

## Minutes

### RANDOLPH COUNTY PLANNING BOARD

July 12, 2016

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, July 12, 2016, in the 2<sup>nd</sup> Floor Meeting Room, Randolph County Historic Courthouse, 145 Worth Street, Asheboro, North Carolina.

**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, absent; Phil Ridge, present; Kemp Davis, absent; Keith Slusher, present; and Ralph Modlin, Alternate, present. County Attorney, **Ben Morgan**, was also present.
3. **Modlin** made the motion, seconded by **Slusher**, to approve the Minutes of the June 7, 2016 Randolph County Planning Board meeting. The motion passed unanimously.
4. **Requests 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."*

3 citizens took this Oath.

- A. **TOM & JANICE HENSLEE**, Asheboro, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to allow a wedding & event center next to their residence (as per site plan) located at 3175 Trotter Road, on 110.99 acres, Concord Township, Rural Growth Area, Zoning District RA, Tax ID# 7618489482.

**Tom Henslee** was present and said that they felt it would be good to share their farm with others. They plan to use some of the property and buildings (as per site plans) on their farm for weddings and events such as family gatherings, etc. This would be in addition to their farming operation. He said he had spoken with his neighbors and they are in favor of this request.

**There was no one present in opposition to this request.**

**McLeod** made the motion, seconded by **Slusher**, to **approve** this request for a Special Use Permit. The motion passed unanimously.

- B. **MITCHELL BECK**, Randleman, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to allow a used automotive sales lot (with a maximum of 15 cars on display) at his residence (as per site plan) located at 3142 Beck Country Drive, on 5.17 acres, Franklinville Township, Secondary Growth Area, Zoning District RA, Tax ID#'s 777408061 and 7774083650.

**Dale** explained that Beck has operated a non-conforming use here for many years. Dale said that Beck's license has lapsed and must obtain this permit to get the new license. The display area that is shown on the site plan.

**Dwight Beck**, Mitchell's son, said that they just wanted to obtain the license to continue their business.

**Mitchell Beck** said that he has operated a business here for more than 25 years and would like a license to continue the used car sales business with a display lot.

**Greg Brown** asked to speak. *County Attorney Morgan administered the Oath to Brown.* Brown said he wanted to be a witness to say Beck has operated a business here for many years and he would like to see Beck be able to continue the business. Brown said he grew up here, playing in the old cars at the Beck property.

**There was no one present in opposition.**

**Ridge** asked if there were any zoning compliance issues with this request. **Dale** responded no, not at this time.

**Ridge** made the motion, seconded by **McLeod**, to **approve** this request for a Special Use Permit. The motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

- A. **CHRIS ISOM**, Norwood, North Carolina, is requesting that 6.25 acres (out of 11.50 acres) located at 1228 Green Farm Road, Back Creek Township, be rezoned from LI/RA to HI-CD. Secondary Growth Area, Tax ID# 7732554805. The proposed Conditional Zoning District would specifically allow furniture manufacturing in an existing 29,000 sq. ft. building with proposed future expansions of 22,000 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**.

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

***Policy 1.2 The County will encourage new and expanding industries and businesses which: (1) diversify the local economy, (2) utilize more highly skilled labor force and (3) increase area residents' incomes.***

***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.***

**Chris Isom** was present and explained that his business is growing at a rapid rate, and they are just trying to add to their existing building to accommodate this growth.

**There was no one present in opposition to this request.**

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

- B. **CASEY CUTSAIL**, Seagrove, North Carolina, is requesting that 4.15 acres (out of 39.21 acres) located at the corner of Hwy 134/Monterey Road, Cedar Grove Township, be rezoned from RA/RR to LI-CD. Tax ID#7657587464. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow a warehouse distribution center for automotive parts in a proposed 27,000 sq. ft. building with a future 12,000 sq. ft. addition (as per site plan). TJTR Properties, LLC - property owner.

**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 1.2 The County will encourage new and expanding industries and businesses which: (1) diversify the local economy, (2) utilize more highly skilled labor force and (3) increase area residents' incomes.***

***Policy 3.4 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.***

**H.R. Gallimore**, Century 21 Realty, said that his clients plan to merge their two existing businesses to one location (one in Asheboro and one in Moore County). He said the business would require 20 employees. There will be 2 trucks per day visiting the property, but no retail traffic. He said their engineer, Mack Summey, and the applicants are present to answer any questions.

**Beth Springs**, neighboring resident, asked if there would be junk vehicles or other outdoor storage on the property. The applicants answered there would not be any junk vehicles and all the parts would be contained in the building.

**Ridge** asked if there would be any outdoor storage. **Casey Cutsail** answered there is no planned outside storage. He said all parts will be kept inside. There would simply be parking for employees outdoors.

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

- C. **UNIFIED SCREENING & CRUSHING**, Ramseur, North Carolina, is requesting their Conditional Zoning Permit issued on 14.14 acres located at 136 Crestwick Road, Columbia Township, Municipal Growth Area, Tax ID# 8712273107, be amended to include a proposed 36' x 72' modular office building and a 100' x 150' concrete pad (to be used for equipment maintenance) as per site plan. Diamondback Casting 3 LLC.

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 1.2 The County will encourage new and expanding industries and***

*businesses which: (1) diversify the local economy, (2) utilize more highly skilled labor force and (3) increase area residents' incomes.*

*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.*

**Keisha Osborne**, representing Unified Screening & Crushing, said they are asking for the modular structure to be permitted for office space. All the buffers required would remain exactly as stated on their original permitted.

**There was no one present in opposition to this request.**

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

6. **Slusher** made the motion, seconded by **McLeod**, to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 6:53. There were 24 citizens present for this hearing.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

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**Planning Director**

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**Date**

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**Clerk to the Board**