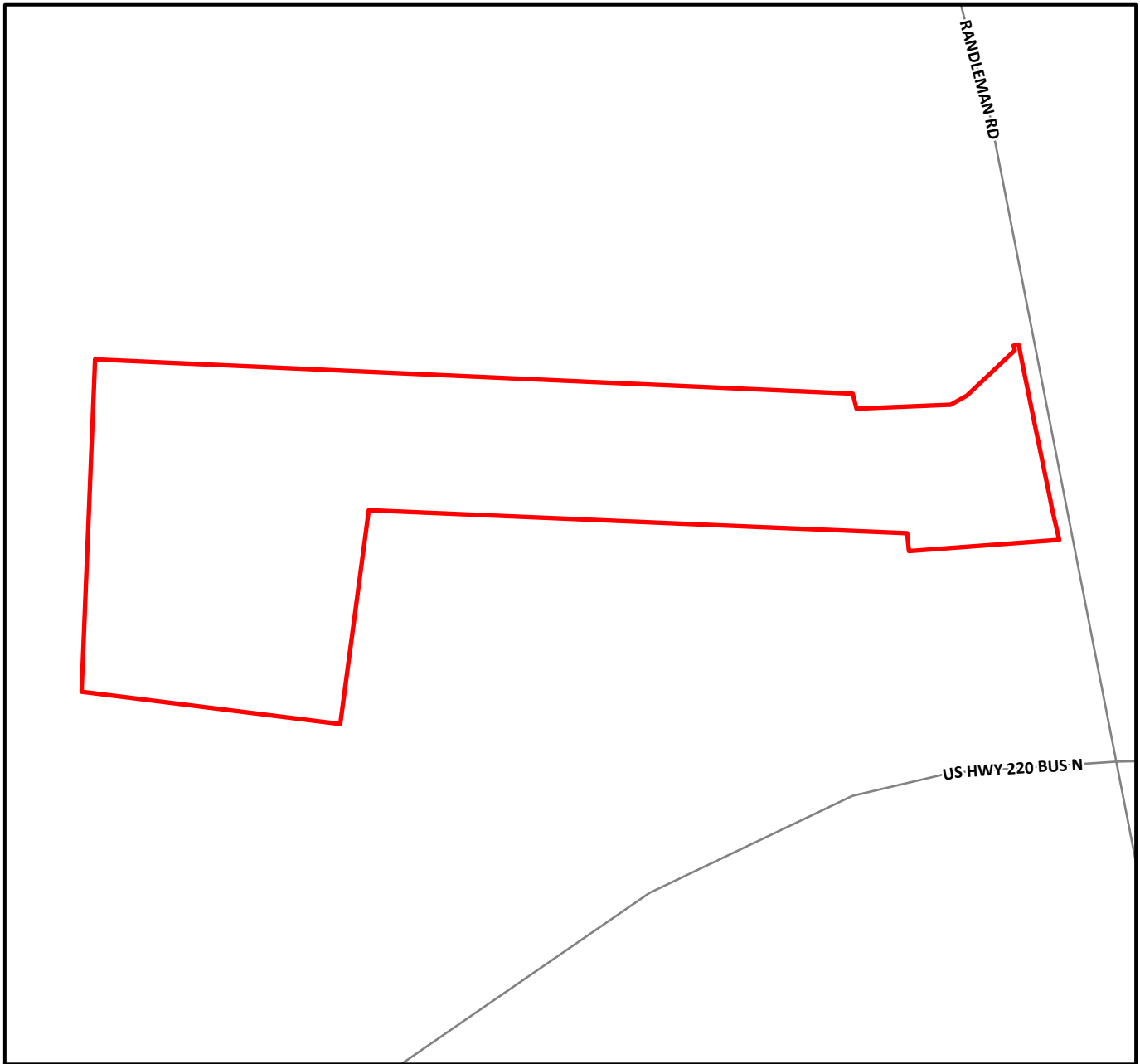
Policy 4.4 *Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.*

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

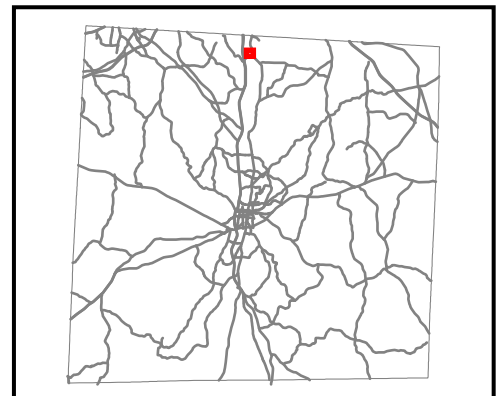
Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board.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



Carolina Travel Management, Inc Request Location Map



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

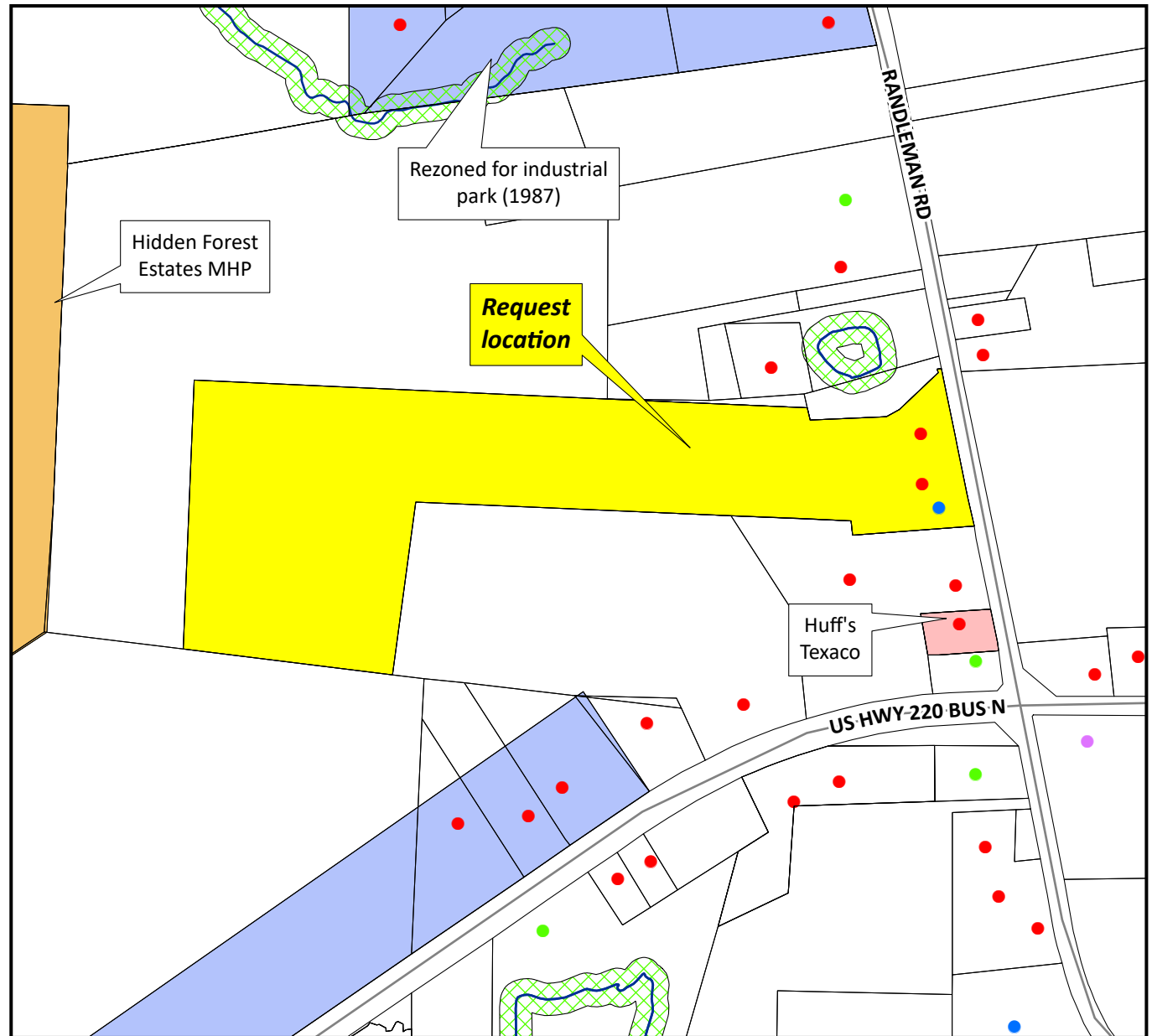


1 inch equals 400 feet

Carolina Travel Management, Inc., Rezoning Request

Legend

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



The request is located in Randleman Lake Protected Watershed Area.

1 inch equals 500 feet

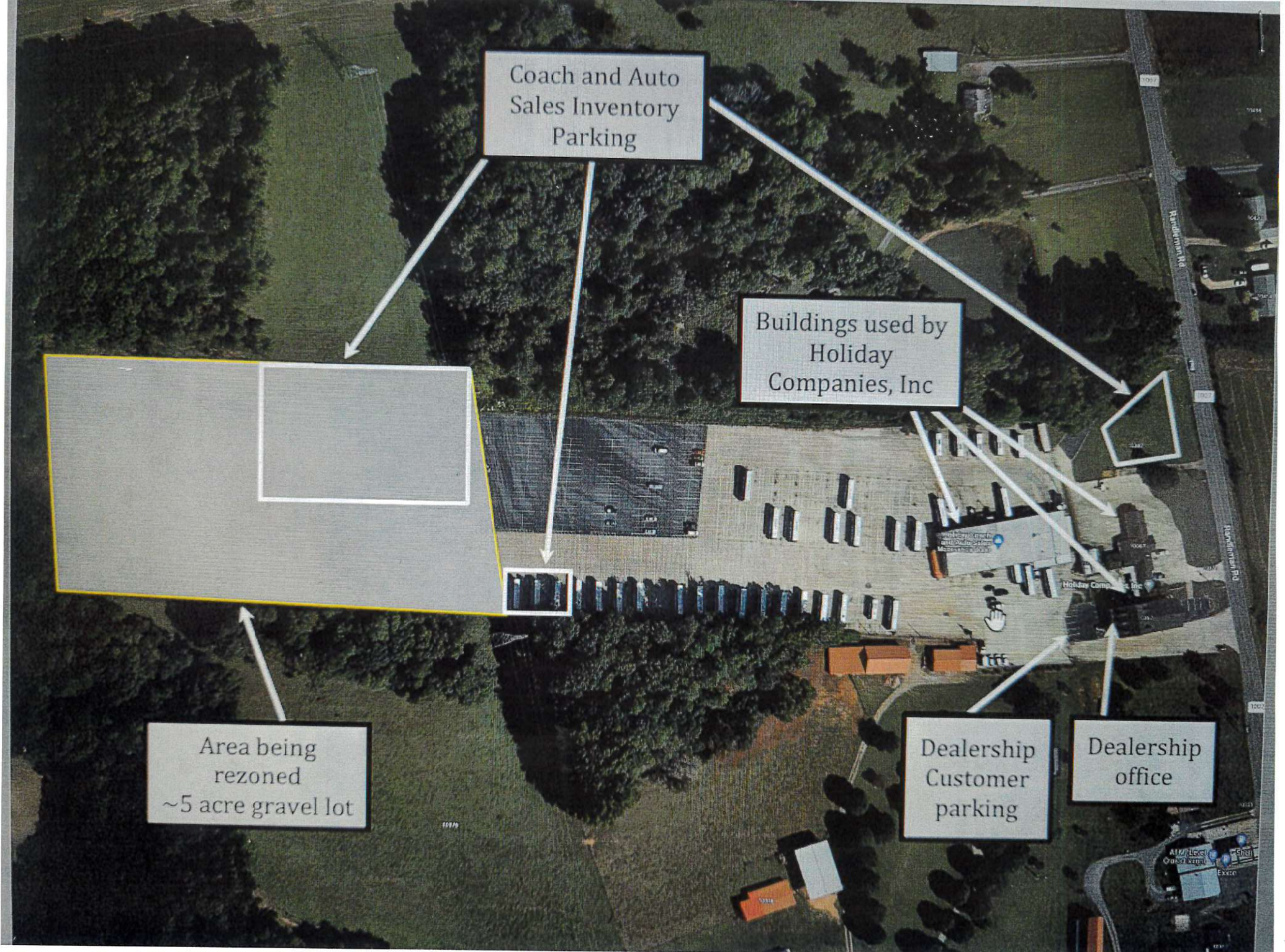
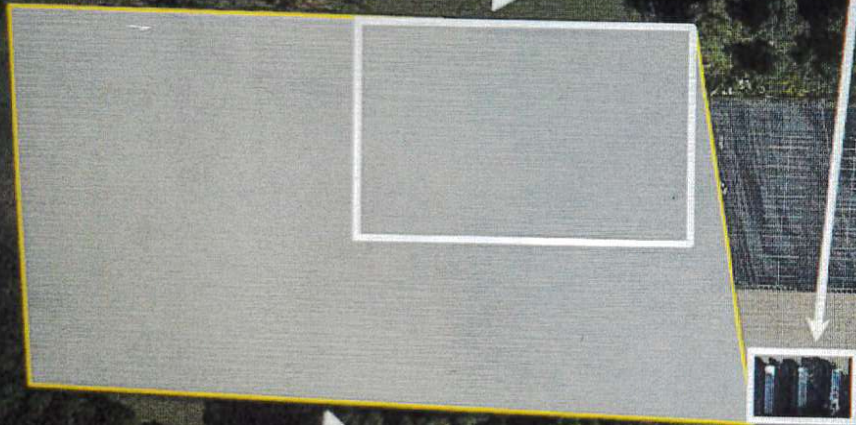
Coach and Auto
Sales Inventory
Parking

Buildings used by
Holiday
Companies, Inc

Dealership
Customer
parking




Dealership
office

Area being
rezoned
~5 acre gravel lot



Carolina Travel Management, Inc., Rezoning Request

Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



The request is located in Randleman Lake Protected Watershed Area.

1 inch equals 400 feet

Currently Approved Site Plan

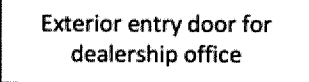
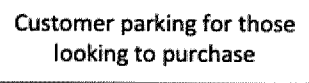
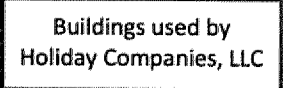
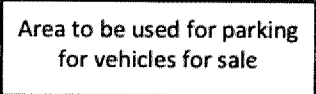
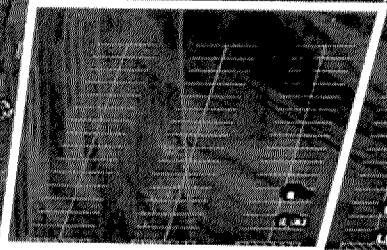
Area to be used for parking for vehicles for sale

Buildings used by Holiday Companies, LLC

Customer parking for those looking to purchase

Exterior entry door for dealership office

Existing Conditional District Permit



1007

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

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

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

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

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

Comments :

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

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

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

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

RANDOLPH COUNTY
NORTH CAROLINA

Planning & Zoning Director

Date

Carolina Travel Management Rezoning Request

Currently Approved Site Plan

Legend

Structures

Type

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

□ Parcels

— Roads

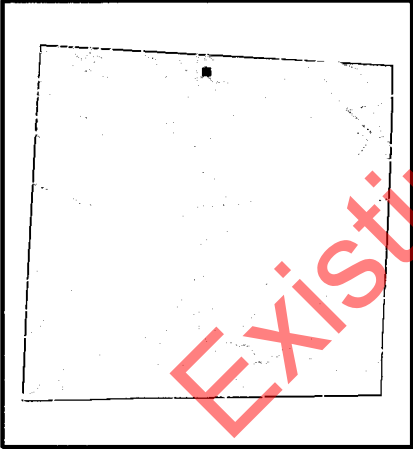
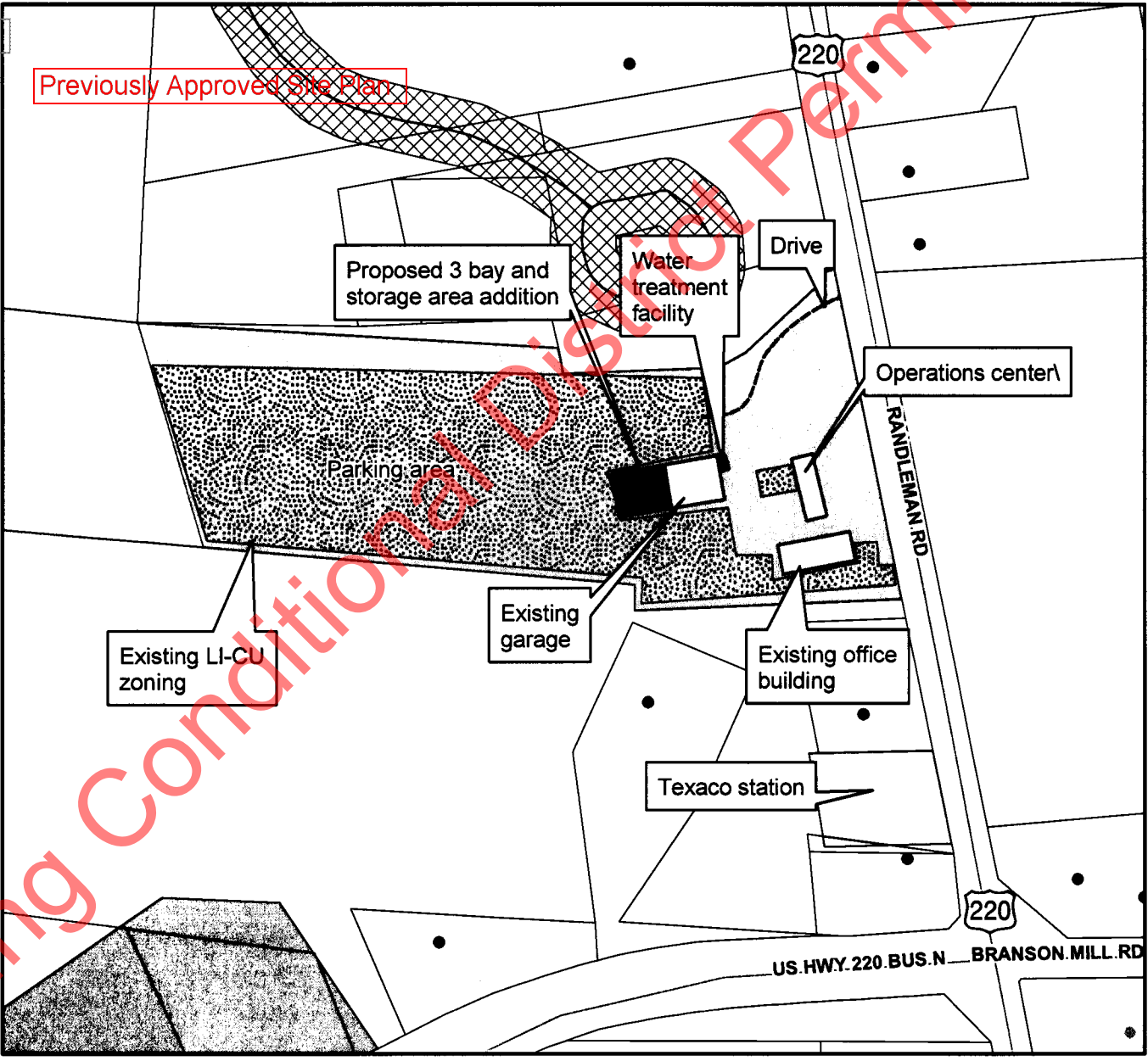
— Streams

▨ 50 ft. Stream buffer

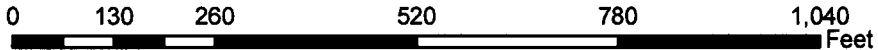
County zoning

Districts

- HC
- ▨ LI
- RA



The request is located in Randleman Lake Watershed Area.



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

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

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

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

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


Comments :

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

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

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

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

	RANDOLPH COUNTY NORTH CAROLINA
_____ Planning & Zoning Director	_____ Date 2.2.04

Holiday Tours Rezoning Request

Previously Approved Site Plan

Map Features

Structures

- Multi-address structures
- Permanent structures
- Mobile home

— Roads

— Streams

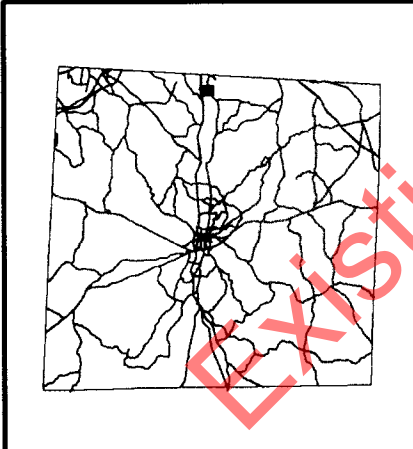
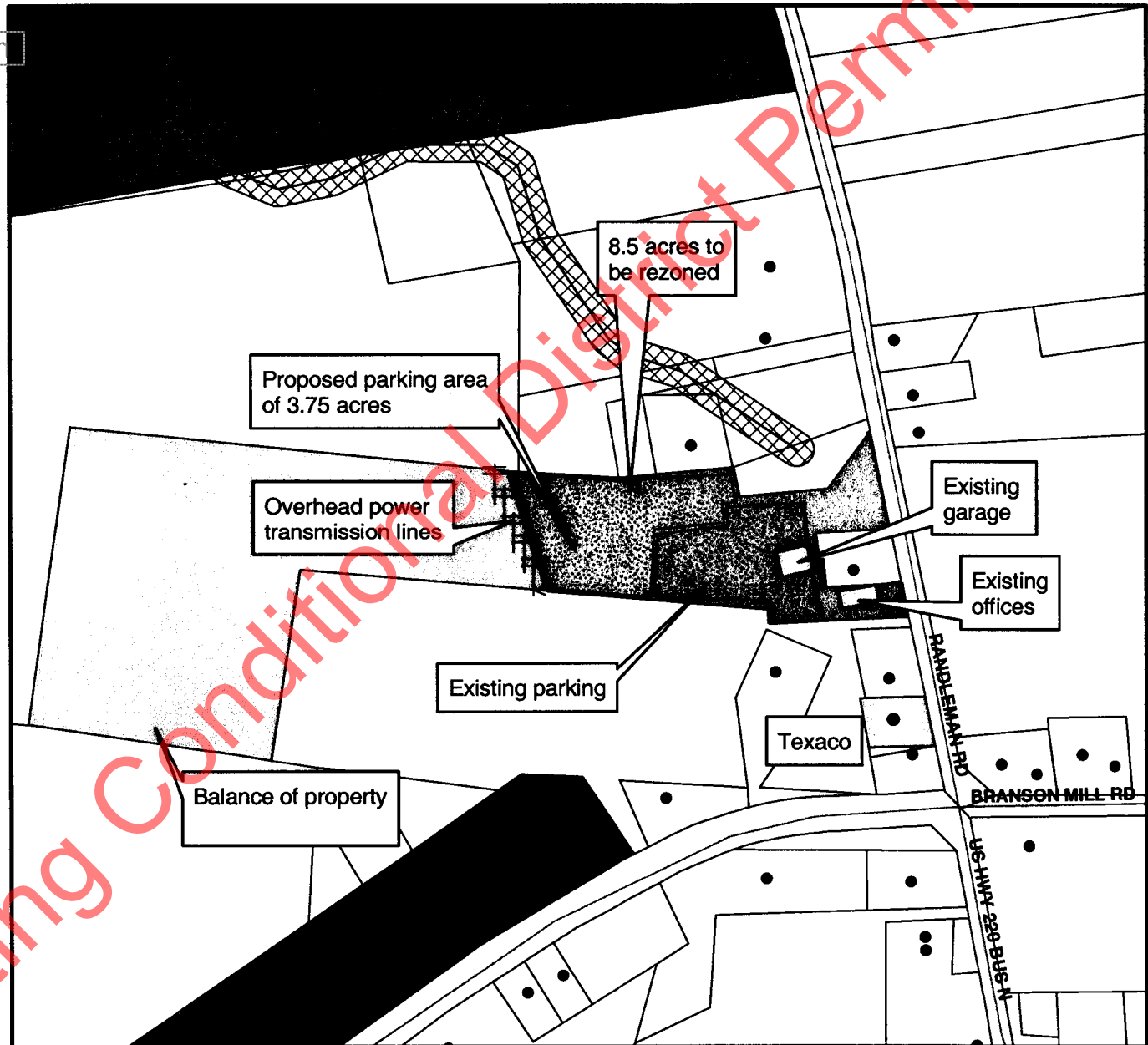
▨ 50 ft. Stream Buffer

County Zoning

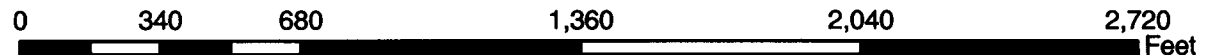
□ HC

■ LI

□ RA



The request is located in Randleman Lake Watershed Area.





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

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

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

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

A. Consistency with *Growth Management Plan* Map

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is along Randleman Rd which is a major transportation corridor and has fast access to Interstate 73.

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

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

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

Policy 4.4 *Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such*

consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

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

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

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

Adopted on April 4, 2023.

Chair, Randolph County Planning Board

ATTEST

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



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

WHEREAS, a 5.09 acre parcel out of 29.56 acres, having the Randolph County Parcel Identification Number of 7758809298 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on April 4, 2023 to consider the proposed rezoning on application number 2023-00000567, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

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

Adopted on April 4, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



MOTION TO DENY A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



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

APPLICATION #2023-00000595

GENERAL INFORMATION

Applicant: Jose Flores

Property Owner: Jose Flores

Hearing Type: Legislative

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

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

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

Small Area Plan: None

Growth Management: Primary Growth Area

Watershed Overlay: None

Flood Plain Overlay: None

Airport Overlay: None

Location: 7606 US Hwy 220 S

Parcel Number: 7665688138

Parcel Size: 2.39 acres

Existing Use: Warehouse storage facility

SITE INFORMATION AND SURROUNDING LAND USES

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

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

No comments have been received from NC Department of Transportation.

ZONING INFORMATION

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

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

LI: LIGHT INDUSTRIAL DISTRICT	
PURPOSE	
The purpose of the <i>Light Industrial (LI) District</i> is to provide a place for light industrial, warehousing and distribution, and sales of large-item products.	
DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE	
Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at building line
Front setback	35 ft. from any road right-of-way
Corner side setback	35 ft. from any road right-of-way
Side setback	10 ft. from any side property line
Rear setback	30 ft. from the rear property line

DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES

Road setback	20 ft. from any road right-of-way
Property line setback	5 ft. from any property line
DIMENSIONAL STANDARDS NOTES	
<ol style="list-style-type: none">1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.2. Lot areas in designated 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 3.1 *Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.*

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

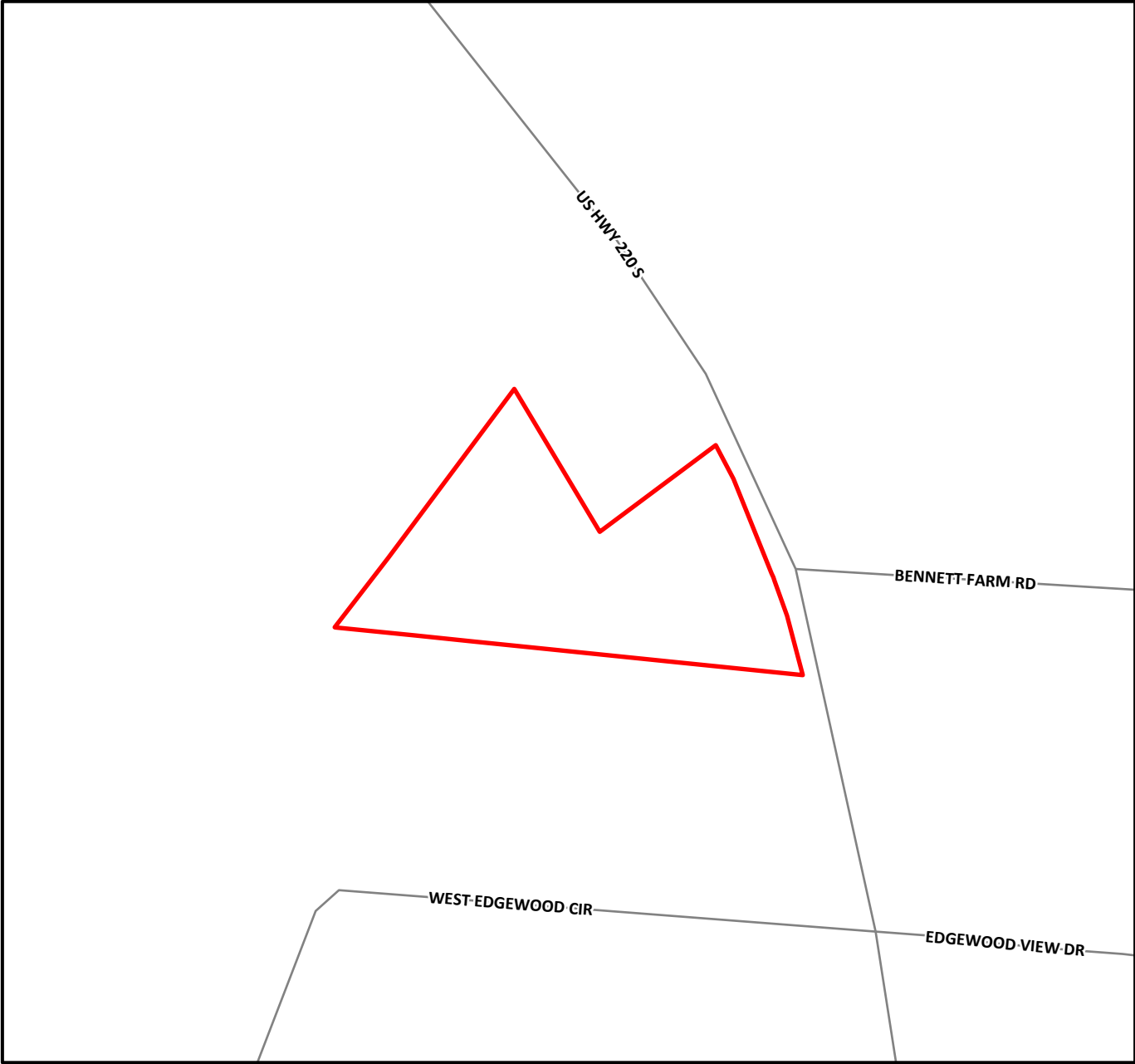
Policy 3.4 *Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.*

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

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



Flores Request Location Map



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



1 inch equals 200 feet

Flores Rezoning Request

Legend



Parcels

Structures

Type

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



Roads



Streams



50 ft. Stream buffer

County zoning

Districts



HC



LI



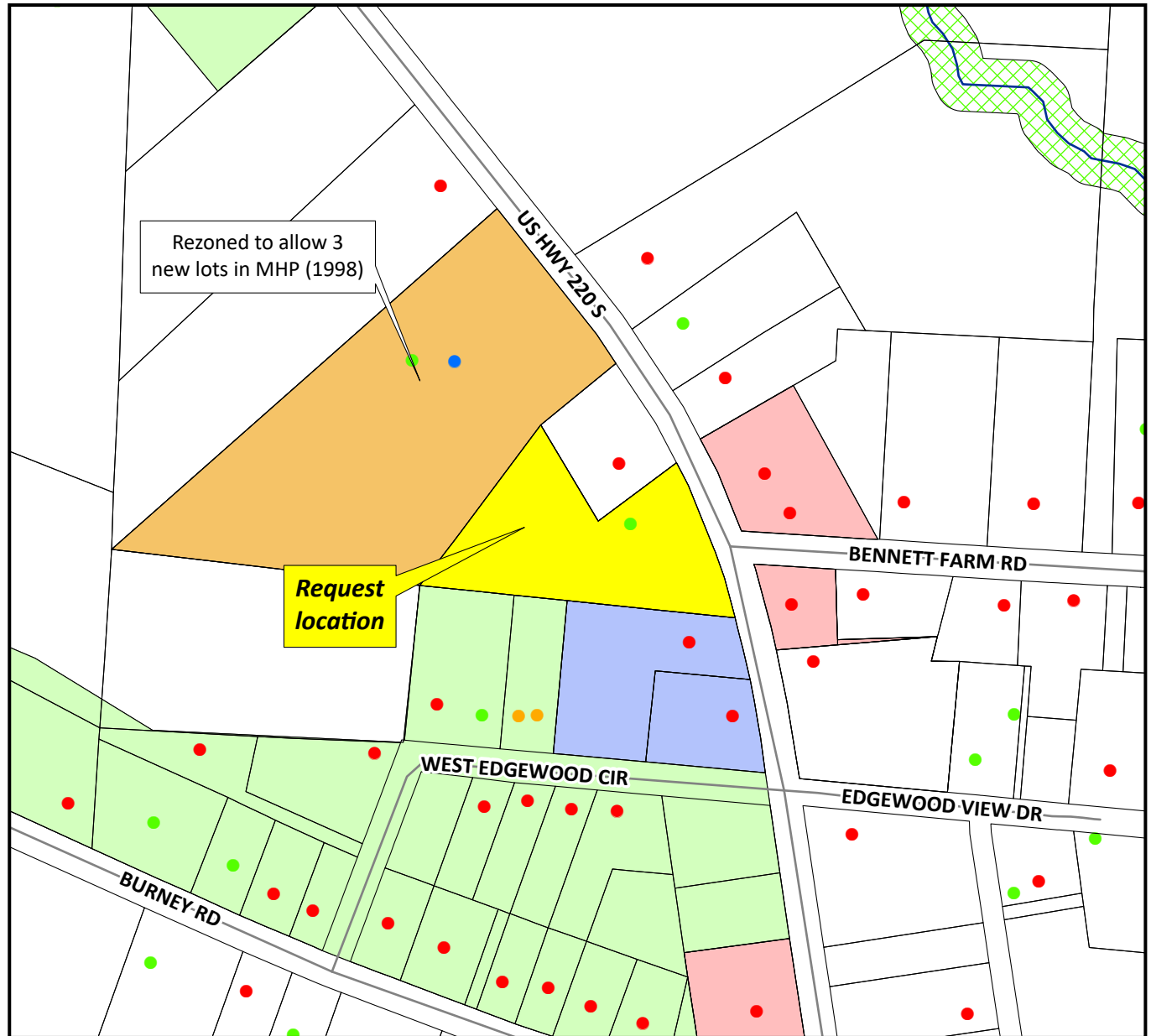
RA



RM



RR



1 inch equals 300 feet

Flores Rezoning Request

Legend

-  Parcels
-  Roads



1 inch equals 200 feet



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

CONDITIONAL DISTRICT PERMIT

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

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

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

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

LOCATION INFORMATION:

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

ZONING INFORMATION:

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

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

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

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

**RANDOLPH COUNTY
 NORTH CAROLINA**

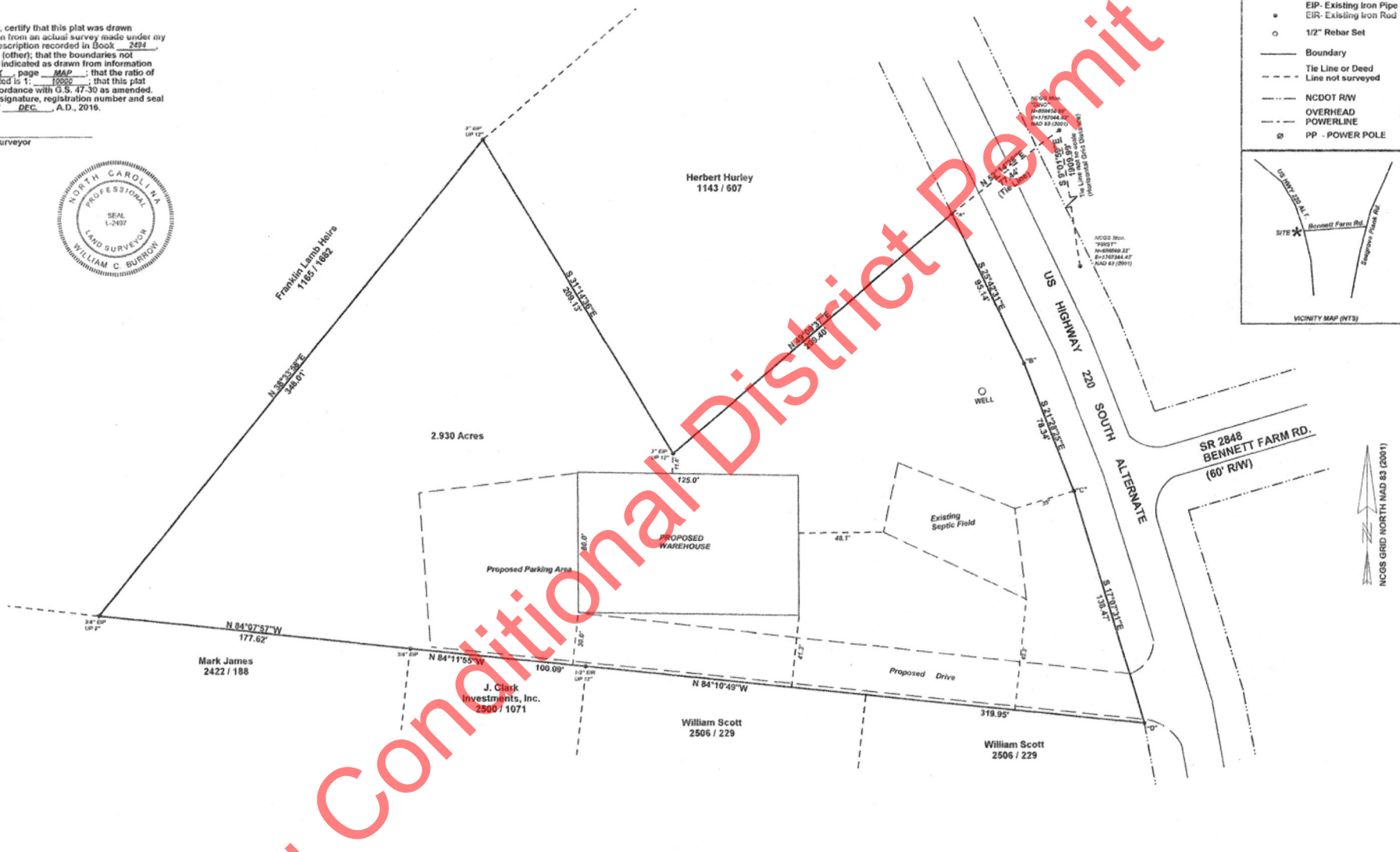
 Planning & Development Director

 Date

Existing Conditional District Permit

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

Professional Land Surveyor
L-2497



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

SURVEYOR L-2497

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

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

DATE _____ REVIEW OFFICER _____

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



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

SITE PLAN FOR
JOSE FLORES

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

PIN# 7665688138

PROJECT NO. 4958



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

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

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

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

A. Consistency with *Growth Management Plan Map*

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is along US Hwy 220 S which is a major transportation corridor.

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

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

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

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

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

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

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

Adopted on April 4, 2023.

Chair, Randolph County Planning Board

ATTEST

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



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

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

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on April 4, 2023 to consider the proposed rezoning on application number 2023-00000595, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

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

Adopted on April 4, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



MOTION TO DENY A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



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

APPLICATION #2023-00000599

GENERAL INFORMATION

Applicant: Zachary Daniel Davidson

Property Owner: Zachary Daniel Davidson

Hearing Type: Legislative

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

Current Zoning: *RA – Residential Agricultural*

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

Small Area Plan: None

Growth Management: Rural Growth Area

Watershed Overlay: None

Flood Plain Overlay: None

Airport Overlay: None

Location: Brantley Gordon Rd

Parcel Number: 66987894149

Parcel Size: 2.29 acres

Existing Use: Vacant

SITE INFORMATION AND SURROUNDING LAND USES

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

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

No comments have been received from NC Department of Transportation.

ZONING INFORMATION

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

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

RBO: RURAL BUSINESS OVERLAY DISTRICT

(1) PURPOSE AND USES PERMITTED

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

The *Rural Business Overlay District* shall be considered as an overlay district to the *Residential Agricultural District*. Uses permitted within the underlying district shall be permitted provided they meet the requirements within the overlay zone subject to the restrictions provided by this section.

(2) BUFFER REQUIREMENTS

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

(3) SITE CONSIDERATIONS

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

Site plans shall be submitted to reduce stormwater impact by designing new development in a manner that minimizes concentrated stormwater flows using as a minimum vegetated buffer area.

(4) SIGNAGE

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

STAFF ANALYSIS AND RECOMMENDATION

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

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

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

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

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

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

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

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the

property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.





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

APPLICATION FOR ZONING CHANGE

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

Date: 03/02/2023
Parcel #: 6698784149

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

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

Location Address:

CONTACT NAME: DAVIDSON, ZACHARY

Contact Phone: 336 460-4153

PARCEL INFORMATION:

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

ZONING INFORMATION:

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

REQUESTED CHANGE:

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

Total Permit Fee: \$100.00

COMMENTS:

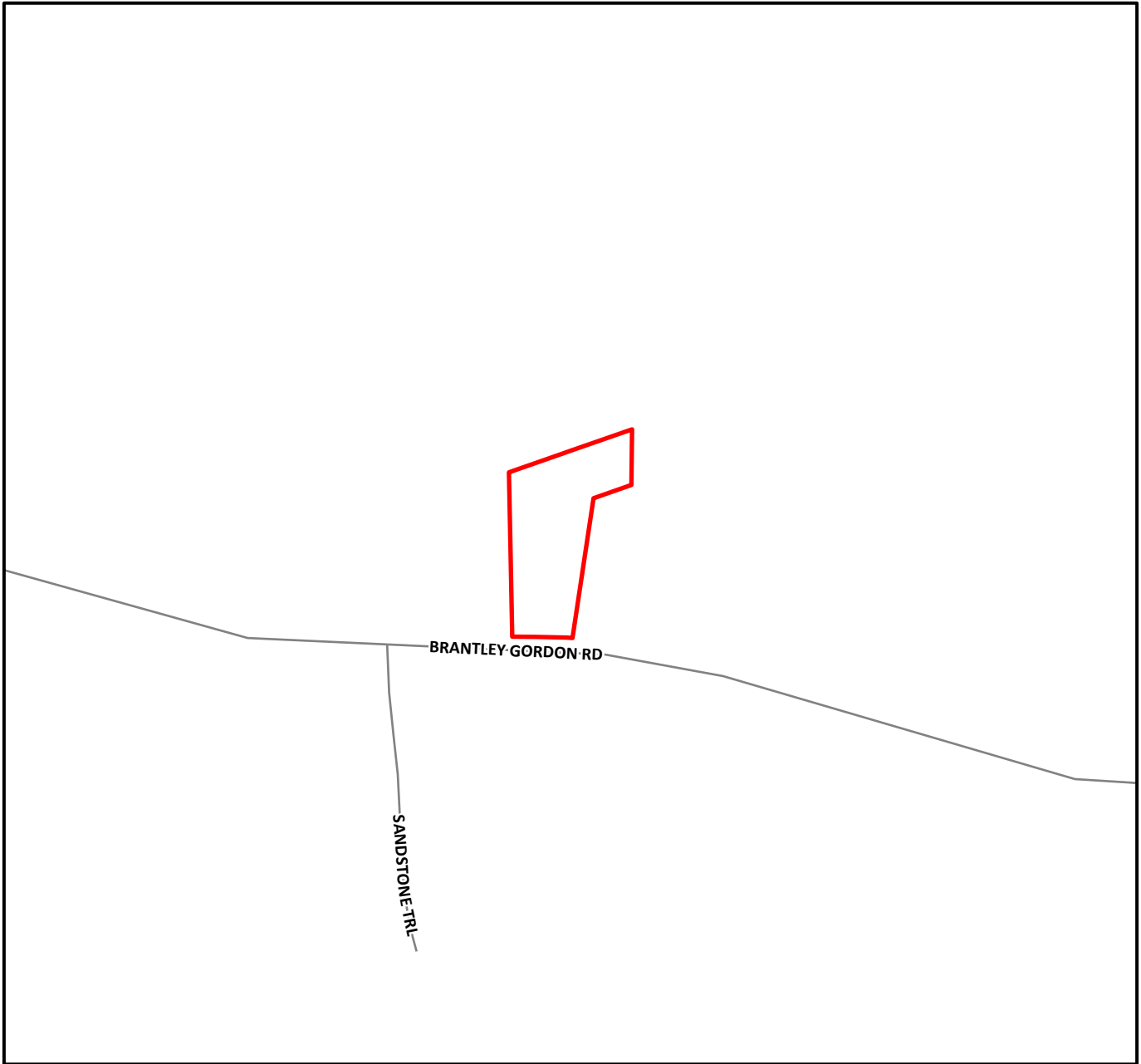
The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin

 Authorized County Official

 Signature of Applicant:

Davidson Request Location Map



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

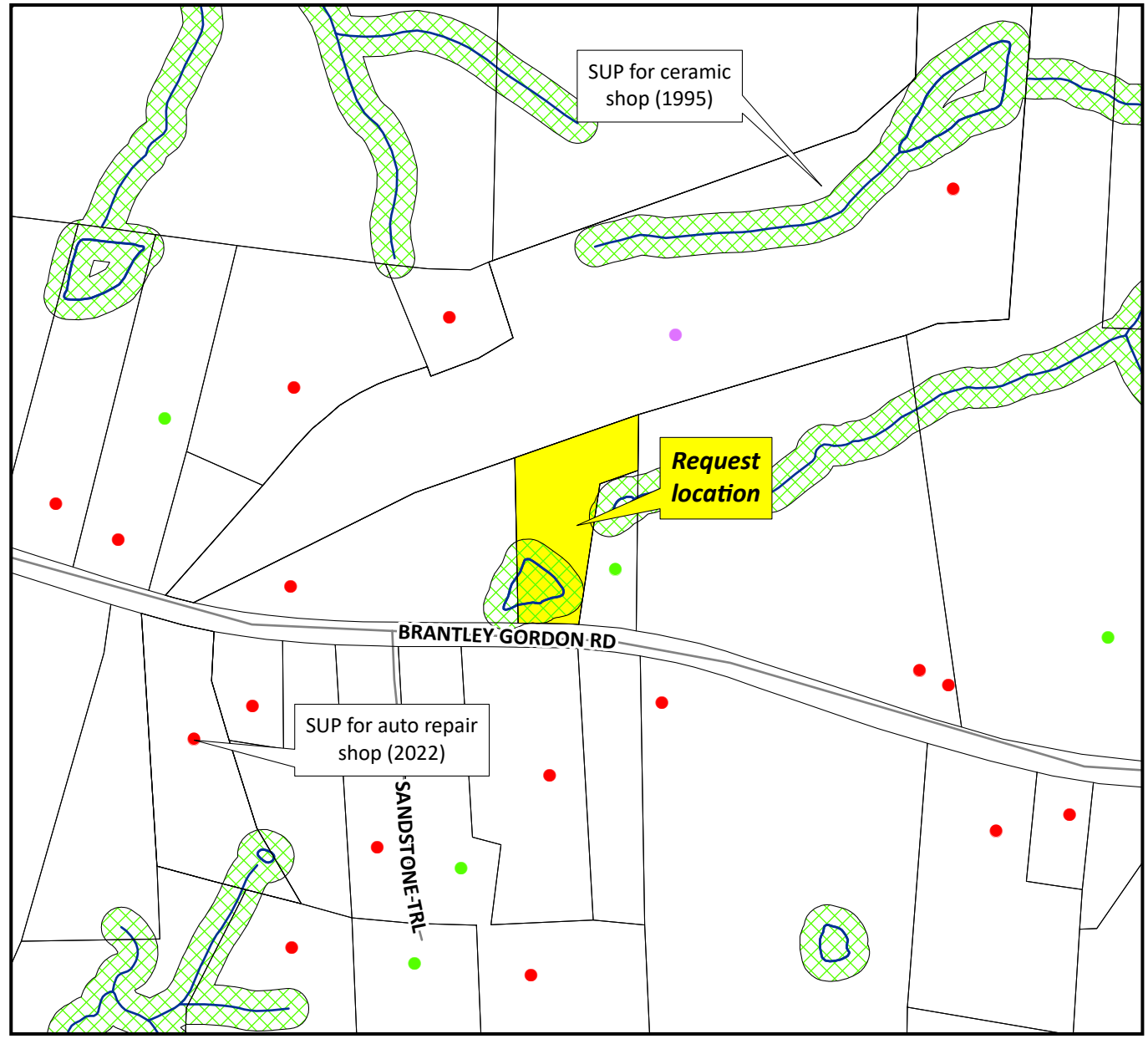


1 inch equals 400 feet

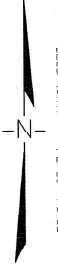
Davidson Rezoning Request

Legend

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

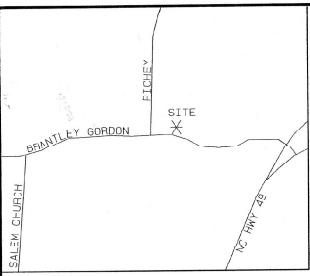


1 inch equals 400 feet



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

Andrew Michael Smith
 ANDREW MICHAEL SMITH PLS L-3784

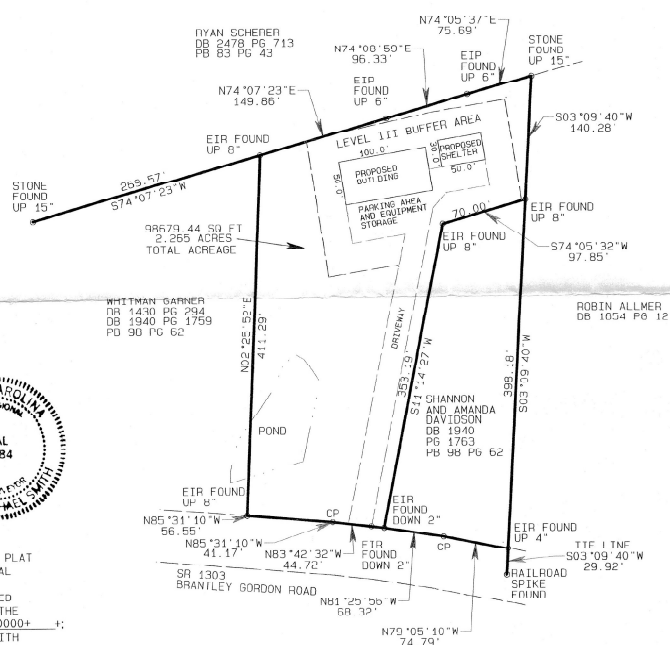


VICINITY MAP
(NOT TO SCALE)

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

DEED REFERENCE:
 DB 1430 PG 294
 DB 1940 PG 1759

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



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

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

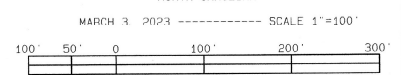
COUNTY OF _____ REVIEW OFFICER OF _____ COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

OWNER'S ADDRESS
 ZACHARY AND HANNAH DAVIDSON
 6688 BRANTLEY GORDON ROAD
 DENTON, NC 27239




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

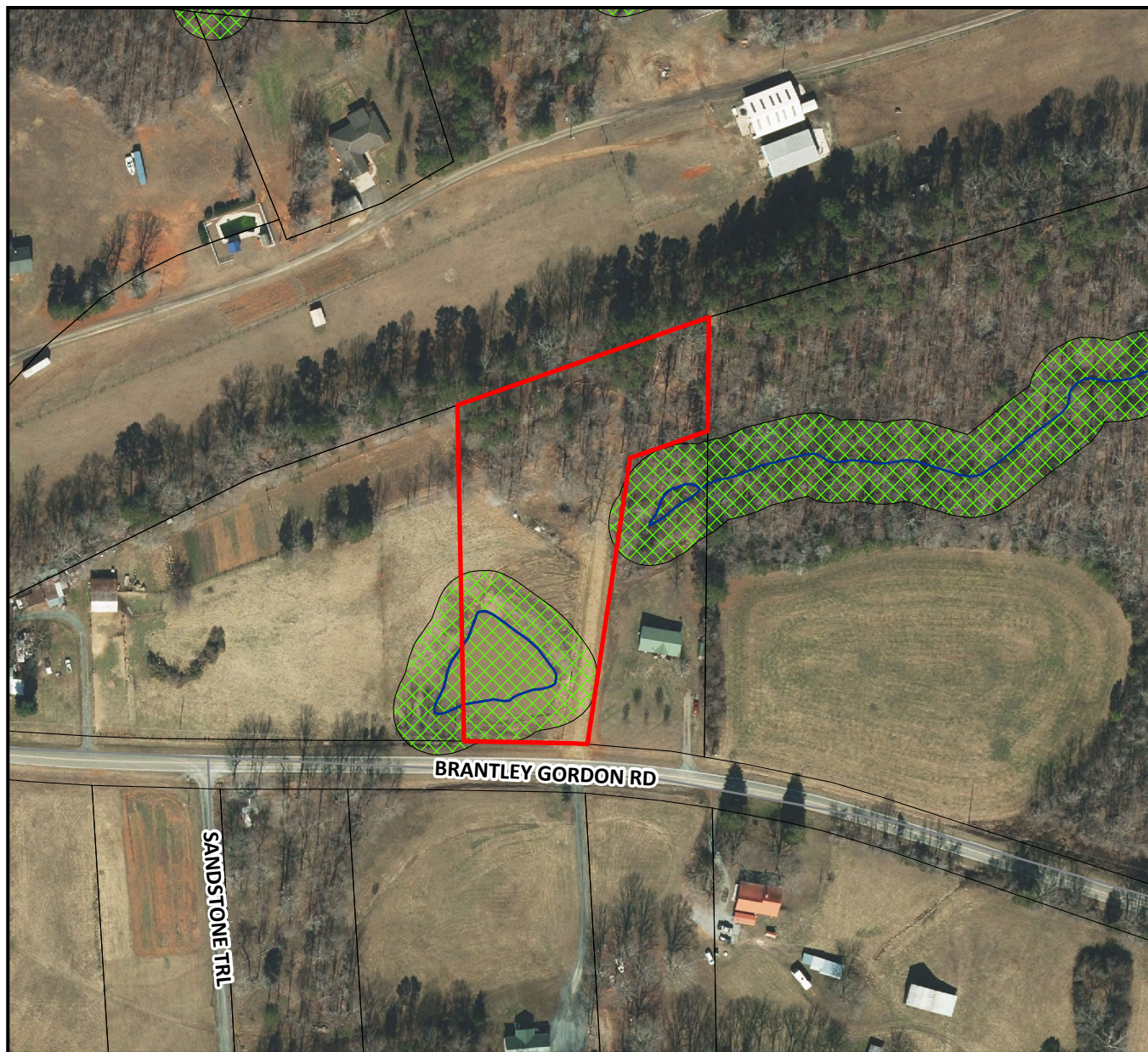
REZONING SURVEY FOR
ZACH DAVIDSON
 CONCORD TOWNSHIP, RANDOLPH COUNTY
 NORTH CAROLINA



Davidson Rezoning Request

Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



1 inch equals 200 feet



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

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

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *RBO-CD - Rural Business Overlay - Conditional District* as described in the application of Zachary Daniel Davidson are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

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

A. Consistency with *Growth Management Plan* Map

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Rural Growth Area* which has rural density, large residential lots and is designed to protect watersheds or other environmentally sensitive areas.

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

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

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

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

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

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

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

Adopted on April 4, 2023.

Chair, Randolph County Planning Board

ATTEST

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



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

WHEREAS, a 2.29 acre parcel, having the Randolph County Parcel Identification Number of 6698784149 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on April 4, 2023 to consider the proposed rezoning on application number 2023-00000599, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

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

Adopted on April 4, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



MOTION TO DENY A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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