

MINUTES

RANDOLPH COUNTY PLANNING BOARD

January 8, 2013

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, January 8, 2013, in the 2nd Floor Meeting Room, Randolph County Historic Courthouse, 145 Worth Street, Asheboro, North Carolina.

1. **Chairman Reid Pell** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: **Reid Pell**, Chairman, present; **Wayne Joyce**, Vice Chairman, present; **Chris McLeod**, present; **Phil Ridge**, present; **Jim Rains**, absent; **Kemp Davis**, absent; and **Larry Brown**, present. County Attorney **Ben Morgan** was also present.
3. **McLeod** made the motion, seconded by **Ridge**, to approve the Minutes of the December 4, 2012 Planning Board Meeting. The motion passed unanimously.

4. **Election of Officers:**

McLeod made the motion, seconded by **Ridge**, for Reid Pell to remain Chairman and Wayne Joyce to serve another year as Vice Chairman. The motion passed unanimously.

5. **SPECIAL USE PERMIT REQUEST:**

Swearing in of the Witnesses - "Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

Two people took this oath.

BEULAH BAPTIST CHURCH INC, Bennett, North Carolina, is requesting a Special Use Permit for a Radio Tower for a Church FM Station located on Sugg Drive, on 244.16 acres, Richland Township, Rural Growth Area, Zoning District RA, Tax ID# 7695592255. Property Owner, Copperhead Farms LLC.

Neal Jackson, pastor of Beulah Baptist Church, was present and explained that they felt there was a need for a local Christian radio station in this area. Jackson said that they submitted over 23 sites for FCC consideration to locate a tower and all but 3 sites were turned down. Jackson said that the FCC approved 2 sites on this property. Jackson said

that they chose the site behind a section of trees away from the nearest adjoining residence. Jackson said they lost some of their coverage by choosing this location, but they wanted to be considerate of the neighbors. Jackson said that this guide tower will be 199' tall. Jackson said they will have a coverage area from High Point to Fayetteville.

Daniel Johnston, 6199 Sugg Drive, said that he is not opposed to the tower however Sugg Drive is a private drive and he is concerned about the damage that the drive may have due to the heavy equipment that will be using the road during construction. Johnston said that the area has a spectacular view and he would be opposed to lights on the tower. Johnston said that he wants to maintain a good relationship with Copperhead Farms.

Jackson said that any problems that are created on the road will be taken care of by the church. Jackson said that any type of expense will be taken care of by the church.

Johnson asked if the radio station didn't work out, would the church remove the tower and **Jackson** answered yes. Jackson also said that the tower will be under 200 ft., therefore no lights will be required.

The road maintenance will be made a condition of the permit.

McLeod made the motion, seconded by **Ridge**, to **approve** this request for a Special Use Permit with the condition that the road be maintained to current standards. The motion passed unanimously.

6. **REQUESTS FOR PROPERTY REZONING:**

- A. **AUSTIN BUILDERS, INC.**, Trinity, North Carolina, is requesting that 4.64 acres located at 4695 Kennedy Road, Trinity Township, be rezoned from RA to CVOE-CD. Tax ID# 7715339204. Secondary Growth Area. Lake Reese Watershed. The proposed Conditional District Zoning would specifically allow a 4-lot site-built residential subdivision with a minimum house size of 1,344 sq. ft. as per site plan.

Technical Review Committee Recommendation:

The Technical Review Committee met and found that this proposal was 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 **approved** as consistent with the Growth Management Plan.

Examples of a Growth Management Policies that the Technical Review

Committee found supporting this recommendation are:

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

Policy 6.13 Conventional residential subdivisions are anticipated of similar housing characteristics to the community.

Austin was present and explained his intentions to develop a 4-lot residential subdivision. Austin said the residences will be site-built with a minimum house size of 1,344 sq. ft. Austin said this development will be similar to the small development they built on Hoover Hill Road. Austin said Wayne Jones at the Health Department has approved septic tanks for each lot. Austin explained that this development will increase the County's tax base and the 4 homes will provide 6 people 1 full year of work. Austin said they will be good neighbors to the existing residents during the construction.

Terry Hurst, 4649 Kennedy Road, said that he is not opposed to growth or jobs for people. Hurst said that they purchased in this area of large tracts for farming and privacy. Hurst said they have 4+ acres and they use their property for farm purposes, raising chickens and collecting eggs. Hurst said that they don't want to be offensive to their neighbors but they do have roosters on the property that crow early in the morning. Hurst said that his property adjoins on the south side of this property. Hurst said he wants to go on record saying they have farm animals and want it to be known to anyone that builds or purchases these homes. Hurst said he doesn't want to offend his neighbors, but he wants to continue to live like they live. **Johnson** said that it is good when neighbors come to the hearings and place on record what their property uses are. Johnson said that there are many mixed uses in these rural areas.

Joyce made the motion, seconded by **McLeod**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- B. **HERBERT RUSSELL COX, JR.**, Asheboro, North Carolina, is requesting that 33.24 acres located on Ramseur-Julian Road (across from York Acres Drive), Columbia Township, be rezoned from RA to RLOR-CD. Tax ID# 8703895347. Rural Growth Area. Sandy Creek Watershed. The proposed Conditional District Zoning would specifically allow a 7-lot residential subdivision for site-built, modular, or Class-A mobile homes with a minimum house size of 1,200 sq. ft. as per site plan.

Technical Review Committee Recommendation:

The Technical Review Committee met and found that this proposal was 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 **approved** as consistent with the Growth Management Plan.

Examples of Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.13 Conventional residential subdivisions are anticipated of similar housing characteristics to the community.

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

Policy 7.10 The County should consider ways to preserve buffers and other sensitive areas through density averaging and/or conservation agreements.

Clayton Burrows, private land surveyor, spoke to the Board on behalf of the Cox family. Burrows said that the Cox's have owned the property for several years and would now like to sell the property. Burrows said that a soil scientist has evaluated the property and each lot is suitable for a septic system. Burrows said that the proposed housing is compatible to the homes in the area.

Giles Butler, adjoining property owner, said that he owns two homes adjoining the Cox property. Butler said that he is not opposed to the development, but he would like to see a buffer required on the property line.

McLeod made the motion, seconded by **Ridge**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

7. **Approve hearing date for County Regional Landfill Special Use Permit Request**

Johnson said that the Commissioners postponed the issue of the proposed landfill and we had originally scheduled a hearing for February 7th. Johnson said that the County's representing attorney, Tom Terrill, has advised us to schedule multiple meetings to

complete the process for this request. Johnson proposed the hearing be scheduled on March 7th at 6 p.m. and, if necessary, continue it at 9:30 a.m. on Friday morning.

McLeod made the motion, seconded by **Joyce**, to approve the hearing date for the proposed County Regional Landfill Special Use Permit as March 7th at 6 p.m., and if necessary, continue the meeting at 9:30 a.m. on Friday, March 8th. The motion passed unanimously.

8. **Establish date for the South Wake Regional Landfill Visit**

McLeod made the motion, seconded by **Joyce**, to set the meeting date for the visit to South Wake Regional Landfill on January 31st at 8:30 a.m. The motion passed unanimously.

Johnson announced that the Board will meet at the County Office Building, 725 McDowell Road, Asheboro at 8:30 a.m.

9. The meeting adjourned at 7:19 p.m. There were 12 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary