

MINUTES

RANDOLPH COUNTY PLANNING BOARD

January 4, 2011

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, January 4, 2011, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Chris McLeod** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Chris McLeod, Chairman, present; Reid Pell, Vice Chairman, present; Larry Brown, present; Phil Ridge, present; Jim Rains, present; Wayne Joyce, present; and Danny Shaw, absent. County Attorney Ben Morgan was also present.
3. **Pell** made the motion, seconded by **Rains**, to **approve** the Minutes of the December 7, 2010 Randolph County Planning Board meeting. The motion passed unanimously.

4. **REQUEST FOR REZONING:**

FRED DAVIS, Asheboro, North Carolina, is requesting that 3.65 acres (out of 9.38 acres), located at 1321 Caraway Mountain Road, Back Creek Township, be rezoned from LI-CU to LI-CD and the remainder of the property to be rezoned LI-CU to RA. Secondary Growth Area. The proposed Conditional Zoning District would allow the existing building to continue to be used as a tool & die shop, small engine & automotive repair, and retail sales & service of farm equipment. In addition, the owner would be allowed to construct 5 warehouse storage buildings (4 - 30' x 150' and 1 - 12' x 150') to be used for a mini-warehouse self-storage facility as per site plan.

Technical Review Recommendation:

The Technical Review Committee met and found that this proposal was not in compliance with the standards outlined in the 2009 Growth Management Plan adopted by the Board of County Commissioners. The Technical Review Committee recommends to the County Planning Board that this request be **denied** as consistent with the Growth Management Plan. The TRC felt the development would not be compatible to the community and noted the lack of buffering as required by the Growth Management Plan. **Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:**

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

Policy 4.5. Effective buffering and/or landscaping should be provided where commercial development adjoins existing or planned residential uses.

Davis was present and explained that 15 years ago he dug 28 perk holes and the land would not perk. Davis said that this is the only development he felt the property could sustain. Davis said that he will not have to provide bathrooms for the facility. Davis said that he plans to fence the facility. Davis said that he will develop the project in two or three phases. Davis said that he plans to light the facility for security purposes. Davis said he will also install security cameras. Davis said that the access to the facility will be from Green Farm Road (he will not have an access to Caraway Mountain Road). Davis said that he will build the smallest building first, to see how it rents. Davis said that the buildings will not be completed for 10 years.

Davis said that he is still a tractor dealer but doesn't currently stock farm equipment due to the economy.

Davis said that he wants to down zone the remaining property to RA. Davis said that he has been asked by some people to sell the land for residential purposes. Davis said if he doesn't sell the property, he would possibly use the property for cows.

Ridge asked Davis where his office would be located. **Davis** said that there is a small existing building on the property that would be used for an office. **Ridge** asked if there would only be access during certain hours. **Davis** answered that the facility will close the same time as the market across the street.

Brown asked Davis if he has any plans for outside storage or buffers. **Davis** said that he would like to have outside storage (such as campers, boats, etc.). Davis said that he doesn't have any plans for buffers. Davis said that the facility will be graveled (not paved).

Becky Rich, 923 Friendly Circle, Asheboro, was present and said that she owned some lots behind Mountain View Market. Rich wanted to know how this would impact her property. **Chairman McLeod** said that this request would not change the zoning on her property.

There was no one present in opposition to this request.

Johnson said that there was some calls with concern as to where the access would be located. Johnson said that Davis has agreed to access the facility by Green Farm Road and this should answer those concerns.

Ridge questioned what type of outside storage he would allow, and **Davis** answered that it would only be campers or boats. **Ridge** said that he felt the only area that could possibly need buffers is along Green Farm Road. **Rains** agreed that buffering may would be needed if there was outside storage of campers, boats, etc. **Rains** said that vegetation along the fencing could help the look of the facility. **Brown** said that he agreed with **Rains**, he felt some buffering was needed. **Ridge** said that he felt the facility would have a low impact on the area if the outside storage was buffered.

Davis said that he would not have any problem buffering the outside storage, but at this time he would remove phase 3 (from the plan at this time). **Ridge** said he felt there should be a Level 2 buffer along Green Farm Road.

Rains made the motion to recommend to the Commissioners that this request be approved with the entry from Green Farm Road only and where there is fencing (perimeter of the fence), there is a Level 2 buffering. **Brown** seconded the motion.

Joyce said he didn't feel like buffers should be required if phase 3 is taken away from the request. **Joyce** said he didn't feel there should be any buffers except along Green Farm Road. **Ridge** said he felt the Planning Staff should work with **Davis** to determine appropriate buffers to be proposed to the Commissioners. **Ridge** said he agreed with **Rains** that the Board should protect the visual effect the property has from Caraway Mountain Road and Green Farm Road. **Pell** agreed with **Ridge**.

Rains withdrew his motion.

Ridge made the motion to recommend to the Commissioners that this request be **approved** with the condition that the facility be accessed from Green Farm Road (not Caraway Mountain Road), and appropriate buffers be worked out with the Planning Staff prior to the Commissioners meeting. **Ridge** said the staff should take into consideration the view from Caraway Mountain Road and Green Farm Road. **Pell** seconded the motion and the motion passed unanimously.

5. **Election of Officers:**

Brown made the motion to elect **Reid Pell, Chairman**, and **Wayne Joyce, Vice Chairman** for 2011. **McLeod** seconded the motion and the motion passed unanimously.

Johnson introduced Jay Dale as the new Deputy Zoning Administrator replacing Randle Brim. **Johnson** said Jeff York has been moved into a new position, Property Development Specialist. **Johnson** said they will be attend zoning meetings in the future.

6. The meeting adjourned at 7:12 pm. There were 3 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

Date

JILL WOOD

Clerk/Secretary