

MINUTES

RANDOLPH COUNTY PLANNING BOARD

February 19, 2013

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, February 19, 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**, present; **Kemp Davis**, present; and **Larry Brown**, present. County Attorney **Ben Morgan** was also present.
3. **Rains** made the motion, seconded by **Brown**, to approve the Minutes of the January 8, 2013 and January 31, 2013, Randolph County Planning Board meetings. The motion passed unanimously.
4. **Review Proposed County Zoning Maps affecting those Areas Formerly within the Extra-Territorial Zoning Jurisdiction of the City of Asheboro.**

Johnson explained to the Board that in December the City of Asheboro officially withdrew their extra-territorial zoning jurisdiction from more than 12,000 acres of their 18,000 acres ETJ area. Johnson said this is the largest withdrawal, of a cities extra-territorial jurisdiction at one time, in the State's history. Johnson said that it became effective in January, however, State law requires the zoning stay in place for at least 60 days for the County to have time to establish zoning in those areas. Johnson said that the County mailed approximately 3,300 notifications to citizens of this process. Johnson said a Neighborhood Information Meeting was held last night with approximately 50 people in attendance. Johnson presented a map of the area with the proposed zoning districts in place. Johnson explained the Planning Staff has conducted field surveys of area. Johnson said the staff's intent was to replace the city's zoning with a comparable zoning district. Johnson reviewed common questions asked by citizens:

Will my property ever be annexed by the city? This action does not affect whether a property will be annexed or not, but the city will probably never force annexation in these areas and will probably not run city sewer/water in these areas.

How will this affect my taxes, school district, or voting district? Johnson said that this change in zoning jurisdiction has no impact of these issues.

How will this affect me? Johnson said most citizens were glad they will no longer be regulated by officials that they don't have the right to vote for/elect. Johnson said that the modification will change who manages zoning and land development related policies and laws.

How will my property be zoned? Johnson said comparable zoning districts were proposed. Johnson explained differences in city and county regulations. Johnson said that minimum lot sizes are larger in the County, than those permitted in the city. Johnson said that in the city some residential building lots are allowed to be as small as 10,000 sq. ft. where normally the County requires a minimum lot size of 1 acre. Johnson said that another difference would be that the County requires major subdivisions to be processed through zoning hearings. The County also has effective code enforcement regulations applicable to junk vehicles. Johnson said many times the regulations that impact a city are not enforceable in the extra-territorial areas.

Johnson presented the proposed maps to the Planning Board. Johnson said that there are approximately 11,500 acres affected. The maps propose 48 acres to be zoned HC, 52 acres to be zoned LI, 25 acres to be zoned OI, 175 acres to be zoned RA, 5960 acres to be zoned RE, 184 acres to be zoned RM, and 5000 acres to be zoned RR. Johnson reviewed each quadrant map with the Board.

5. **Public Comment**

A citizen asked what are conventional modulars. Johnson said that this is an off-frame modular considered by the State as the same as a site-built home.

Another citizen asked if these were the final maps to be considered. Johnson said that these are the maps being proposed and will become the final maps if approved by the Board of Commissioners.

Johnson said there will be unforeseen issues that will come up and if issues come up we will deal with them.

6. **Recommendation to the Board of County Commissioners**

McLeod made the motion, seconded by **Joyce**, to recommend to the Commissioners to **approve** the proposed Zoning Maps for the area formerly known as Asheboro ETJ area. The motion passed unanimously.

Johnson announced that this recommendation would be forwarded to the Board of

Commissioners for a final decision at their March 11, 2013 meeting.

7. The meeting adjourned at 6:50 p.m. There were 12 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary