



RANDOLPH COUNTY PLANNING BOARD

MINUTES

July 11, 2023

There was a meeting of the Randolph County Planning Board on Tuesday, July 11, 2023, at 6:30 p.m. in the 1909 Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC.

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

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

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

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

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

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

Consent Agenda:

- Approval of agenda for the July 11, 2023, Planning Board meeting.
- Approval of the minutes from the June 6, 2023, Planning Board meeting.

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

Pell asked the Board members if there were any conflicts in the following cases. Hearing none, **Pell** turned to **Johnson** to present the first case of the night.

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

REZONING REQUEST #2023-00001293

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **LEILANI T & STEVE WITSAMAN**, Ramseur, NC, and their request to rezone 19.75 acres at 3105 Deep River Church Rd, Coleridge Township, Tax ID #8619346704, Rural Growth Area, from *RA - Residential Agricultural District* to *RLOM-CD - Rural Lot Subdivision Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow a four-lot subdivision for Class *B* mobile homes and above as per the site plan.

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

Steve Witsaman, 3105 Deep River Church Rd, rose to address the Planning Board regarding their request. **Witsaman** told the Planning Board that he wants to give his children a place to live. **Witsaman** said that his son is living in the existing house on the property and his brother-in-law is currently living in a mobile home and he wants to put his son in a mobile home on the property.

Johnson asked **Witsaman** if he had the soil evaluation for a septic system done and **Witsaman** replied that the lot for the new mobile home has been checked and the septic system permit has been issued.

Austin asked **Witsaman** to provide a brief description of the driveway going into lots. **Witsaman** stated that the existing drive is covered up on the site plan by the red line indicating the property and that the existing drive runs parallel to the existing drive.

Davis asked who lives in the house on the property and **Witsaman** answered that his son currently lives in the house and his brother-in-law lives in the existing mobile home.

Austin asked if the drive goes back to lot number four and **Witsaman** answered that the drive goes back to lot number four and that he maintains the road.

Davis asked if each lot shown on the plan will have an easement and **Witsaman** replied that each lot will have an easement.

Johnson asked **Witsaman** how long he had lived on the property and he replied thirty years and that he had inherited the property when his father-in-law passed away

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

Bunting asked if all of the lots will have easements to drive and if each lot has its own well and septic system and **Witsaman** responded with a yes.

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

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

Johnson said that this is a good example of trying to keep a family together on family land.

Kemp stated that **Witsaman** is taking care of the existing drive and each lot can stand on its own as a building lot.

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

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

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

Johnson informed the Planning Board that the County had hired a new Planning Director, **Tonya Caddle**. **Johnson** stated that **Caddle** has over eighteen years of professional planning experience and that she has an Urban and Regional Planning degree from East Carolina University and that her first day with Randolph County will be August 7, 2023.

The Planning Board had an informal discussion regarding the *Growth Management Plan* update process and decided that the Planning Board should probably have a working session before the public hearing in August so all Board members would be familiar with the proposals.

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

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

The meeting adjourned at 7:15 p.m., with three citizens present.

**RANDOLPH COUNTY
NORTH CAROLINA**

Chairman

Clerk to the Board

Date



Approved by the Randolph County Planning Board

August 8, 2023