

MINUTES

RANDOLPH COUNTY PLANNING BOARD

May 13, 2014

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, May 13, 2014, 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**, absent; **Phil Ridge**, absent; **Jim Rains**, present; **Kemp Davis**, present; and **Larry Brown**, absent. County Attorney **Ben Morgan** was also present.
3. **Davis** made the motion, seconded by **Rains**, to **approve** the Minutes of the April 8, 2014, Randolph County Planning Board meeting. The motion passed unanimously.
4. Approval of the Order Approving the Special Use Permit for Scana Communications, Inc.
Rains made the motion, seconded by **Joyce**, to approve the Order Issuing this Special Use Permit. The motion passed unanimously.
5. Approval of the Order Approving the Special Use Permit for Shelton Bradshaw. **Davis** made the motion, seconded by **Rains**, to approve the Order Issuing this Special Use Permit. The motion passed with a vote of 4 to 1, Joyce voted against the motion.
6. **REQUEST FOR PROPERTY REZONING:**
 - A. **SYDNEY LOWE**, Asheboro, North Carolina, is requesting that 1.36 acres located at 2809 Forest Park Drive, Forest Park Subdivision, Randleman Township, be rezoned from RM to LI-CD. Primary Growth Area. Tax ID# 7763290073 and 7763281848. The proposed Conditional District would specifically allow the existing facility to be used for an automotive body repair business, wrecker service, and storage yard for vehicles and containers (as per site plan).

Technical Review Committee 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 it is not consistent with the Growth Management Plan.

Examples of 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 thoroughfares and should be visually buffered according to their location.

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.

Johnson explained that the Technical Review Committee felt that this is a legally operating non-conforming use, but if the property was vacant it would not be zoned to allow its current use, in the middle of this residential community..

Lowe was present and explained his need to use the property to store vehicles from his wrecker service business. Lowe said that he purchased the property in January of this year, but he has been using the property for more than 10 years. Lowe said that the property was used for trucking prior to that time. Lowe said he has cleaned the property up since he purchased it. Lowe said the containers stored at this location are rental trailers for construction sites. Lowe said he discovered the property was residential when he purchased it. He wants to zone the property for what it has been used for for many years. This is an old part of Forest Park Subdivision, but he wants to continue to use the property for storage of his containers and also wants to store vehicles inside the building from his wrecker service. Lowe said that the site plan being shown at this meeting is incorrect, that he will not be storing any of the vehicles outside of the building. The only outside storage will be construction containers. Lowe picks up vehicles that are seized by the Highway Patrol and wants to store them inside the building. **Johnson** asked Lowe what he plans to do with the old mobile home on the front of the property. **Lowe** said that it is being dismantled and it will be removed from the property. **Ridge** asked if he plans to do anything to the building, and **Lowe** answered he plans to repair the roof and paint the building. **Ridge** asked if there would be any more vehicle body repair work done here, and **Lowe** said no he will not be doing that here any more. **Lowe** said that they will be keeping the trailers up and minor repairs on them (when needed) inside the building. **Ridge** asked what would be stored outside. **Lowe** said the only thing that would be stored

outside would be the trailers. **Joyce** asked if he was going to keep his business on North Fayetteville Street, and **Lowe** answered yes.

There was no one present in opposition to this request.

Johnson said it appears that he plans to continue the existing business only and vehicle storage will be inside the building. **Johnson** said these corrections will be made to the site plan prior to the Commissioners' public hearing.

Joyce said he has cleaned the property and it looks nice. **Joyce** made the motion, seconded by **Rains**, to recommend to the Commissioners that this request be **approved** with the changes on the site plan. The motion passed unanimously.

- 7. The meeting adjourned at 6:55 p.m. There was 1 citizen present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary