



MINUTES

RANDOLPH COUNTY PLANNING BOARD

March 8, 2016

The Randolph County Planning Board met at 6:30 pm, on Tuesday, March 8, 2016, in the Second Floor Meeting Room, Randolph County Historic Courthouse, 145-C Worth Street, Asheboro, North Carolina.

1. **Chairman Reid Pell** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Jay Dale**, Planning Director, called roll of the members: **Reid Pell**, Chairman, present; **Wayne Joyce**, Vice Chairman, present; **Chris McLeod**, present; **Larry Brown**, present; **Phil Ridge**, present; **Jim Rains**, present; **Kemp Davis**, present and **Ralph Modlin**, Alternate, present. County Attorney **Ben Morgan** was also present.
3. **Rains** made the motion, seconded by **Brown**, to approve the Minutes of the January 26, 2016, Randolph County Board meeting. The motion passed unanimously.
4. **Rains** made the motion, seconded by **Brown**, to approve the Minutes of the February 16, 2016, Randolph County Board meeting. The motion passed unanimously.
5. **REQUEST FOR A SPECIAL USE PERMIT:**

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."

Marcus Santa, took this Oath.

MARCUS SANTA, Franklinville, North Carolina, requested a Special Use Permit for a Rural Family Occupation for a furniture shop in an existing 1200 sq. ft. building (as per site plan) at his residence located at 2766 Cool Springs Church Road, on 3.94 acres, Franklinville Township, Sandy Creek Watershed, Rural Growth Area, Zoning District RA, Tax ID# 7794896061.

Santa was present and explained his intentions were to start a furniture manufacturing business. He stated that the business would not be opened to the public. He plans to have on-line sales or delivery to customers in the surrounding local areas and to strictly manufacture furniture at this location.

Rains asked if he would have any employees and **Santa** said that he is a sole proprietor and there will be no employees.

Rains asked what type of furniture would be manufactured. **Santa** said that he went to school in Vermont for traditional furniture making so he intends on building traditional, craftsman style furniture. He said he would like limited productions. Santa said he would like to design a specific style of furniture and manufacture that particular design.

There was no one present in opposition to this request.

McLeod said the applicant meets the four tests required to obtain a Special Use Permit. For this reason, McLeod made the motion to **approve** this request as per site plan.

Rains seconded the motion, and the motion passed unanimously.

6. **REQUEST FOR A PROPERTY REZONING:**

GERALD HOLDEN, Franklinville, North Carolina, requested that approximately 3 acres (out of 4.12 acres) located at 2062 Smith Holden Road, Providence Township, be rezoned from RA to RBO-CD. Tax ID# 7785383287. Polecat Creek Watershed. Rural Growth Area. The proposed Conditional Zoning District would specifically allow a vehicle storage yard (short-term storage) in a fenced 100' x 100' area as per site plan (no more than 5 vehicles permitted at any one time - 50 ft. no-cut buffer on southeast property line).

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**.

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

Policy 3.9 Individual rezoning decisions within Rural Growth Areas will depend upon the scale of the development, and the specific nature of the site and its location.

Resolution Adopting the 2009 Randolph County Management Plan, Resolution #3. Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base.

Holden explained that he is requesting rezoning for this property to allow his current business to continue as it is. He is currently running the business under a Special Use Permit and he would like to sell the mobile home and approximately an acre off the existing tract of land which will no longer allow the business to continue under a Special Use Permit. He said that he is not wanting to make any changes to the business, it will

run the same as it always has, but he no longer has a need for the mobile home and would like to sell it. Holden said that he spoke to the neighbors and they have given him their blessings. He said that he runs a clean operation.

Dale explains to the Board that the current Special Use Permit which has allowed Holden's business to operate will no longer be allowed as an accessory use on the property by removing the mobile home from the existing parcel.

There was no one present in opposition.

Joyce made the motion to recommend to the Commissioners that the request be **approved**. **Rains** seconded the motion and the motion passed unanimously.

7. **McLeod** made the motion, seconded by **Brown**, to adjourn the meeting at 6:42 p.m. This motion passed unanimously. There were 3 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

[Handwritten signature: Amy Dale]

Planning Director

[Handwritten date: March 21, 2016]

Date

[Handwritten signature: Kim Heizer]

Deputy Clerk

