



Minutes

RANDOLPH COUNTY PLANNING BOARD

April 5, 2016

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, April 5, 2016, 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. **Jay Dale**, Planning Director, called roll of the Members: Reid Pell, Chairman, present; Wayne Joyce, Vice Chairman, present; Chris McLeod, absent; Larry Brown, absent; Phil Ridge, present; Jim Rains, present; Kemp Davis, present; and Ralph Modlin, Alternate, absent. County Attorney, **Ben Morgan**, was also present.
3. **Rains** made the motion, seconded by **Ridge**, to **approve** the Minutes of the March 7, 2016 Randolph County Planning Board meeting. The motion passed unanimously.
4. **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."

Ben Morgan, County Attorney, administered the oath to James Luetjen.

JAMES LUETJEN, Seagrove, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to allow a used automotive sales lot (with a maximum of 4 automobiles on display) at his residence (as per site plan) located at 6210 Little Bean Store Road, on 26.26 acres, Richland Township, Rural Growth Area, Zoning District RA, Tax ID# 7696247068.

James Luetjen, 6210 Little Bean Store Road, was present and stated he is 59 years old and has worked at Petty Enterprises for 15 years. Luetjen said he would like to obtain his dealer's license and be able to sell a few cars to supplement his income. He plans to put a building up to meet all the State DMV requirements.

Chairman Pell asked why the display area would be so far from the existing building. **Luetjen** answered that is the way the DMV officer told him he would have to set the site

up.

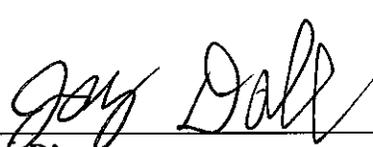
Kemp Davis asked Luetjen how many cars he plans to sell from this lot. **Luetjen** said he just needs the lot to obtain the dealer's license, but his plan is to list cars on Craig's List. He said he would only have a few cars at any one time.

There was no one present in opposition to this request.

Rains said he felt this request met all four test requirements to approve a Special Use Permit. For that reason, **Rains** made the motion, seconded by **Joyce**, to **approve** this request for a Special Use Permit. The motion passed unanimously.

5. **Rains** made the motion, seconded by **Davis**, to adjourn the meeting. The motion passed unanimously. There were 3 citizens present for this hearing.

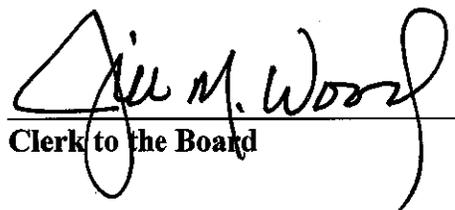
NORTH CAROLINA
RANDOLPH COUNTY



Planning Director

Date

4-14-16



Clerk to the Board