RANDOLPH COUNTY
PLANNING AND DEVELOPMENT
204 E Academy Street, Asheboro NC 27203 (336) 318-6555

RANDOLPH COUNTY PLANNING BOARD

AGENDA

October 4, 2022

1. Call to Order of the Randolph County Planning Board.

2. Roll call of the Board members:
   - Reid Pell, Chair;
   - John Cable;
   - Kemp Davis;
   - Melinda Vaughan;
   - Reggie Beeson;
   - Ken Austin;
   - Barry Bunting, Alternate; and
   - Brandon Hedrick, Alternate.

3. Consent Agenda:
   - Approval of agenda for the October 4, 2022, Planning Board meeting.
   - Approval of the minutes from the September 13, 2022, Planning Board and Zoning Board of Adjustment meeting.
   - Approval of the 2023 Planning Board Meeting schedule.

4. Conflict of Interest
   - Are there any Conflicts of Interest or *ex parte* communication that should be disclosed?
   - If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.

5. Old Business.

6. New Business.
   - Election of Vice-Chair of Planning Board

REZONING REQUEST #2022-00002366

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **SCOTTY OUTDOOR, LLC,** Snow Hill, NC, and their request to rezone 1.32 acres out of 9.61 acres at 369 Frazier Rd, Columbia Township, Tax ID #8732453126, Secondary Growth Area, from *HC-CD - Highway Commercial - Conditional District* to *HC-CD - Highway Commercial - Conditional District.* The proposed Conditional Zoning District would specifically amend the existing Conditional District Permit to allow an outdoor advertising sign as per the site plan. Property Owners: Mandi Dawn and Ned Scott Beasley

REZONING REQUEST #2022-00002367

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **MIGUEL URIBE FLORES,** Asheboro, NC, and his request to rezone 5.49 acres out of 19.39 acres at 2528 NC Hwy 49 N, Columbia Township, Tax ID #8713988508, Primary Growth Area, from *HC-CD - Highway Commercial - Conditional District* to *HI-CD - Heavy Industrial - Conditional District.* The proposed Conditional Zoning District would specifically allow an existing furniture frame shop in an existing building as per the site plan.

REZONING REQUEST #2022-000002368

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **ROBERT L EVANS,** Dallas, OR, and their request to rezone 2.93 acres at 334 Dawson Miller Rd, Cedar Grove Township, Tax ID #7658316071, Secondary Growth Area, from *HC-CD - Highway Commercial - Conditional District* to *RA - Residential Agricultural District.* The proposed rezoning would allow any uses permitted by right in the *RA – Residential Agricultural District*.

REZONING REQUEST #2022-00002370

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **EVARARDO SUAREZ CANAS,** Sophia, NC, and his request to rezone 2.99 acres out of 12.00 acres along US Hwy 311, New Market Township, Randleman Lake Protected Area Watershed, Tax ID #7736399235, Primary Growth Area, from *RA - Residential Agricultural District* to *LI-CD - Light Industrial - Conditional District.* The proposed Conditional Zoning District would specifically allow a dumpster rental and concrete business and a total of 17.76% SNIA as per the site plan.

REZONING REQUEST #2022-00002478

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **MIKE AND DARLENE GROCHOWSKI,** High Point, NC, and their request to rezone 0.92 acres out of 6.59 acres at 4663 Peaceful Ln, Trinity Township, Lake Reese Balance Watershed, Tax ID #7715697844, Primary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District.* The proposed Conditional Zoning District would specifically allow a contractor's storage yard as per the site plan.

REZONING REQUEST #2022-00002485

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **FERRELL AND LOFLIN PROPERTIES, LLC,** Denton, NC, and their request to rezone 5.00 acres out of 45.37 acres at 9566 NC Hwy 49 S, New Hope Township, Tax ID #6687618451, Rural Growth Area, from *RA - Residential Agricultural District* to *HI-CD - Heavy Industrial - Conditional District.* The proposed Conditional Zoning District would specifically allow the production of engines and engine parts with a store front as per the site plan.

REZONING REQUEST #2022-00002514

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **RUSSELL LINEBERRY,** Liberty, NC, and his request to rezone 1.92 acres out of 14.42 acres at 6267 Richland Church Rd, Liberty Township, Tax ID #8728419786, Secondary Growth Area, from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District.* The proposed Conditional Zoning District would specifically allow a two-lot site built subdivision as per the site plan. Property Owner: Mickey B. Smith

7. Adjournment.

Attachments

RANDOLPH COUNTY PLANNING BOARD

MINUTES

SEPTEMBER 13, 2022

The Randolph County Planning Board held its monthly public hearing on September 13, 2022, at the 1909 Historic Courthouse, 145-C Worth St, Asheboro, NC.

Chairman **Reid Pell** called the meeting to order at 6:30 p.m. and welcomed those in attendance.

County Manager, **Hal Johnson** called the roll of the Planning Board members:

- Reid Pell, Chair, *present;*
- John Cable, *present;*
- Kemp Davis, *present;*
- Melinda Vaughan, *present;*
- Reggie Beeson, *present;*
- Ken Austin, *present;*
- Barry Bunting, *present*; and
- Brandon Hedrick, Alternate, *present*.

County Attorney **Ben Morgan** was also present for the meeting.

Johnson informed the Chairman there was a quorum of the members present for the meeting.

The Chair called for consideration and approval of the consent agenda.

- Approval of agenda for September 13, 2022, Planning Board meeting.
- Approval of the minutes from the August 2, 2022, Planning Board meeting.

Davis made the motion to approve the consent agenda as presented, and **Bunting** made a second to the motion to approve the consent agenda as presented. **Pell**, having a proper motion and a second, called the question on approving the consent agenda, and the Planning Board members voted unanimously to approve the consent agenda.

The following case was presented with site plans and pictures of the site.

SPECIAL USE PERMIT REQUEST #2022-00002160

THE CITY OF GREENSBORO, Greensboro, NC, is requesting to obtain a Special Use Permit on Starmount Rd, Liberty Township, Sandy Creek

Balance Watershed, Tax ID #8717520081, 135.72 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a sewer lift station for the Greensboro-Randolph County Megasite as per the site plan.

An oath was administered to **Bruce Ashley, Michael Borchers,** and **Brian Boyd.** The witnesses had previously submitted PowerPoint slides prior to the public hearing and those slides are following these minutes as Exhibit #1.

Bruce Ashley, 3805 O'Briant Pl, Greensboro, NC, an attorney representing the City of Greensboro, explained to the Board that they had acquired a portion of this larger tract by the condemnation process for a sewer lift station which is needed for the development in that area of the County. He said the request is in harmony with the area and in general conformity with the County's *Growth Management Plan.*

Johnson asked **Ashley** to explain to the Board how the condemnation process works. **Ashley** said the government can condemn all or just a piece of property for public projects and must pay *just* compensation for the property taken, considering any damage it will cause to the property. He explained some of the factors for calculating compensation for the property and if it is unresolved with the owner, will go to trial for a jury to decide the *just* compensation.

Michael Borchers, 4747 River Oaks Dr, Randleman, NC, Director of Water Resources for the City of Greensboro, explained there would be a 1.8 million gallons per day sewer outfall for this project which will support the Toyota development as well as the surrounding area.

Brian Boyd, 2602 S Elm Eugene St, Greensboro, NC, Project Manager for the City of Greensboro, told the Board this site was chosen because of the gravity collecting flows to be captured. **Boyd** said the site will have security fencing, locked access, remote monitoring, and odor control. **Boyd** also said there will be twenty-four hours a day, seven days a week monitoring and response, as well as weekly site visits.

Johnson asked how they determine what area or site of land is needed for a lift station.

Boyd said the final location of a lift station is determined based on the topography of the land and drainage area it will serve and this site has the potential to convey sewer from four different basin areas which make this site the best location to put a lift station.

Johnson asked what type of inspections would be performed to ensure health safety and prevent accidents on the property and if there are State inspections as well. **Boyd** said they must obtain approval from the State before construction begins and the building process requires building code approvals and then operations must follow State regulations that require certain alarms. **Boyd** told the Board that there will be visual and audible alarms on site and monitoring with real-time data showing how the pumps are running. **Boyd** also said there are generators on site that will run the pump station in the

event of power loss and additional redundancy measures that will bypass the onsite system if needed. **Borchers** said the State performs annual inspections on their records, procedures, and field inspections as well.

Johnson asked if there would be any impact on well water if there were an accident at the lift station. **Boyd** said the lines are less than twelve feet deep and are constructed with iron material, and manholes will be set two feet above flood plain elevation so there should not be an active flooding event that would cause contamination.

Borchers said there are hundreds of miles of forced mains within their system which are actively monitored to make sure there are no potential problems for surrounding wells.

Austin asked who monitors the alarms and who responds if there are any problems. **Boyd** said the employees are on-call with a rotating schedule and are required to respond within two hours if there is an emergency. **Austin** asked if the security fencing is monitored by camera and who responds to a security issue. **Boyd** said the fencing is monitored by camera and the Sheriff's department would be contacted in the event of a security breach and then they would do a follow-up visit.

Cable asked if the lines would continue to be pressurized in the event of an active alarm on the system. **Boyd** said the forced mains are only pressurized when the pumps are in use.

Davis said one of the reminders that are considered for a Special Use Request is that "the use will not substantially injure the value of adjoining or abutting property" and as a part of the condemnation process, he would like to know what type of effect it will have on the adjoining property. **Ashley** said any effect it has on the property will be addressed as part of the condemnation proceedings. **Ashley** said in his experience, lift stations are typically placed in an area where it will not negatively affect values and they usually bring in new development because of public utilities. **Davis** asked how the lift station will affect the agricultural use of the property. **Ashley** said they will be able to continue the agriculture use on the remaining acreage.

Morgan pointed out that this application for a Special Use Permit is a little different than the Board normally has before them. He also said the second part of test number three, as mentioned by **Davis** also states "or that the use is a public necessity".

Cable asked if he understands that the City of Greensboro has diligently looked at multiple sites for a lift station, this is the best selection to utilize the acreage for growth so that it will not require a second lift station in the area, and that this is absolutely the best location for the lift station. **Ashley** answered yes.

Beeson asked if there is a reason that the Special Use Permit is being requested for the entire parcel of land rather than the five or six acres needed for the lift station area. **Ashley** said they will only use the acreage obtained from the condemnation rather than the entire

tract. **Beeson** asked what effect the Special Use would have on the remaining tract. **Morgan** said the Special Use Permit will be for the acreage on the site plan only.
Pell asked if anyone else wanted to speak in favor of the request. Hearing none, **Pell** asked if anyone would like to speak in opposition to the request.

Morgan administered the oath to **Ard Koopman.**

Ard Koopman, 204 Loyd Rd., Statesville, NC, having taken the oath, stated that until a few weeks prior, he and his wife thought they were the owners of 135 acres on Starmount Rd and were told by the City of Greensboro, that they are not. He said they started a dairy farm in 2001 which has grown to multiple locations over the years with the largest farm located in Liberty, NC. He talked about the steady employment their farm has provided, and the business they have provided to other local companies such as dairy processing, purchasing feed, veterinary services, and others. He said with the development of the Megasite, their economic viability is in great danger.

Koopman said they have already lost acreage due to the Megasite and the remaining acreage is being threatened because the City of Greensboro has no regard for private property rights and is trying hard to bully them into submission for the Special Use Permit.

Koopman said the Board should agree to the request if agriculture, and local thriving businesses, are no longer important to the County or State and if they are still important, he would respectfully ask that the request be denied.

Davis asked **Koopman** if the City of Greensboro were to take the proposed 5.9 acres of his land, what effect it would have on their property. **Koopman** said the City of Greensboro's plan will make the impacts on his field as least invasive as possible, but he still does not want to have sewer pipes in his backyard. He also said he has issues with the government being able to take someone's land and do whatever they want.

Davis told **Koopman** he is also a farmer near Randleman Lake and has been in the same situation and understands what he is going through.

Koopman talked about the impacts he would face with the loss of property. He said he would have to find additional property in another location to continue his operation which would impact the costs of operation tremendously.

Pell asked if there was anyone else that would like to speak in opposition to the request. Hearing none, he closed the public hearing for discussion among the Board members and a motion.

Davis said understanding the power of eminent domain is hard to understand but is one of our government privileges. He said he has been through it himself and knows the challenges that you face through the process.

Cable said even though it is hard to understand and very emotional for the property owner and even the Board members, we would not have the roads or even airports that we have available to us without eminent domain and progress would stand still. He said it is hard to understand that something that you have worked hard for, can be taken away but when you consider the strategic planning that went into deciding on this location, it is for the greater good.

Cable said he weighs information heavily when trying to make a decision and has great respect for a hardworking business owner. He said the Board's job is to review the four-part test for a Special Use Permit request and feels this request meets all the criteria to approve the request.

Austin had questions on whether satisfactory compensation for obtaining the property had been made. **Morgan** said it is irrelevant in making a decision, but his understanding is that it has not been settled at this time.

Cable said all the criteria have been met, the City has done its due diligence and for the record, would like it noted that the Special Use Permit request is for approximately 5.9 acres rather than the total 135-acre tract of property.

Cable made the motion the motion to **APPROVE** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony included in the minutes, as well as the site plan(s) with all agreed-upon revisions, and that the use will not materially endanger the public health or safety, the use meets all required conditions and specifications, the use will not substantially injure the value of adjoining property, that the use is a public necessity and the location and character of the use if developed according to the plan(s) as submitted and approved, will be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance.* **Vaughan** seconded the motion to approve the issuance of the Special Use Permit.

Having a proper motion and second, and by show of hands, the Planning Board members voted unanimously to approve this request.

Having no further business, **Cable** made the motion for the Planning Board meeting to adjourn. **Beeson** seconded the motion for the Planning Board meeting to adjourn. The Chair, having a proper motion and second, called the question on adjourning the meeting. The Planning Board members voted unanimously to adjourn the meeting.

The meeting adjourned at 7:18 pm, with 6 citizens in attendance.

RANDOLPH COUNTY
NORTH CAROLINA

_____
Planning Director

_____ _____
Clerk to the Board Date

DRAFT

Exhibit #1

Randolph County Planning & Zoning

Special Use Permit Application - Sandy Creek Lift Station

Mike Borchers, Director
Brian Boyd, Project Manager

City of Greensboro Water Resources Department September 13, 2022

1

Outline

- Project Background
- Example Lift Station
- Takeaways
- Safety

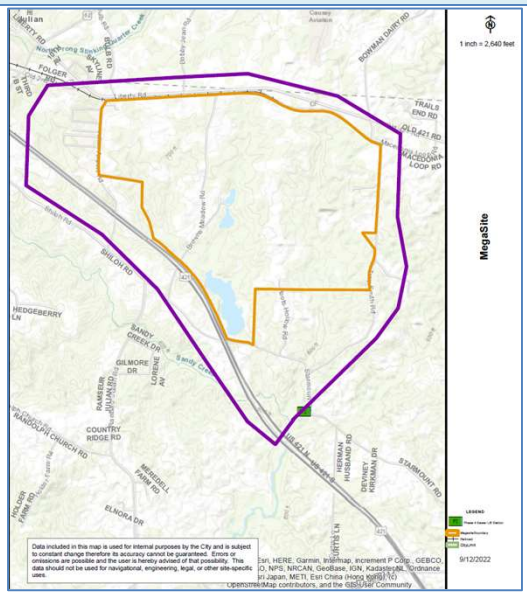
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Project Background

- Construct a 1.8 million gallon per day (MGD) duplex lift station, sewer outfall, and forcemain
- Directly supports economic development within the basin, including Toyota Battery Manufacturing of North Carolina (TBMNC) with the development at the Megasite
- Site chosen given its location within the overall drainage basin. Sweet spot for collecting the flow within the Sandy Creek drainage basin

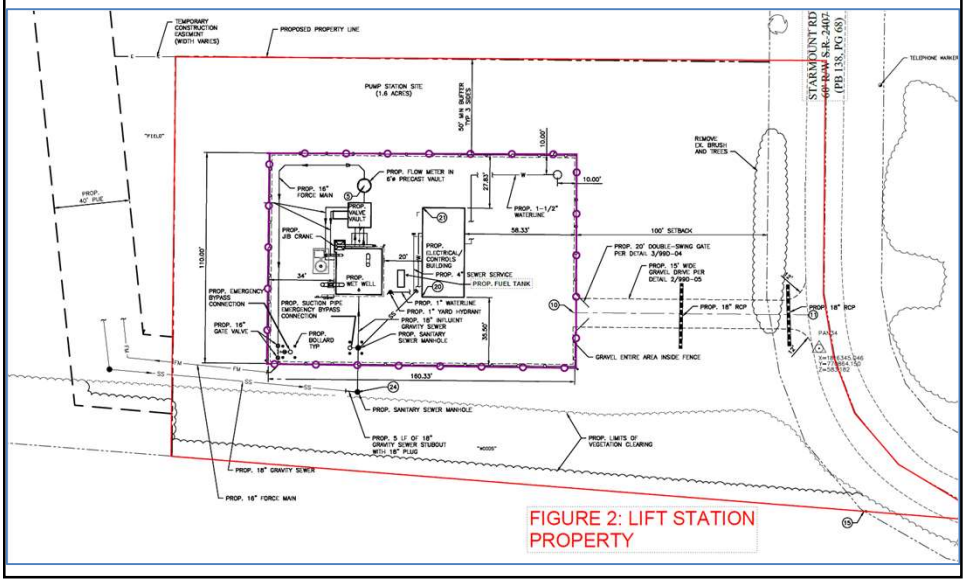
3

Lift Station Drainage Basin



4

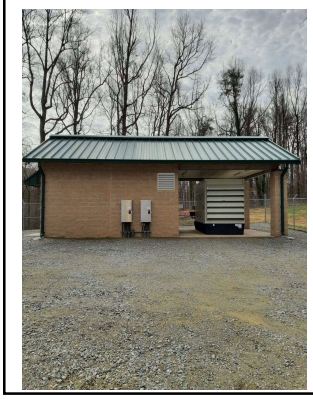
Lift Station Site

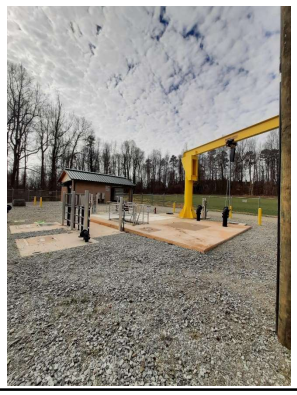


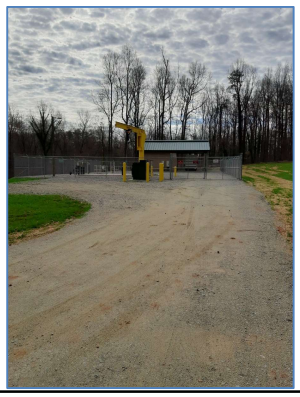
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Lift Station

- 43 Foot by 23 Foot Masonry building for electrical controls and emergency generator (located inside)
- In Ground Concrete Wet Well and Jib Crane







6

Takeaways

- Greensboro owns and operates 51 public sanitary sewer lift stations
- To minimize the impact to area residents and the community, Sandy Creek lift station will include a covered wet well and carbon odor scrubbing system

7

Safety

- Security Fencing
- Locked Access
- Remote Monitoring / Telemetry
- Covered Wet Well
- Odor Control
- Fall Protection
- 24/7 Response and Weekly Site Visits

8

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

MINUTES

SEPTEMBER 13, 2022

The Randolph County Zoning Board of Adjustment held its monthly public hearing on September 13, 2022, at the 1909 Historic Courthouse, 145-C Worth St, Asheboro, NC.

Chairman **Reid Pell** called the meeting to order at 6:30 p.m. and welcomed those in attendance.

County Manager, **Hal Johnson** called the roll of the Planning Board members:

- Reid Pell, Chair, *present;*
- John Cable, *present;*
- Kemp Davis, *present;*
- Melinda Vaughan, *present;*
- Reggie Beeson, *present;*
- Ken Austin, *present;*
- Barry Bunting, *present*; and
- Brandon Hedrick, Alternate, *present*.

County Attorney **Ben Morgan** was also present for the meeting.

Johnson informed the Chairman there was a quorum of the members present for the meeting.

The Chair called for consideration and approval of the consent agenda.

- Approval of agenda for September 13, 2022, Zoning Board of Adjustment meeting.
- Approval of the Order of the Zoning Board of Adjustment approving the Variance for Jamie Crumley.
- Approval of the minutes from the August 2, 2022, Zoning Board of Adjustment meeting.

Davis made the motion to approve the consent agenda as presented, and **Bunting** made a second to the motion to approve the consent agenda as presented. **Pell**, having a proper motion and a second, called the question on approving the consent agenda, and the Planning Board members voted unanimously to approve the consent agenda.

The following case was presented with site plans and pictures of the site.

DRAFT

VARIANCE REQUEST #2022-00002144

The Randolph County Zoning Board of Adjustment will hold a duly published and notified Quasi-judicial Hearing on the Variance requested by **MELINDA MARTIN,** Trinity, NC, to use the property located at 3244 Mountainview St, Trinity Township, Lake Reese Balance Watershed, Tax ID #7705893170, 0.49 acres, *RM - Residential Mixed District*. in a way not permissible under the literal terms of the *Randolph County Unified Ordinance.* It is the desire of the applicant to obtain a Variance to specifically allow a 19 ft. front setback from the State road right-of-way in lieu of the required 35 ft. front setback from the State road right-of-way as required by the *Randolph County Unified Development Ordinance,* Article 600, Section 630: Dimensional Requirements and Table of Area and Yard Requirements.

Chairman **Pell** opened the public hearing and asked for anyone in favor of this request to come forward and take the oath. No one stood to take the oath. **Pell** asked if the applicant was present for the meeting. **Eric Martin,** Deputy Zoning Administrator, said that he had not heard from the applicant prior to the public hearing.

Cable said that since the applicant was not present, he would make a motion to table the application. **Morgan** advised the Board that when making a motion to table a request they need to specify when the case would come back to the Board. **Cable** amended his motion to table the case to specify that the case would be tabled until the October 4, 2022, Zoning Board of Adjustment meeting. **Bunting** seconded the motion to table the request until the October 4, 2022, Zoning Board of Adjustment meeting.

Having a proper motion and second, and by show of hands, the Zoning Board of Adjustment voted unanimously to table this request until the October 4, 2022, Zoning Board of Adjustment meeting.

Having no further business, **Cable** made the motion for the Zoning Board of Adjustment meeting to adjourn. **Beeson** seconded the motion for the Zoning Board of Adjustment meeting to adjourn. The Chair, having a proper motion and second, called the question on adjourning the meeting. The Zoning Board of Adjustment members voted unanimously to adjourn the meeting.

The meeting adjourned at 7:25 pm, with no citizens in attendance.

RANDOLPH COUNTY
NORTH CAROLINA

_____
Planning Director

DRAFT

Clerk to the Board

Date

Planning Staff found out after the meeting that the applicant had an Emergency and would no longer be requesting the Variance.

DRAFT

RANDOLPH COUNTY
PLANNING AND DEVELOPMENT
204 E Academy Street, Asheboro NC 27203 (336) 318-6555

RANDOLPH COUNTY PLANNING BOARD
RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

MEETING SCHEDULE FOR 2023

January 10, 2023

February 2, 2023

March 7, 2023

April 4, 2023

May 2, 2023

June 6, 2023

July 11, 2023

August 8, 2023

September 12, 2023

October 3, 2023

November 7, 2023

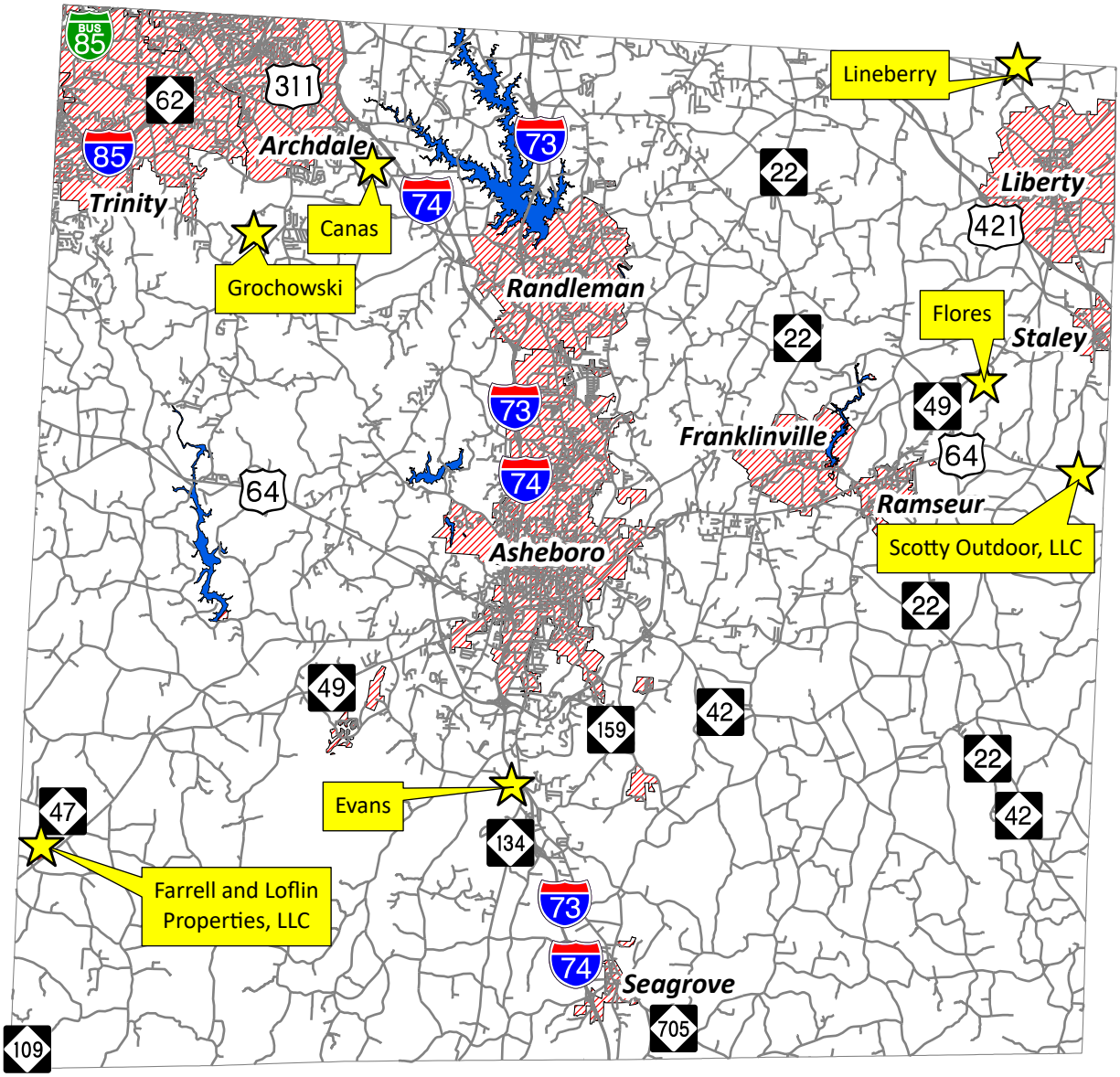
December 5, 2023

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The above listed meetings may be cancelled if there are no cases for the agenda. Additional Randolph County Planning Board or Randolph County Zoning Board of Adjustment meetings may be scheduled as needed and the public will be notified as required by the North Carolina General Statutes.

Adopted by the Randolph County Planning Board on October 4, 2022.

October Request Location Map



Legend

- Roads
- Reservoirs
- County line
- Municipal Zoning

0 1 2 4 6 8 Miles

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

IN THE MATTER OF THE APPLICATION FOR
REZONING REQUEST #2022-00002366

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **SCOTTY OUTDOOR, LLC,** Snow Hill, NC, and their request to rezone 1.32 acres out of 9.61 acres at 369 Frazier Rd, Columbia Township, Tax ID #8732453126, Secondary Growth Area, from *HC-CD - Highway Commercial - Conditional District* to *HC-CD - Highway Commercial - Conditional District.* The proposed Conditional Zoning District would specifically amend the existing Conditional District Permit to allow an outdoor advertising sign as per the site plan. Property Owners: Mandi Dawn and Ned Scott Beasley

The Randolph County Technical Review Committee has met on the above-listed case, and after review of all applicable standards contained in the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan,* the Technical Review Committee finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee as supporting this conclusion.

Policy 4.2 *Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be developed in a way that minimizes signage, access points, and excessive lengths of commercial strip development.*

Policy 4.3 *Individual Rural Business of Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impact to adjoining rural land uses.*

COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: SCOTTY OUTDOOR LLC
Address: P.O. BOX 974
City, St. Zip: SNOW HILL, NC 28580

Owner: BEASLEY, MANDI DAWN
Address: 369 FRAZIER RD
City, St. Zip: RAMSEUR, NC 27316

Date: 08/19/2022
Parcel #: 8732453126

Permit #: 2022-00002366
Permit Type Code: PZ 2

Location Address: 369 FRAZIER RD RAMSEUR, NC 27316

CONTACT NAME: SUTHERLAND, MICHAEL **Contact Phone:** 704 999-2855

PARCEL INFORMATION:

Lot number:	3 + LOT	**Subdivsion:**	CAROLINA UTILITY BUILDERS INC & GROVER BURGESS JR
Acreage:	9.6100	**Township:**	06 - COLUMBIA

ZONING INFORMATION:

Zoning District 1:	HC-CD-HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
Zoning District 2:	RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 3:	
Growth Management Areas:	SECONDARY GROWTH AREA
Specialty District:	N/A
Watershed Name:	NONE
Class A Flood Plain On Prop?:	NO
Flood Plane Map #:	Flood Plain Map #: 3710872200K

REQUESTED CHANGE:

Area To Be Rezoned:	1.3200
Lot Size Indicator:	ACRE(S)
Proposed Zoning District:	HC-CD-HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
Proposed Use(S):	TO AMEND THE EXISTING CONDITIONAL DISTRICT PERMIT TO ALLOW A 672 SQ. FT. OUTDOOR ADVERTISING SIGN AS PER THE SITE PLAN.
Condition(S):	

Total Permit Fee: $100.00

COMMENTS:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin
Authorized County Official

Signature of Applicant:

RANDOLPH COUNTY PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2022-00002366

GENERAL INFORMATION

Applicant:	Scotty Outdoor, LLC
Property Owner:	Mandi Dawn and Ned Scott Beasley
Hearing Type:	Legislative
Request:	To amend the existing Conditional District Permit to allow an outdoor advertising sign as per the site plan.
Current Zoning:	*HC-CD – Highway Commercial – Conditional District*
Requested Zoning:	*HC-CD – Highway Commercial – Conditional District*
Small Area Plan:	None
Growth Management:	Secondary Growth Area
Watershed Overlay:	None
Flood Plain Overlay:	No
Airport Overlay:	No
Location:	US Hwy 64 E/Frazier Rd
Parcel Number:	8732453126
Parcel Size:	1.32 acres out of 9.61 acres
Existing Use:	Single-family residential

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	*RBO-CD - Rural Business Overlay - Conditional District*	Small engine repair and agriculture equipment sales.
South	*RA - Residential Agricultural District*	Single-family residential
East	*RA - Residential Agricultural District*	Single-family residential
West	*RA - Residential Agricultural District*	Single-family residential

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:
No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History:

In December 2002, the entire parcel was rezoned to *LI-CD – Light Industrial – Conditional District* to allow a nursery with warehouse storage and occasional auction sales as per the site plan.

In February 2010, 1.32 acres out of 10.00 acres was rezoned to *HC-CD – Highway Commercial Conditional District* to allow the sales and display of up to eight buildings and a fifty-foot sign as per the site plan and the remained of the property to be rezoned to *RA – Residential Agricultural District.*

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance,* Article 600, Section 635 (ex. Fencing, buffers, etc.):

All signs shall be subject to the minimum front, side, and rear yard requirements and the height restrictions of the district in which said signs are located.

Illuminated signs and other sources of illumination shall be subject to the provisions of NCGS § 136-32.2 related to placement of binding, deceptive or distracting lights.

No signs, other than electronic changeable face signs, shall contain flashing lights, except as used to display time and temperature.

No sign shall be permitted which duplicates or simulates, whether by design, shape, color, or otherwise, any traffic regulatory sign or other sign placed by a governmental agency in the interest of public health, safety, or welfare.

No signs of any nature, except signs erected for orderly traffic control, signs marking sites of historical interest, and signs for other governmental purposes, shall be permitted within any public right-of-way. The Randolph County Planning Director may grant a temporary permit for banners, pennants, and the like to be displayed within a public right-of-way, provided that such devices shall be used only for messages of a public service nature, such as announcements of charity fund campaigns, conventions, and provided that no such temporary permit shall be valid for more than thirty days.

For this Ordinance, the square footage area of any sign shall be measured to include the entire sign, including latticework, frame, border molding, fencing, and display area or wall work incidental to its decoration. Where a sign consists of letters, figures, or other devices individually mounted on a wall or other surface, the sign area shall be the same as the smallest circle or rectangle that can be inscribed around such devices.

No sign shall be erected, repaired, or repainted by any person until a permit has been issued by the Randolph County Planning Director, provided, however, that no permit shall be required for the type of signs listed in Article 600, Section 634.

No sign shall be taller than thirty-five feet above ground level.

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff has reviewed this request finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee and Planning and Zoning Staff as supporting the above conclusion.

Policy 4.2 *Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be developed in a way that minimizes signage, access points, and excessive lengths of commercial strip development.*

Consistency Analysis: As shown in the zoning history section above, the property has gone through several public hearings and changes of zoning from *RA – Residential*

Agricultural District to *LI-CD – Light Industrial – Conditional District* and finally back to *HC-CD – Highway Commercial Conditional District* and *RA – Residential Agricultural District.* Based upon surrounding commercial land uses, this proposed advertising sign would contain the commercial zoning along a major transportation corridor and would be compatible with the surrounding land uses while also preventing the spread of commercial zonings farther along US Hwy 64 E.

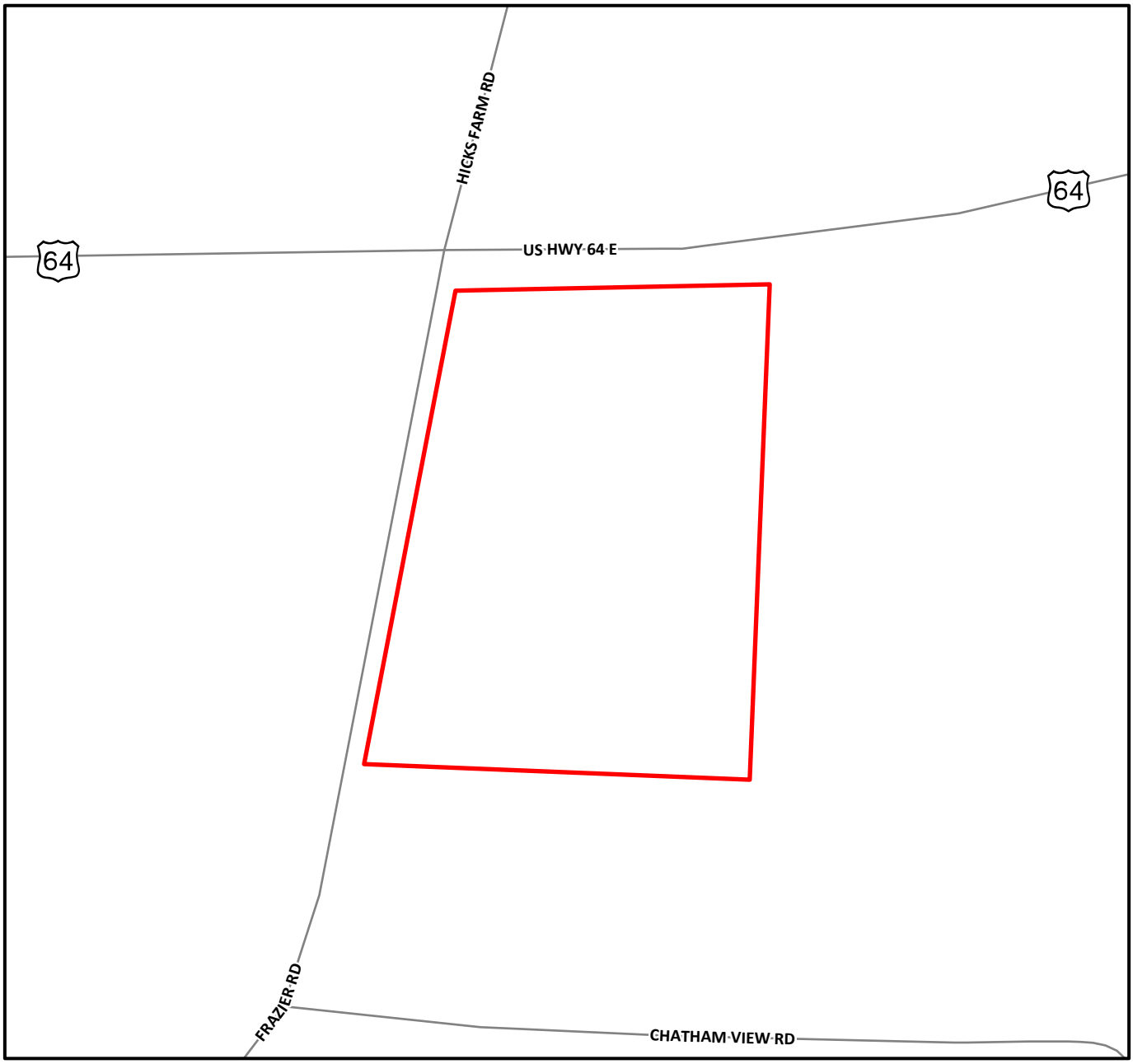
Policy 4.3 *Individual Rural Business of Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impact to adjoining rural land uses.*

Consistency Analysis: The proposed "scale of the proposed development" will be relatively small as it relates to the overall parcel size of 9.61 acres and it would have little to no negative impacts to the "adjoining rural land uses."

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

RandolphCounty
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Heart of North Carolina

Scotty Outdoor, LLC, Request Location Map





Directions to site: US Hwy 64 E -
Site on (R) just past Frazier Rd.

1 inch equals 250 feet

Scotty Outdoors, LLC, Rezoning Request

Legend

Parcels

Structures

Type

- Permanent Structure
- Temporary Structure

Roads

Streams

50 ft. Stream buffer

Flood plains

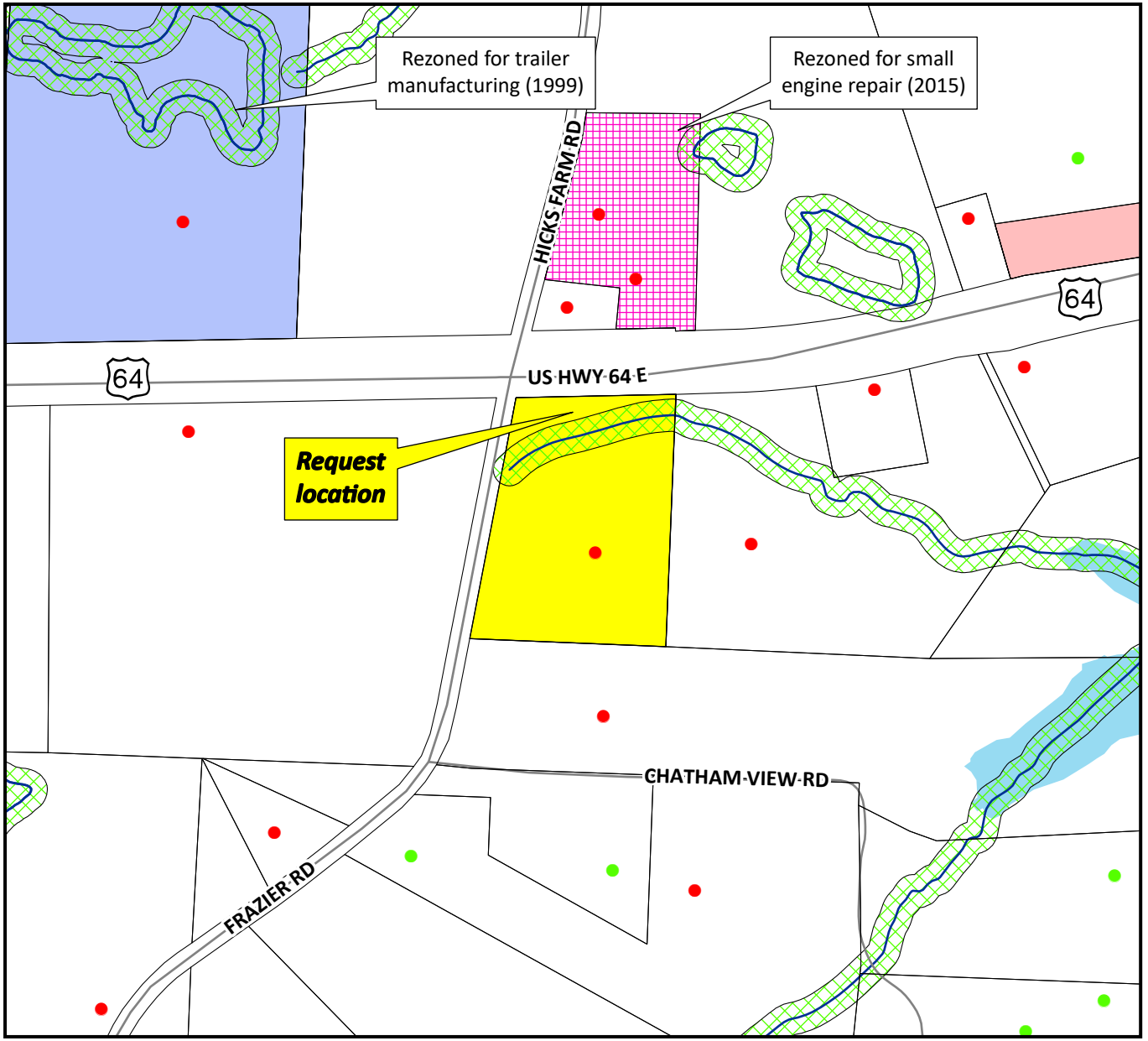
ScottyParcel

County zoning

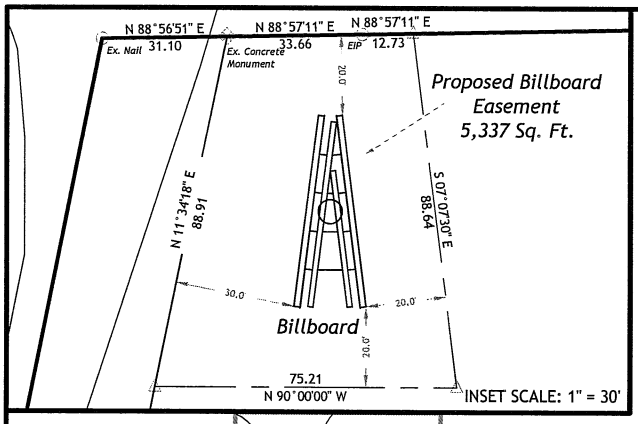
Districts

- HC
- LI
- RA
- RBO





1 inch equals 500 feet

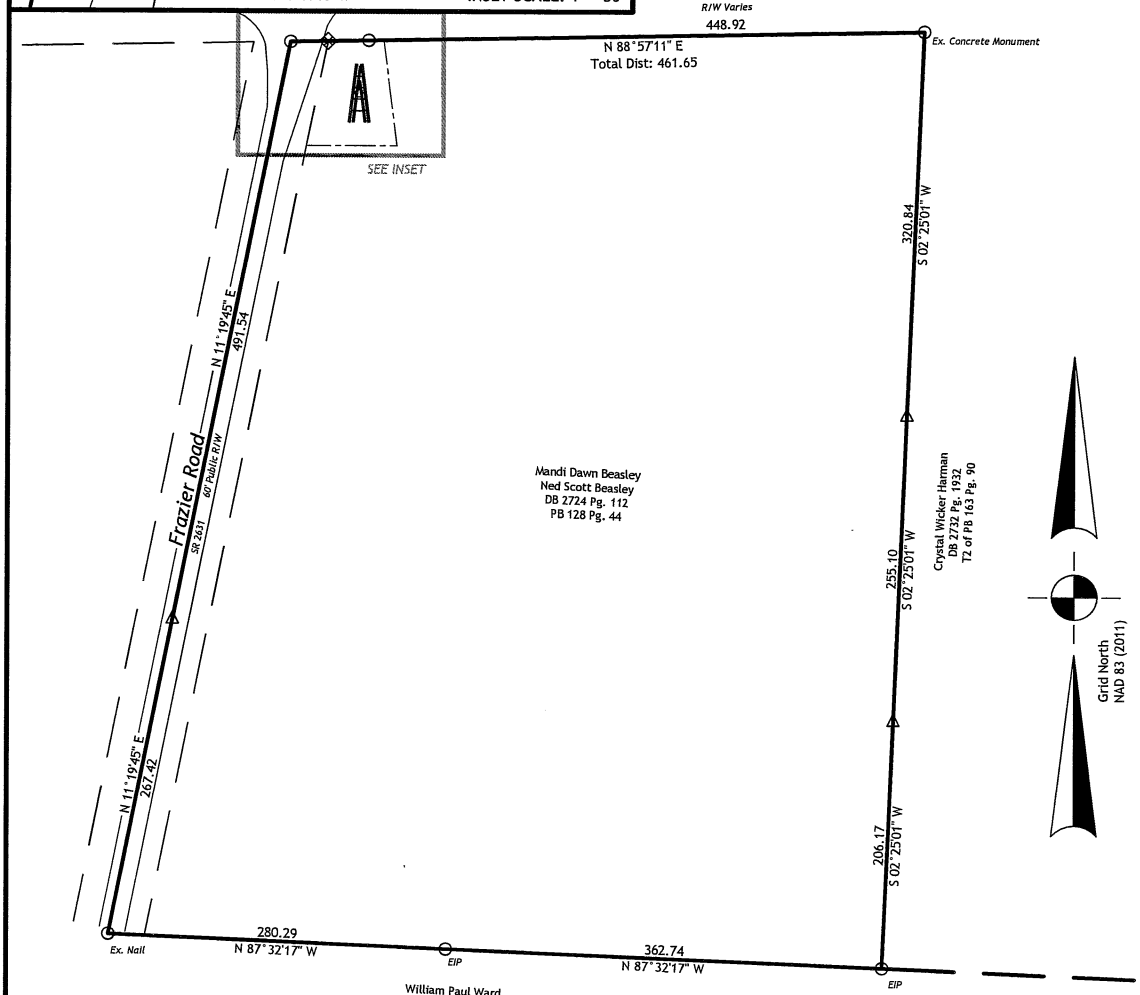


Notes:

1. This project is not located within a special flood hazard area per NCFRIS. Map #: 3710872200K Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 8732453126

Legend

- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Old Plat Book Line
- Existing Iron Rod/Pipe
- New Iron Rod/Pipe
- Point Not Set/Computed Point
- Well



THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

I, Dan W Tanner II, Professional Land Surveyor, certify that:

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I Dan W Tanner II certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2724, page 112; that the boundaries not surveyed are indicated as drawn from information in Book See, page Notes or other reference source _____; that the ratio of precision or positional accuracy is 1:10,000 +; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."

This 4th day of August, 2022.

Seal

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

_____

Professional Land Surveyor

NO FIELD WORK PREFORMED AT THIS TIME DRAWN FROM DEEDS AND PLATS OF RECORD

NORTH CAROLINA PROFESSIONAL SEAL L-4787 LAND SURVEYOR DAN W TANNER II

Easement Survey For:

Scotty Outdoor LLC

Columbia Township — Randolph County
North Carolina — August 4, 2022
Deed Book: 2724 Page: 112
Plat Book: 128 Page: 44
Scale: 1" = 100 US Survey Feet

Bar Scale:

0 100 200 300

SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787

© 2022 Survey Carolina, Pllc

Job #: 14375

Scotty Outdoors, LLC, Rezoning Request

Legend

- Parcels
- Roads
- WaterBodies
- Streams
- 50 ft. Stream buffer





1 inch equals 300 feet

Scotty Outdoor, LLC, Rezoning Request



Picture 1:
Request location.



Picture 2:
Existing residence at request location.



Picture 3:
Adjacent parcel.



Picture 4:
Adjacent residence.



Picture 5:
Request location on left as seen looking toward Browns Crossroads Rd.



Picture 6:
Request location on right as seen looking toward JC Teague Rd.

COUNTY OF RANDOLPH
CONSISTENCY DETERMINATION AND
FINDING OF REASONABLENESS AND PUBLIC INTEREST

IN THE MATTER OF THE APPLICATION FOR REZONING
BY SCOTTY OUTDOOR, LLC
REZONING REQUEST #2022-00002366

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *HC-CD - Highway Commercial - Conditional District* as described in the application of Scotty Outdoor, LLC, are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

1. **Determination of Consistency with the *Growth Management Plan.***
   - **A. Consistency with *Growth Management Plan* Map**

     The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Secondary Growth Area* which generally have medium density, have land available for development and transitional land use patterns are likely. This parcel is along US Hwy 64 E which is a major transportation corridor.

   - **B. Consistency with Growth Policies in the *Growth Management Plan***

     Policy 4.2 *Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be developed in a way that minimizes signage, access points, and excessive lengths of commercial strip development.*

     Consistency Analysis: As shown in the zoning history section above, the property has gone through several public hearings and changes of zoning from *RA – Residential Agricultural District* to *LI-CD – Light Industrial – Conditional District* and finally back to *HC-CD – Highway Commercial Conditional District* and *RA – Residential Agricultural District.* Based upon surrounding commercial land uses, this proposed advertising sign would contain the commercial zoning along a major transportation corridor and would be compatible with the surrounding land uses

while also preventing the spread of commercial zonings farther along US Hwy 64 E.

Policy 4.3 *Individual Rural Business of Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impact to adjoining rural land uses.*

Consistency Analysis: The proposed "scale of the proposed development" will be relatively small as it relates to the overall parcel size of 9.61 acres and it would have little to no negative impacts to the "adjoining rural land uses."

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF RANDOLPH COUNTY, NORTH CAROLINA

WHEREAS, a 1.32 acre parcel, having the Randolph County Parcel Identification Number of 8732453126 is currently zoned *HC-CD - Highway Commercial - Conditional District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on October 4, 2022 to consider the proposed rezoning on application number 2022-00002366, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

WHEREAS, the Randolph County Planning Board has found that the proposed rezoning is consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect;

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *HC - Highway Commercial DIstrict*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

MOTION TO APPROVE
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

MOTION TO DENY
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

IN THE MATTER OF THE APPLICATION FOR REZONING REQUEST #2022-00002367

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **MIGUEL URIBE FLORES,** Asheboro, NC, and his request to rezone 5.49 acres out of 19.39 acres at 2528 NC Hwy 49 N, Columbia Township, Tax ID #8713988508, Primary Growth Area, from *HC-CD - Highway Commercial - Conditional District* to *HI-CD - Heavy Industrial - Conditional District.* The proposed Conditional Zoning District would specifically allow an existing furniture frame shop in an existing building as per the site plan.

The Randolph County Technical Review Committee has met on the above-listed case, and after review of all applicable standards contained in the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan,* the Technical Review Committee finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee as supporting this conclusion.

Policy 4.2 *Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be developed in a way that minimizes signage, access points, and excessive lengths of commercial strip development.*

Policy 4.3 *Individual Rural Business of Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impact to adjoining rural land uses.*

COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: FLORES, MIGUEL
Address: 1046 BRILES DR
City, St. Zip: ASHEBORO, NC 27205

Owner: FLORES, MIGUEL URIBE
Address: 1046 BRILES DR
City, St. Zip: ASHEBORO, NC 27205

Date: 08/19/2022
Parcel #: 8713988508

Permit #: 2022-00002367
Permit Type Code: PZ 2

Location Address: 2528 NC HWY 49 N
RAMSEUR, NC 27316

CONTACT NAME: FLORES, MIGUEL **Contact Phone:** 336 653-3509

PARCEL INFORMATION:

Lot number:	1	**Subdivsion:**	MIGUEL URIBE FLORES
Acreage:	20.3200	**Township:**	06 - COLUMBIA

ZONING INFORMATION:

Zoning District 1:	HC-CD-HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
Zoning District 2:	RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 3:	
Growth Management Areas:	PRIMARY GROWTH AREA
Growth Management Areas:	SECONDARY GROWTH AREA
Specialty District:	N/A
Watershed Name:	NONE
Class A Flood Plain On Prop?:	NO
Flood Plane Map #:	Flood Plain Map #: 3710871300J

REQUESTED CHANGE:

Area To Be Rezoned:	5.4900
Lot Size Indicator:	ACRE(S)
Proposed Zoning District:	HI-CD-HEAVY INDUSTRIAL CONDITIONAL DISTRICT
Proposed Use(S):	TO ALLOW AN EXISTING FURNITURE FRAME SHOP IN AN EXISTING BUILDING AS PER THE SITE PLAN.
Condition(S):	

Total Permit Fee: $100.00

COMMENTS:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin
Authorized County Official

Signature of Applicant:

RANDOLPH COUNTY PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2022-00002367

GENERAL INFORMATION

Applicant:	Miguel Uribe Flores
Property Owner:	Miguel Uribe Flores
Hearing Type:	Legislative
Request:	To allow an existing furniture frame shop in an existing building as per the site plan.
Current Zoning:	*HC-CD – Highway Commercial – Conditional District*
Requested Zoning:	*HI-CD – Heavy Industrial – Conditional District*
Small Area Plan:	None
Growth Management:	Primary Growth Area
Watershed Overlay:	None
Flood Plain Overlay:	No
Airport Overlay:	No
Location:	2528 NC Hwy 49 N
Parcel Number:	8713988508
Parcel Size:	5.49 acres out of 19.39 acres
Existing Use:	Furniture frame shop

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	*RR - Residential Restricted*	Single-family residential
South	*RA - Residential Agricultural District*	Special Use Permit issued in December, 2000, for trucking business
East	*RA - Residential Agricultural District*	Single-family residential
West	*RA - Residential Agricultural District*	Single-family residential

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:
No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History: As portion of this property was rezoned to *HC-CD – Highway Commercial – Conditional District* in November, 1994, to specifically allow a Planned Business Development for a woodworking business.

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance,* Article 600, Section 613 (ex. Fencing, buffers, etc.):

HI: HEAVY INDUSTRIAL DISTRICT	
PURPOSE	
The purpose of the *Heavy Industrial (HI) District* is to provide a place to accommodate those industries whose normal operations include dust, noise, odor, or other emissions that may be deemed as objectionable.	
DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE	
Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at building line
Front setback	35 ft. from any road right-of-way
Corner side setback	35 ft. from any road right-of-way

Side setback	10 ft. from any side property line
Rear setback	30 ft. from the rear property line
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES	
Road setback	20 ft. from any road right-of-way
Property line setback	5 ft. from any property line

DIMENSIONAL STANDARDS NOTES

1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.
2. Lot areas in designated Watershed and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.
3. Front yard setback shall be maintained on all road rights-of-way.
4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. Minimum lot size requirements within *Rural Growth Areas* are 3 acres.
6. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
7. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
8. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon signed petition of all owners of the land to be included in the Conditional District.

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff has reviewed this request finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

This case was brought to the attention of the Planning and Zoning Staff by the Randolph County Building Inspection Department. The applicant was operating a furniture frame shop on the existing property and it was determined that the zoning was incorrect for the furniture frame shop. Once notified of the violation, the applicant filed an application to change the zoning on the property to allow the furniture frame shop.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee and Planning and Zoning Staff as supporting the above conclusion.

Policy 4.2 *Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be developed in a way that minimizes signage, access points, and excessive lengths of commercial strip development.*

Consistency Analysis: As stated previously, this property was rezoned in 1994 to allow a woodworking business. There are a few other businesses in the area so this development would be clustered along the road and use existing building on the property

instead of requiring the owner to construct new buildings for the furniture shop. The proposed changed would be compatible with the other uses, such as a trucking terminal, in the area and would minimize signs, access points and extension of commercial development along NC Hwy 49 N.

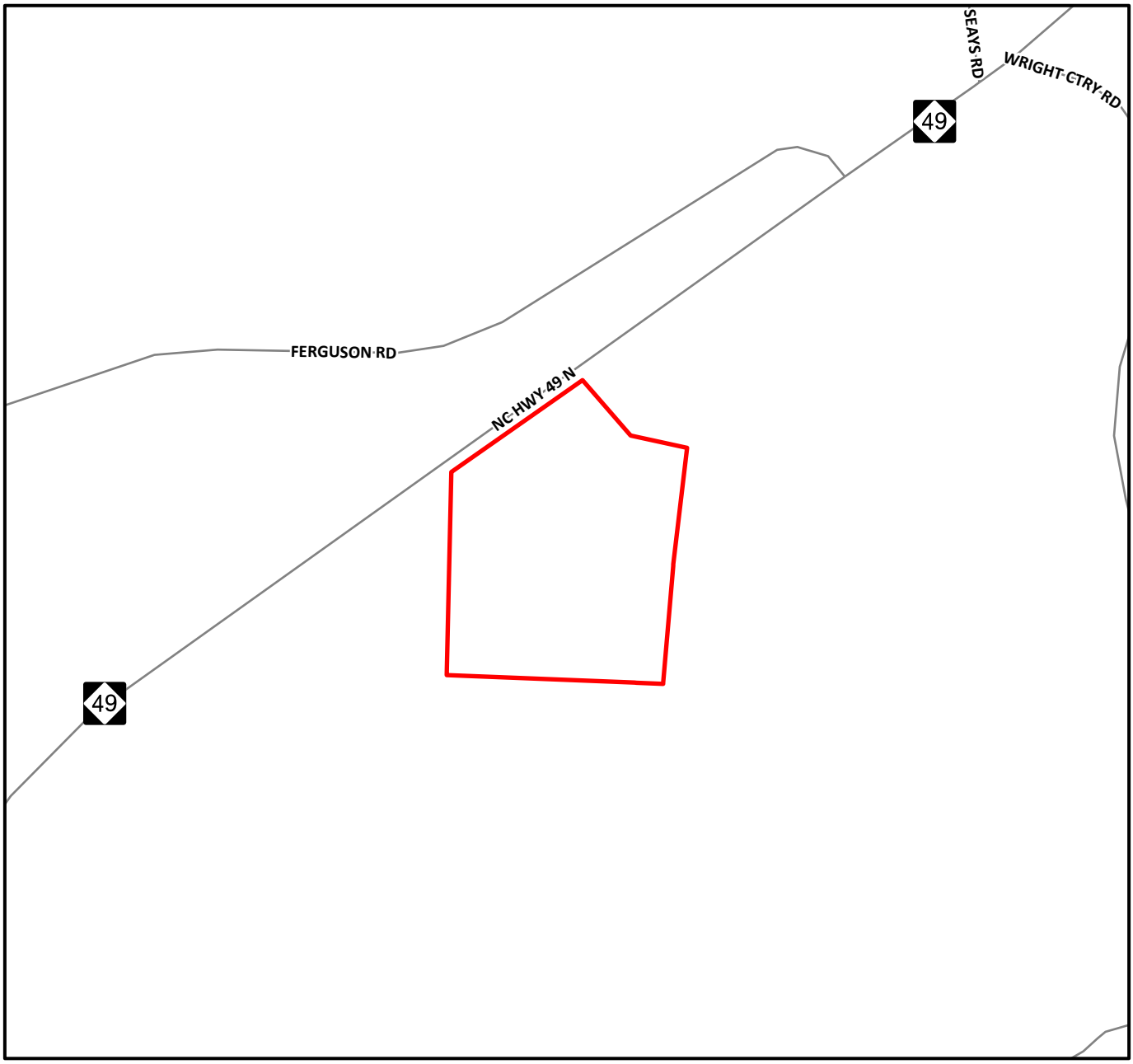
Policy 4.3 *Individual Rural Business of Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impact to adjoining rural land uses.*

Consistency Analysis: The applicant is asking to rezone 5.49 acres out of 19.39 that is already zoned *HC-CD – Highway Commercial – Conditional District* and the use could be less intense than the previously approved use and would have minimum "impact to adjoin rural land uses."

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

RandolphCounty
Serving with Heart from the
Heart of North Carolina

Flores Request Location Map



Directions to site: NC Hwy 49 N -
Site on (R) approx. 6/10 mile past
Mt Olivet Church Rd at 2528
NC Hwy 49 N.



1 inch equals 600 feet

Flores Rezoning Request

Legend

Parcels

Structures

Type

Permanent Structure

Temporary Structure

Roads

Streams

50 ft. Stream buffer

County zoning

Districts

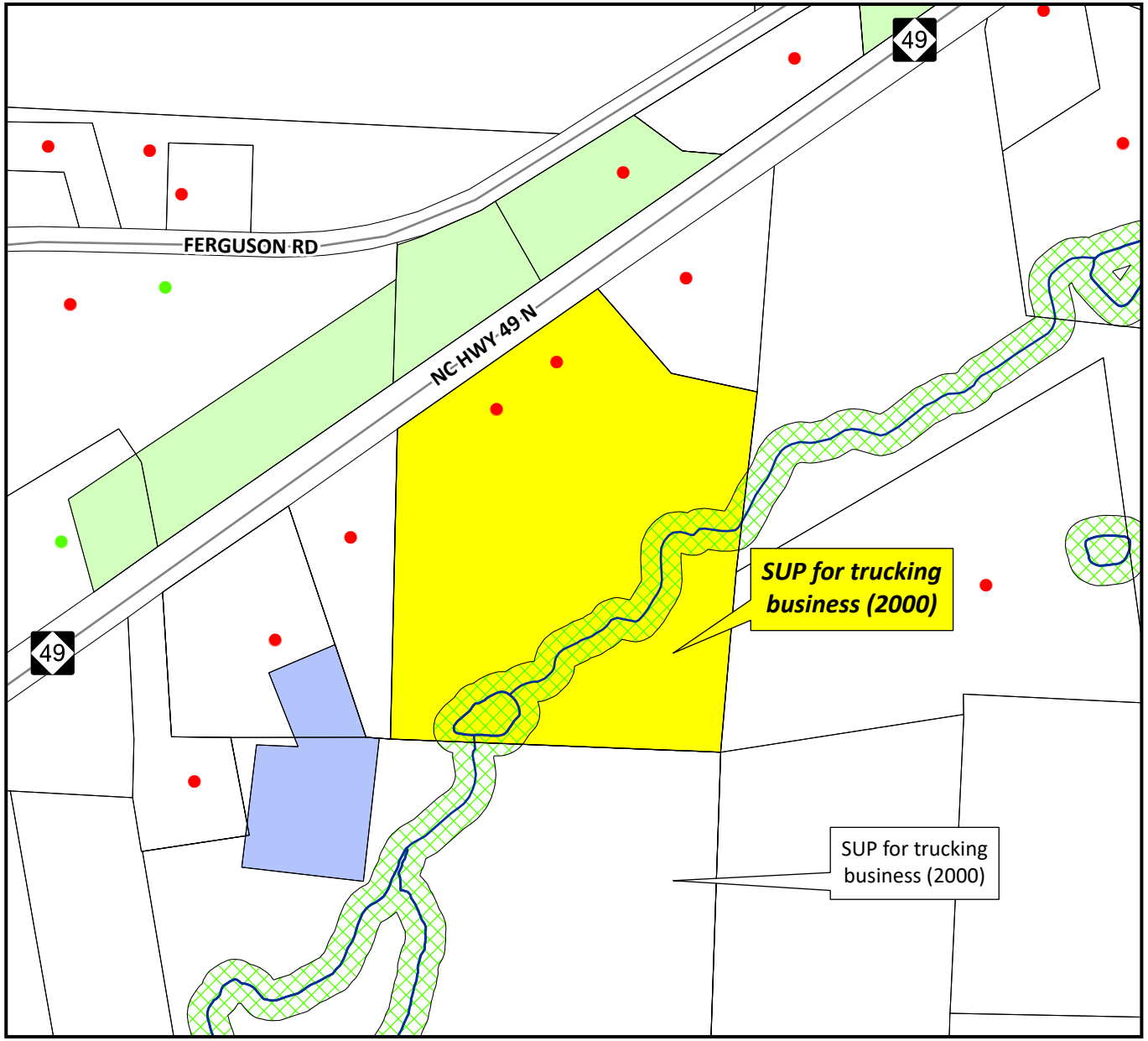
HC

LI

RA

RR

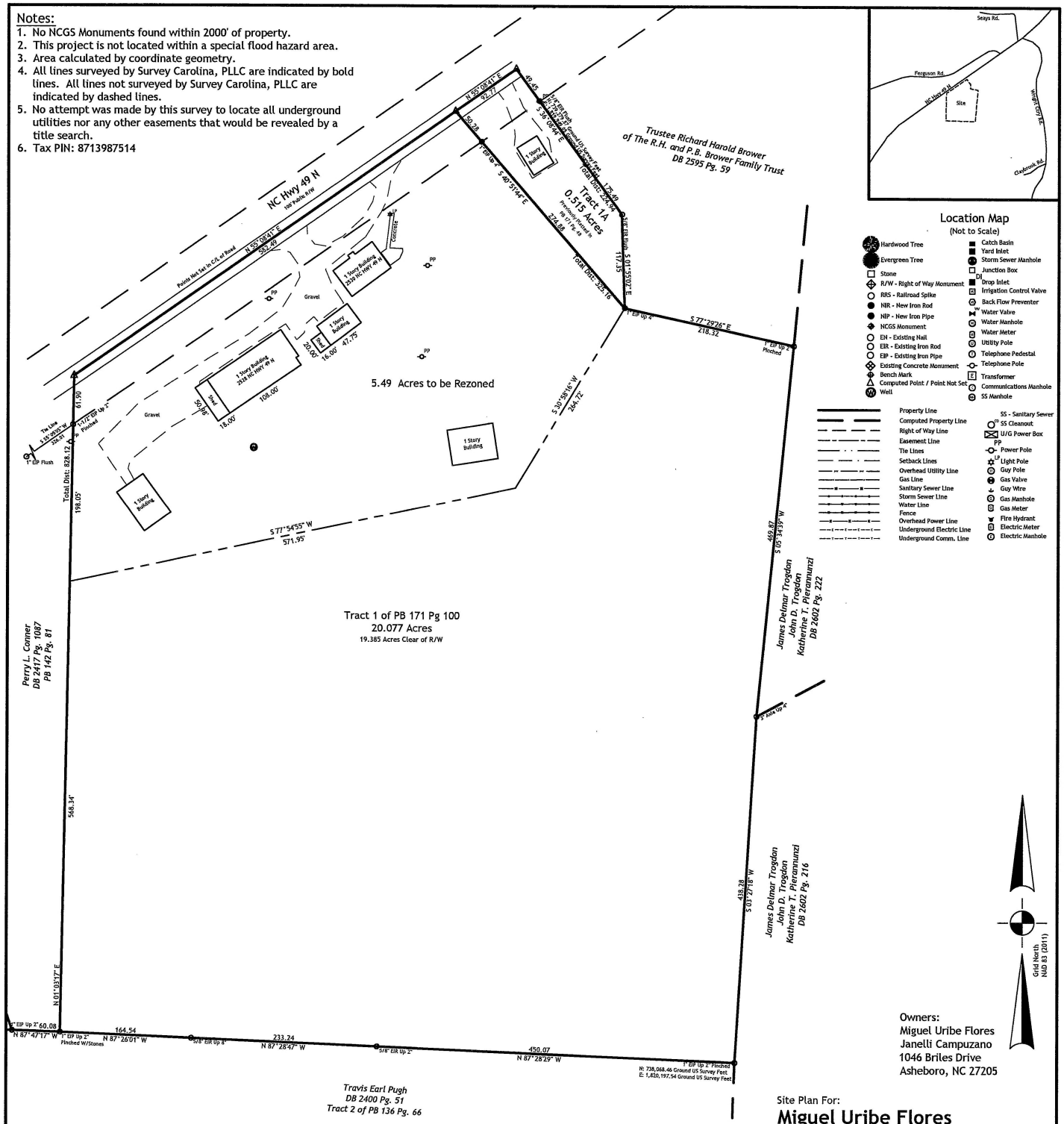




1 inch equals 400 feet

Notes:

1. No NCGS Monuments found within 2000' of property.
2. This project is not located within a special flood hazard area.
3. Area calculated by coordinate geometry.
4. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
5. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
6. Tax PIN: 8713987514



Location Map
(Not to Scale)

Hardwood Tree
Evergreen Tree
Stone
R/W - Right of Way Monument
RRS - Railroad Spike
NIR - New Iron Rod
NIP - New Iron Pipe
NCGS Monument
EN - Existing Nail
EIR - Existing Iron Rod
EIP - Existing Iron Pipe
Existing Concrete Monument
Bench Mark
Computed Point / Point Not Set
Well

Catch Basin
Yard Inlet
Storm Sewer Manhole
Junction Box
DI Drop Inlet
Irrigation Control Valve
Back Flow Preventer
WV Water Valve
Water Manhole
Water Meter
Utility Pole
Telephone Pedestal
Telephone Pole
Transformer
Communications Manhole
SS Manhole

Property Line
Computed Property Line
Right of Way Line
Easement Line
Tie Lines
Setback Lines
Overhead Utility Line
Gas Line
Sanitary Sewer Line
Storm Sewer Line
Water Line
Fence
Overhead Power Line
Underground Electric Line
Underground Comm. Line

SS - Sanitary Sewer
SS Cleanout
U/G Power Box
PP Power Pole
LP Light Pole
Guy Pole
Gas Valve
Guy Wire
Gas Manhole
Gas Meter
Fire Hydrant
Electric Meter
Electric Manhole

Grid North
NAD 83 (2011)

Owners:
Miguel Uribe Flores
Janelli Campuzano
1046 Briles Drive
Asheboro, NC 27205

THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

Site Plan For:

Miguel Uribe Flores

Columbia Township — Randolph County
North Carolina — September 29, 2021
Deed Book:2777 Pg:1333
Plat Book:171 Pg:100
Scale: 1" = 80 US Survey Feet
Revised: 7/12/2022 - Updated Building Locations

I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:
(1) Class of survey: Class A
(2) Positional accuracy: <0.10'
(3) Type of GNSS field procedure: Real-Time Kinematic Networks
(4) Dates of survey: September 28, 2021
(5) Datum/Epoch: NAD83(2011) / 2010.00
(6) Published/Fixed-control use: North Carolina Real Time Network
(7) Geoid model: Geoid 12A
(8) Combined grid factor(s): 0.99988967
(9) GPS/GNSS Scale Point:
N:739,105.04 E:1,819,739.83 Z:719.37
(10) Units: US Survey Feet

Bar Scale:
0 80 160 240

SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787

© 2021 Survey Carolina, Pllc

Job #: 13349

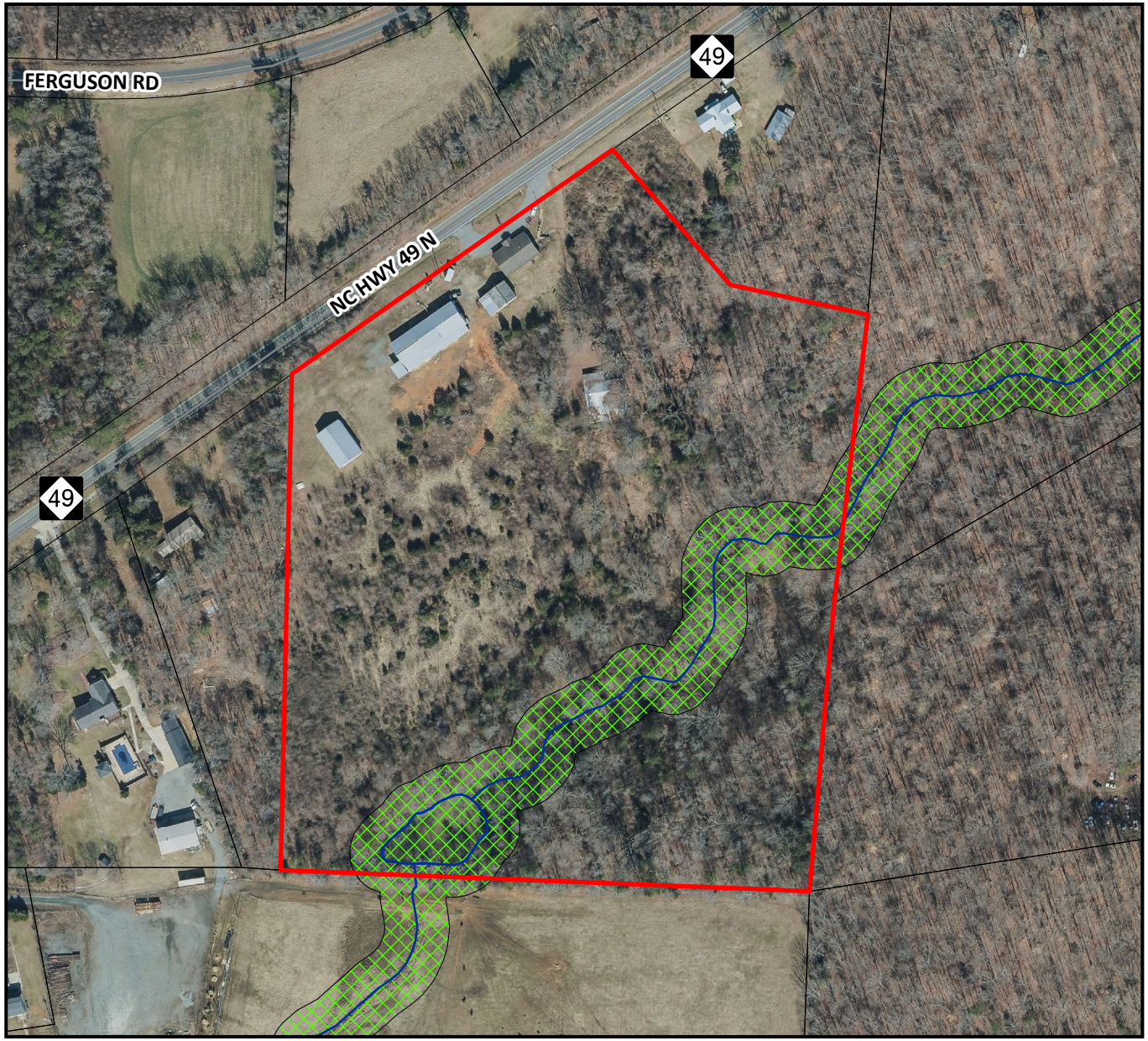
PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Flores Rezoning Request

Legend

- Parcels
- Roads
- 50 ft. Stream buffer





1 inch equals 250 feet

Flores Rezoning Request



Picture 1:
Request location.



Picture 2:
Request location.



Picture 3:
Adjacent residence.



Picture 4:
Property across road from request location.



Picture 5:
Request location on left as seen looking toward Mt Olivet Church Rd.



Picture 6:
Request location on right as seen looking toward Wright Country Rd.

COUNTY OF RANDOLPH
CONSISTENCY DETERMINATION AND
FINDING OF REASONABLENESS AND PUBLIC INTEREST

IN THE MATTER OF THE APPLICATION FOR REZONING
BY MIGUEL URIBE FLORES
REZONING REQUEST #2022-00002367

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *HI-CD - Heavy Industrial - Conditional District* as described in the application of 2022-00002367 are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

1. **Determination of Consistency with the *Growth Management Plan.***
   - **A. Consistency with *Growth Management Plan* Map**
     The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is along NC Hwy 49 N which is a major transportation corridor.

   - **B. Consistency with Growth Policies in the *Growth Management Plan***

     Policy 4.2 *Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be developed in a way that minimizes signage, access points, and excessive lengths of commercial strip development.*

     Consistency Analysis: As stated previously, this property was rezoned in 1994 to allow a woodworking business. There are a few other businesses in the area so this development would be clustered along the road and use existing building on the property instead of requiring the owner to construct new buildings for the furniture shop. The proposed changed would be compatible with the other uses, such as a trucking terminal, in the area and would minimize signs, access points and extension of commercial development along NC Hwy 49N.

DRAFT

Policy 4.3 *Individual Rural Business of Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impact to adjoining rural land uses.*

Consistency Analysis: The applicant is asking to rezone 5.49 acres out of 19.39 that is already zoned *HC-CD – Highway Commercial – Conditional District* and the use could be less intense than the previously approved use and would have minimum "impact to adjoin rural land uses."

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF RANDOLPH COUNTY, NORTH CAROLINA

WHEREAS, a 5.49 acre parcel, having the Randolph County Parcel Identification Number of 8713988508 is currently zoned *HC-CD - Highway Commercial - Conditional District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on October 4, 2022 to consider the proposed rezoning on application number 2022-00002367, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

WHEREAS, the Randolph County Planning Board has found that the proposed rezoning is consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect;

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *HI-CD - Heavy Industrial - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

MOTION TO APPROVE
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

MOTION TO DENY
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

IN THE MATTER OF THE APPLICATION FOR
REZONING REQUEST #2022-00002368

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **ROBERT L EVANS,** Dallas, OR, and their request to rezone 2.93 acres at 334 Dawson Miller Rd, Cedar Grove Township, Tax ID #7658316071, Secondary Growth Area, from *HC-CD - Highway Commercial - Conditional District* to *RA - Residential Agricultural District.* The proposed rezoning would allow any uses permitted by right in the *RA – Residential Agricultural District*.

The Randolph County Technical Review Committee has met on the above-listed case, and after review of all applicable standards contained in the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan,* the Technical Review Committee finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee as supporting this conclusion.

Policy 6.5 *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Policy 8.8 *The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the County.*

COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: EVANS, ROBERT L & MONA L
Address: 1369 SE HAWTHORNE AVE
City, St. Zip: DALLAS, OR 97338

Owner: EVANS, ROBERT L
Address: 1369 SW HAWTHORNE AVE
City, St. Zip: DALLAS, OR 97338

Date: 08/19/2022
Parcel #: 7658316071

Permit #: 2022-00002368
Permit Type Code: PZ 2

Location Address: 334 DAWSON MILLER RD ASHEBORO, NC 27205

CONTACT NAME: EVANS BOB
Contact Phone: 503 623-9422

PARCEL INFORMATION:

Lot number:	2	**Subdivsion:**	MILTON & PATRICIA COLE
Acreage:	2.9300	**Township:**	04 - CEDAR GROVE

ZONING INFORMATION:

Zoning District 1:	HC-CD-HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
Zoning District 2:	
Zoning District 3:	
Growth Management Areas:	SECONDARY GROWTH AREA
Specialty District:	N/A
Watershed Name:	NONE
Class A Flood Plain On Prop?:	NO
Flood Plane Map #:	Flood Plain Map #: 3710765800J

REQUESTED CHANGE:

Area To Be Rezoned:	2.9300
Lot Size Indicator:	ACRE(S)
Proposed Zoning District:	RA-RESIDENTIAL AGRICULTURAL DISTRICT
Proposed Use(S):	
Condition(S):	

Total Permit Fee: $100.00

COMMENTS:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin
Authorized County Official

Signature of Applicant:

RANDOLPH COUNTY PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2022-00002368

GENERAL INFORMATION

Applicant:	Robert L Evans
Property Owner:	Robert L Evans
Hearing Type:	Legislative
Request:	To rezone the property to allow any used permitted by right in the *RA – Residential Agricultural District.*
Current Zoning:	*HC-CD – Highway Commercial – Conditional District*
Requested Zoning:	*RA – Residential Agricultural District*
Small Area Plan:	None
Growth Management:	Secondary Growth Area
Watershed Overlay:	None
Flood Plain Overlay:	No
Airport Overlay:	No
Location:	334 Dawson Miller Rd
Parcel Number:	7658316071
Parcel Size:	2.93 acres
Existing Use:	Single-family residential

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	*RA - Residential Agricultural District*	Single-family residential
South	*RA - Residential Agricultural District*	Single-family residential
East	*RA - Residential Agricultural District*	Single-family residential
West	*RA - Residential Agricultural District and CLOE-CD - Cluster Subdivision Overlay Exclusive - Conditional District*	Special Use Permit issued in December, 2007, for Planned Unit Development and nine lot site-built subdivision approved in January, 2015.

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:
No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History: This property was rezoned to *HC-CD – Highway Commercial – Conditional District* in April, 2022, to allow a testing and repair facility for fire equipment as per the site plan.

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance,* Article 600, Section 613 (ex. Fencing, buffers, etc.):

RA: RESIDENTIAL AGRICULTURAL DISTRICT

PURPOSE

The purpose of the *Residential Agricultural (RA) District* is to provide a place for agricultural operations, forestry, scattered non-farm residences on traditional rural lots while preserving rural open space and natural heritage assets. To maintain rural character only minor conventional residential subdivisions are allowed in this District. Requests for higher-intensity residential use are considered through standards established in this Ordinance and found to be consistent, reasonable, and in the public interest with the *Randolph County Growth Management Plan.*

DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE

Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at the building line
Front setback	35 ft. from any road right-of-way
Corner side setback	35 ft. from any road right-of-way
Side setback	10 ft. from any side property line
Rear setback	30 ft. from the rear property line
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES	
Road setback	20 ft. from any road right-of-way
Property line setback	5 ft. from any property line

DIMENSIONAL STANDARDS NOTES

1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.
2. Lot areas in designated Watershed and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.
3. Front yard setback shall be maintained on all road rights-of-way.
4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. Minimum lot size requirements within *Rural Growth Areas* are 3 acres.
6. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
7. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
8. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon signed petition of all owners of the land to be included in the Conditional District.

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff has reviewed this request finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee and Planning and Zoning Staff as supporting the above conclusion.

Policy 6.5 *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Consistency Analysis: By approving this request, the Planning Board would protect the rural neighborhood, boost the long-term quality of life and return the property to is

previous zoning.

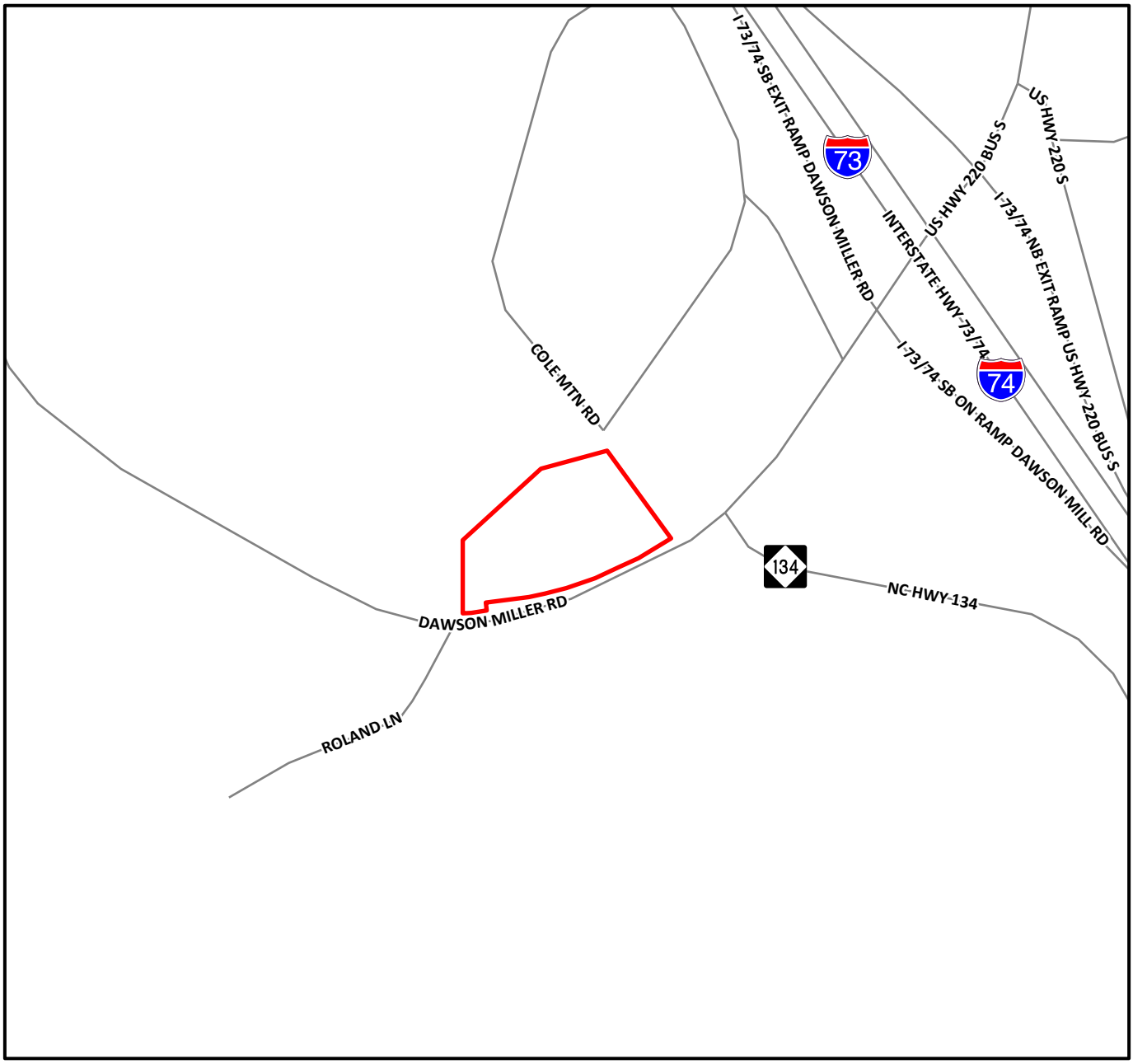
Policy 8.8 *The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the County.*

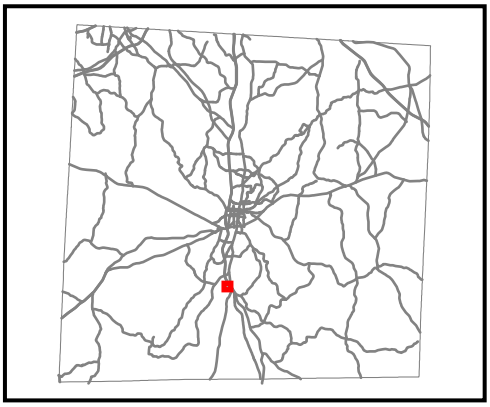
Consistency Analysis: As previously stated, returning this property to its original zoning would allow the existing residence to be used as a residence and maintain its compatibility with the surrounding community.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

RandolphCounty
Serving with Heart from the
Heart of North Carolina

Evans Request Location Map





Directions to site: US Hwy 220 Bus S - Continue on Dawson Miller Rd - Site on (R) just past NC Hwy 134 at 334 Dawson Miller Rd.

1 inch equals 400 feet

Evans Rezoning Request

Legend

Parcels

Structures

Type

Permanent Structure

Roads

Streams

50 ft. Stream buffer

County zoning

Districts

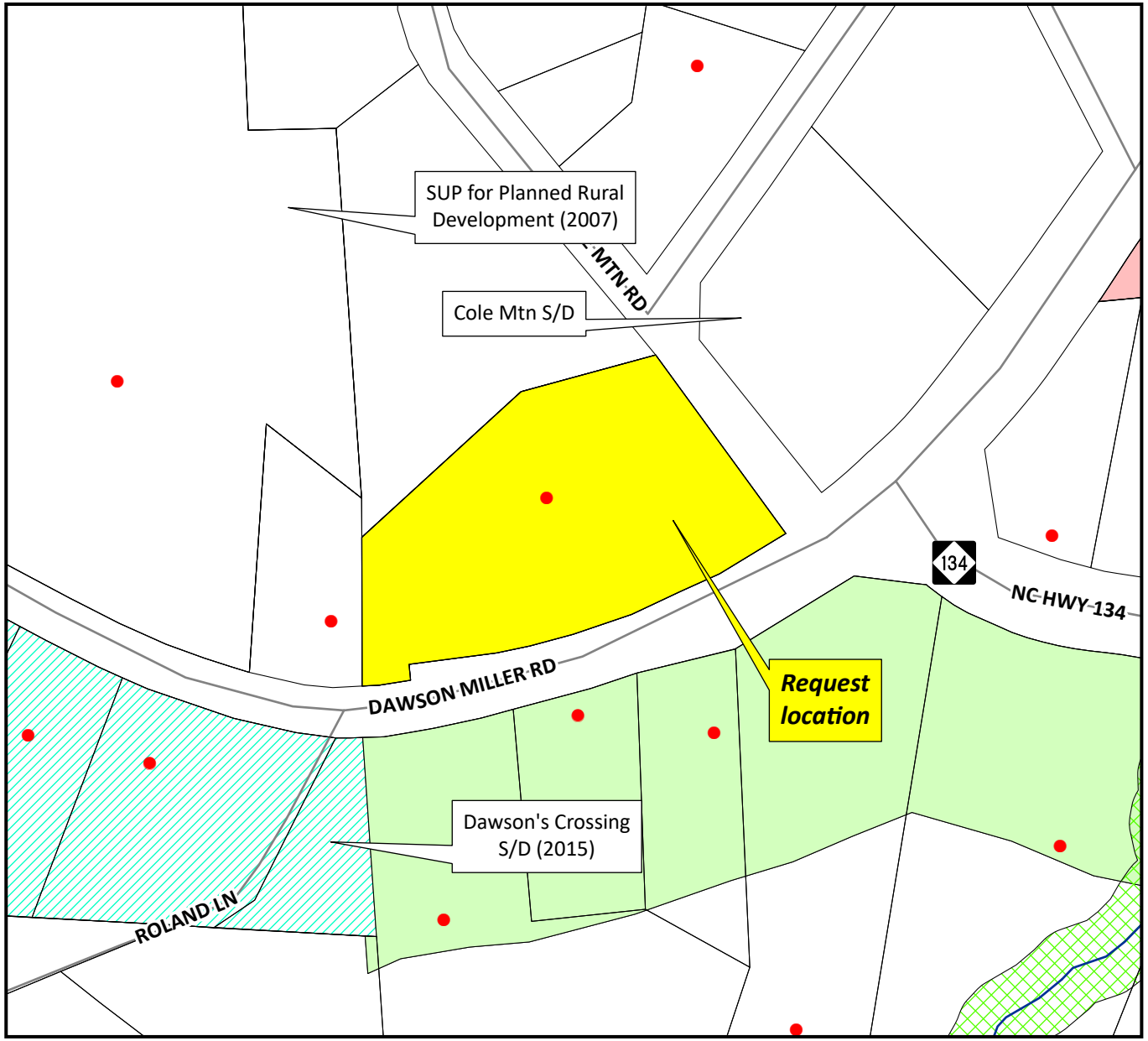
CLOE

HC

RA

RR





1 inch equals 200 feet

Evans Rezoning Request

Legend

- Parcels
- Roads
- 50 ft. Stream buffer





1 inch equals 200 feet

Evans Rezoning Request



Picture 1:
Existing residence at request location.



Picture 2:
Adjacent residence.



Picture 3:
Adjacent residence.



Picture 4:
Adjacent residence.



Picture 5:
Request location on right as seen looking toward Pisgah Covered Bridge Rd.



Picture 6:
Request location on left as seen looking toward NC Hwy 134.

COUNTY OF RANDOLPH
CONSISTENCY DETERMINATION AND
FINDING OF REASONABLENESS AND PUBLIC INTEREST

IN THE MATTER OF THE APPLICATION FOR REZONING
BY ROBERT L EVANS
REZONING REQUEST #2022-00002368

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *RA - Residential Agricultural District* as described in the application of 2022-00002368 are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

1. **Determination of Consistency with the *Growth Management Plan.***
   - **A. Consistency with *Growth Management Plan* Map**
     The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Secondary Growth Area* have medium density, have land available for development and transitional land use patterns are likely.

   - **B. Consistency with Growth Policies in the *Growth Management Plan***

     Policy 6.5 *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

     Consistency Analysis: By approving this request, the Planning Board would protect the rural neighborhood, boost the long-term quality of life and return the property to is previous zoning.

     Policy 8.8 *The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the County.*

DRAFT

Consistency Analysis: As previously stated, returning this property to its original zoning would allow the existing residence to be used as a residence and maintain its compatibility with the surrounding community.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

Adopted on October 4, 2022.

_____

Chair, Randolph County Planning Board

ATTEST

_____

Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF RANDOLPH COUNTY, NORTH CAROLINA

WHEREAS, a 2.93 acre parcel, having the Randolph County Parcel Identification Number of 7658316071 is currently zoned *HC-CD - Highway Commercial - Conditional District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on October 4, 2022 to consider the proposed rezoning on application number 2022-00002368, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

WHEREAS, the Randolph County Planning Board has found that the proposed rezoning is consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect;

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *RA - Residential Agricultural District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

MOTION TO APPROVE
A REZONING

NORTH CAROLINA **RANDOLPH COUNTY**
PLANNING BOARD

"I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes and that the request is also consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

MOTION TO DENY
A REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes and that the request is not consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

IN THE MATTER OF THE APPLICATION FOR REZONING REQUEST #2022-00002370

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **EVARARDO SUAREZ CANAS,** Sophia, NC, and his request to rezone 2.99 acres out of 12.00 acres along US Hwy 311, New Market Township, Randleman Lake Protected Area Watershed, Tax ID #7736399235, Primary Growth Area, from *RA - Residential Agricultural District* to *LI-CD - Light Industrial - Conditional District.* The proposed Conditional Zoning District would specifically allow a dumpster rental and concrete business and a total of 17.76% SNIA as per the site plan.

The Randolph County Technical Review Committee has met on the above-listed case, and after review of all applicable standards contained in the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan,* the Technical Review Committee finds that this request:

- Does not meet all technical requirements of both the Ordinance and the Plan;
- Is not consistent, reasonable, and in the public interest; and
- Should be **DENIED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee as supporting this conclusion.

Policy 3.1 *Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.*

Policy 3.3 *Light industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to ensure compatibility with surrounding areas.*

COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: CANAS, EVERARDO SUAREZ
Address: 4423 PINE NEEDLE LN.
City, St. Zip: SOPHIA, NC 27350

Owner: CANAS, EVARARDO SUAREZ
Address: 4423 PINE NEEDLE LN
City, St. Zip: SOPHIA, NC 27350

CONTACT NAME: CANAS, EVERARDO

Date: 08/19/2022
Parcel #: 7736399235

Permit #: 2022-00002370
Permit Type Code: PZ 2

Location Address:

Contact Phone: 919 214-1129

PARCEL INFORMATION:

Lot number:
Acreage: 11.9300
Subdivsion:
Township: 13 - NEW MARKET

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:
Zoning District 3:
Growth Management Areas: PRIMARY GROWTH AREA
Specialty District: N/A
Watershed Name: RANDLEMAN LAKE WATERSHED
Class A Flood Plain On Prop?: NO
Flood Plane Map #: Flood Plain Map #: 3710773600J

REQUESTED CHANGE:

Area To Be Rezoned: 2.9900
Lot Size Indicator: ACRE(S)
Proposed Zoning District: LI-CD-LIGHT INDUSTRIAL CONDITIONAL DISTRICT
Proposed Use(S): TO ALLOW A DUMPSTER RENTAL AND CONCRETE BUSINESS AND A TOTAL OF 17.76% SNIA AS PER THE SITE PLAN
Condition(S):

Total Permit Fee: $100.00

COMMENTS:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin
Authorized County Official

Signature of Applicant:

RANDOLPH COUNTY PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2022-00002370

GENERAL INFORMATION

Applicant:	Evarardo Suarez Canas
Property Owner:	Evarardo Suarez Canas
Hearing Type:	Legislative
Request:	To rezoned 2.99 acres out of 12.00 to allow a dumpster rental business and concrete business and a total of 17.76% SNIA as per the site plan.
Current Zoning:	*RA – Residential Agricultural District*
Requested Zoning:	*LI-CD – Light Industrial – Conditional District*
Small Area Plan:	None
Growth Management:	Primary Growth Area
Watershed Overlay:	Randleman Lake Protected Area
Flood Plain Overlay:	No
Airport Overlay:	No
Location:	US Hwy 311
Parcel Number:	7736399235
Parcel Size:	2.99 acres out of 12.00 acres
Existing Use:	Vacant property

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	*RR - Residential Restricted District and HC-CD – Highway Commercial – Conditional District*	Vacant and previously zoned lot for auto sales and auto repair business
South	*RA - Residential Agricultural District*	Holly Ridge Golf Links
East	*RA - Residential Agricultural District*	Holly Ridge Golf Links
West	*RA - Residential Agricultural District*	Holly Ridge Golf Links

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:
No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History: This property has no history of a rezoning, Variance or Special Use Permit. The property at 7970 US Hwy 311 was rezoned in July, 2002, for an auto sales lot and auto repair business.

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance,* Article 600, Section 613 (ex. Fencing, buffers, etc.):

LI: LIGHT INDUSTRIAL DISTRICT	
PURPOSE	
The purpose of the *Light Industrial (LI) District* is to provide a place for light industrial, warehousing and distribution, and sales of large-item products.	
DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE	
Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at building line
Front setback	35 ft. from any road right-of-way

Corner side setback	35 ft. from any road right-of-way
Side setback	10 ft. from any side property line
Rear setback	30 ft. from the rear property line
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES	
Road setback	20 ft. from any road right-of-way
Property line setback	5 ft. from any property line

DIMENSIONAL STANDARDS NOTES

1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.
2. Lot areas in designated Watershed and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.
3. Front yard setback shall be maintained on all road rights-of-way.
4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. Minimum lot size requirements within *Rural Growth Areas* are 3 acres.
6. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
7. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
8. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon signed petition of all owners of the land to be included in the Conditional District.

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff has reviewed this request finds that this request:

- Does not meet all technical requirements of both the Ordinance and the Plan;
- Is not consistent, reasonable, and in the public interest; and
- Should be **DENIED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee and Planning and Zoning Staff as supporting the above conclusion.

Policy 3.1 *Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.*

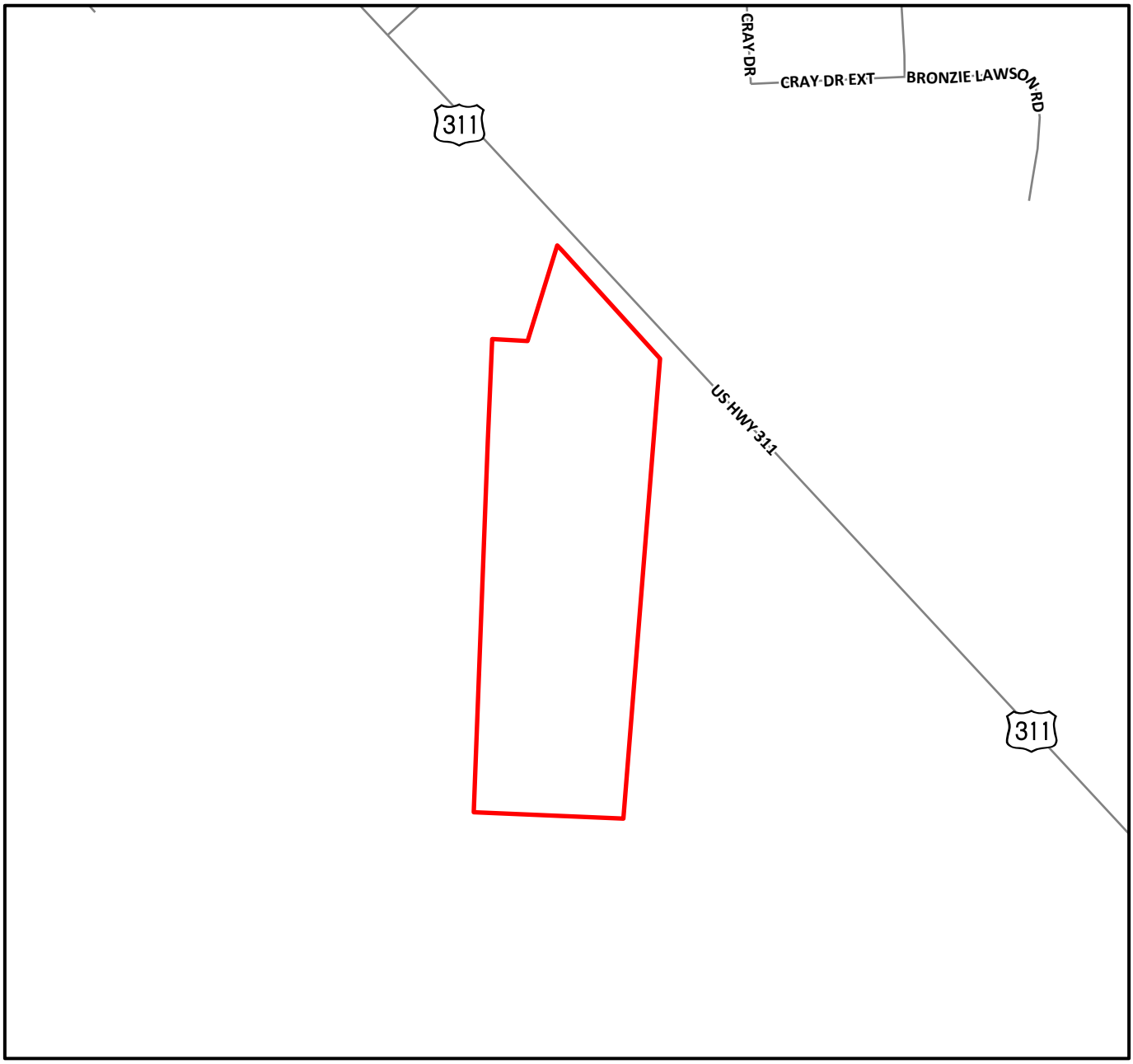
Consistency Analysis: The *Randolph County Growth Management Plan* encourages industrial development to be on property that has "unique locational advantages for industry." There are limited industrial areas close to this site and it is beside Holly Ridge Golf Links which has been in this community for many years and this request is out of character for this community.

Policy 3.3 *Light industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to ensure compatibility with surrounding areas.*

Consistency Analysis: The site for this request location is in the Randleman Lake Critical Area, and as such, only allows six percent impervious surface to be developed. The proposed site plan and application is for 17.76% impervious surface which would be used from the County's reserve of impervious surface. Granting the 17.76% impervious surface would reduce the amount of impervious surface available for other commercial/industrial projects that may come along in the future. Also, the site plan does not show any buffers to protect the surrounding land uses and it appears that part of the parking area may infringe into the 50 ft. no-cut stream buffer as required by the State and the *Randolph County Unified Development Ordinance: Watershed Protection Ordinance.*

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is not consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel, more specifically the site plan, does not address all of the issues raised above as noted for the amount of impervious surface and the protection of the 50ft. no-cut stream buffers. As such, this request is not consistent, reasonable and in the public interest.

Canas Request Location Map





Directions to site: US Hwy 311 N - Site on (L) approx 2/3 mile past Banner Whitehead Rd.

1 inch equals 400 feet

Canas Rezoning Request

Legend

Parcels

Structures

Type

- Permanent Structure
- Temporary Structure
- Duplex/Complex
- Miscellaneous Structures

Roads

Streams

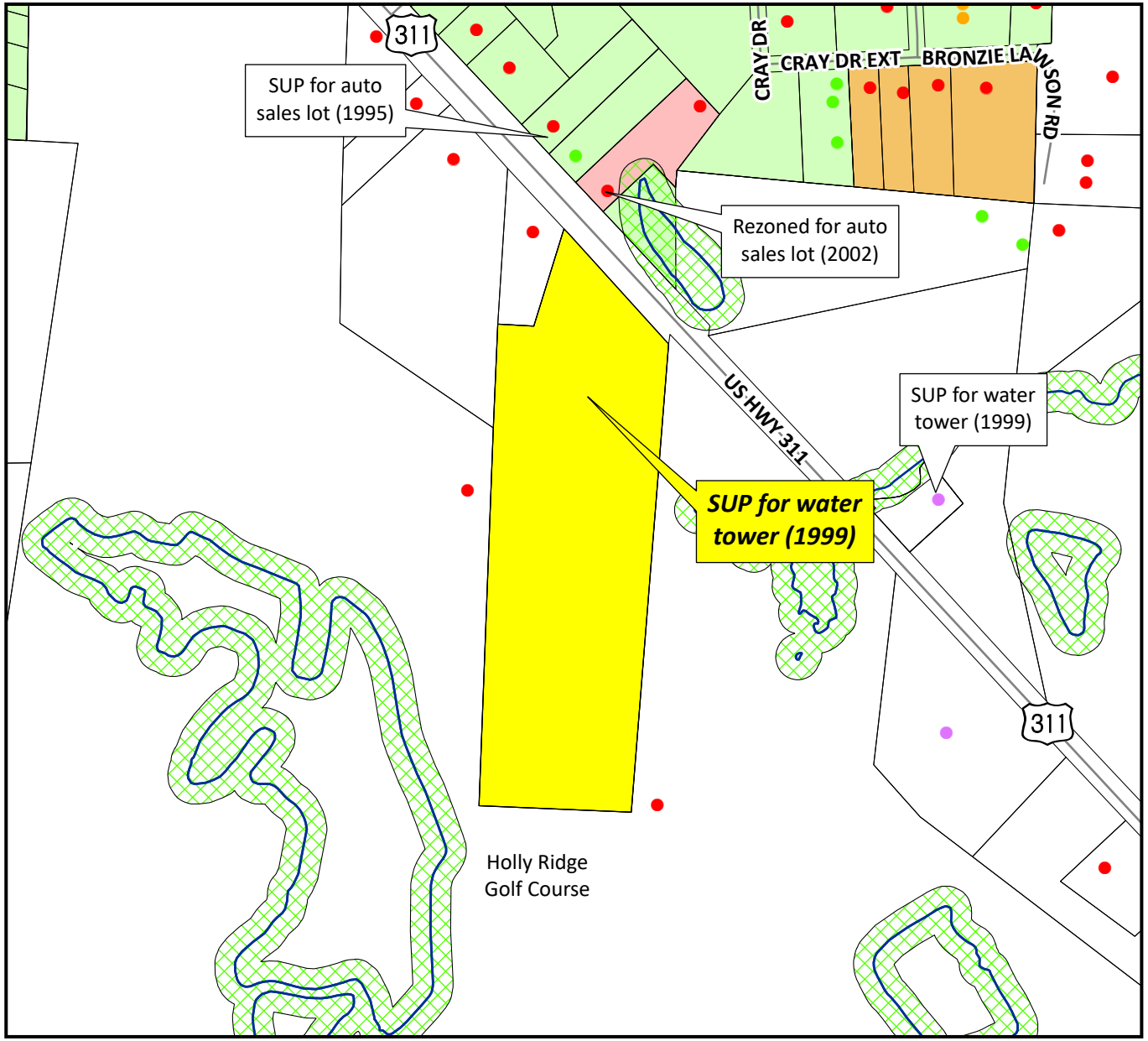
50 ft. Stream buffer

County zoning

Districts

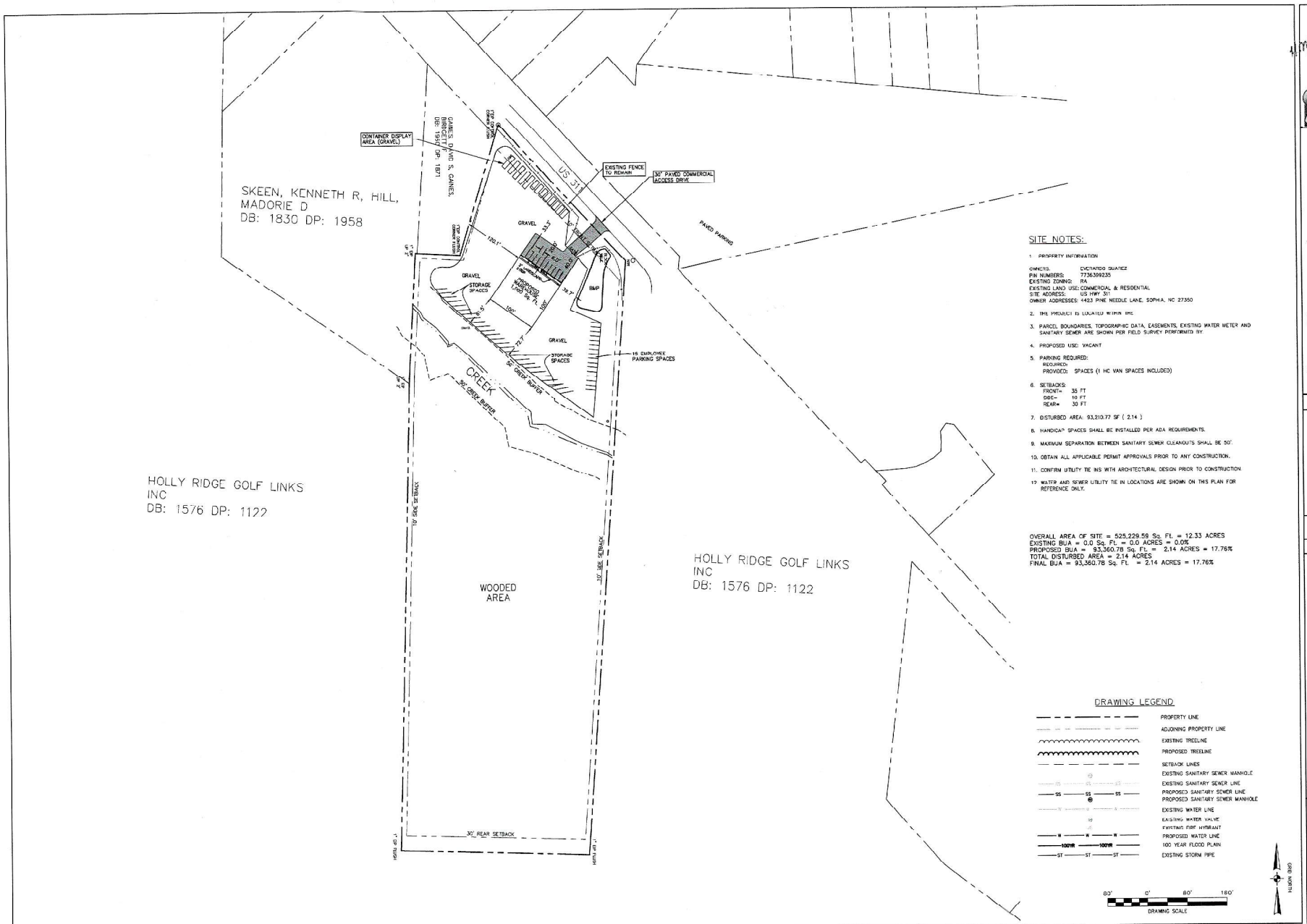
- HC
- RA
- RM
- RR





The request is located in Randleman Lake Watershed Area.

1 inch equals 400 feet



SITE NOTES:

1. PROPERTY INFORMATION

OWNERS: EVERARDO SUAREZ
PIN NUMBERS: 7736399235
EXISTING ZONING: RA
EXISTING LAND USE: COMMERCIAL & RESIDENTIAL
SITE ADDRESS: US HWY 311
OWNER ADDRESSES: 4423 PINE NEEDLE LANE, SOPHIA, NC 27350

2. THE PROJECT IS LOCATED WITHIN THE

3. PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY.

4. PROPOSED USE: VACANT

5. PARKING REQUIRED:
REQUIRED:
PROVIDED: SPACES (1 HC VAN SPACES INCLUDED)

6. SETBACKS:
FRONT= 35 FT
SIDE= 10 FT
REAR= 30 FT

7. DISTURBED AREA: 93,210.77 SF (2.14)

8. HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.

9. MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.

10. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.

11. CONFIRM UTILITY TIE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.

12 WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

OVERALL AREA OF SITE = 525,229.59 Sq. Ft. = 12.33 ACRES
EXISTING BUA = 0.0 Sq. Ft. = 0.0 ACRES = 0.0%
PROPOSED BUA = 93,360.78 Sq. Ft. = 2.14 ACRES = 17.76%
TOTAL DISTURBED AREA = 2.14 ACRES
FINAL BUA = 93,360.78 Sq. Ft. = 2.14 ACRES = 17.76%

DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- SETBACK LINES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- 100 YEAR FLOOD PLAIN
- EXISTING STORM PIPE

80' 0' 80' 160'
DRAWING SCALE

NORTH

NORTH CAROLINA REGISTERED LOCAL 26447 D. JACK SUMMEY, JR. SURVEYOR

SFA

Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
PO Box 948
Asheboro, NC 27204
Phone 336-318-0902 fax 336-324-0922
Email info@summeyengineering.com
NC Professional Engineering Firm License No. P-0316

No.	Date:	Description:	By:

SITE PLAN
E S CHACHI CONCRETE & 311 DUMPSTER RENTAL
US HWY 311
SOPHIA - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	1" = 80'
Date:	MARCH 2022
Drawn By:	BK
Checked By:	II
Job No.	E-7351
Sheet No.	C-3

P:\E-7351 Summit Concrete Works\DWG\Civil Files\C7351 BASE.dwg, 3/31/2022 3:45:03 PM

Canas Rezoning Request

Legend

- Parcels
- Roads
- 50 ft. Stream buffer
- Streams





The request is located in Randleman Lake Watershed Area.

1 inch equals 250 feet

Canas Rezoning Request



Picture 1:
Request location.



Picture 2:
Request location.



Picture 3:
Adjacent residence.



Picture 4:
Holly Ridge Golf Links



Picture 5:
Property across road from request location.



Picture 6:
Old commercial operation near request location.

COUNTY OF RANDOLPH
CONSISTENCY DETERMINATION AND
FINDING OF REASONABLENESS AND PUBLIC INTEREST

IN THE MATTER OF THE APPLICATION FOR REZONING
BY EVARARDO SUAREZ CANAS
REZONING REQUEST #2022-00002370

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *LI - Light Industrial District* as described in the application of Evarardo Suarez Canas are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

1. **Determination of Consistency with the *Growth Management Plan.***
   - **A. Consistency with *Growth Management Plan* Map**
     The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is along US Hwy 311 which is a major transportation corridor.

   - **B. Consistency with Growth Policies in the *Growth Management Plan***

     Policy 3.1 *Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.*

     Consistency Analysis: The *Randolph County Growth Management Plan* encourages industrial development to be on property that has "unique locational advantages for industry." There are limited industrial areas close to this site and it is beside Holly Ridge Golf Links which has been in this community for many years and this request is out of character for this community.

     Policy 3.3 *Light industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful*

design and/or buffering shall be required to ensure compatibility with surrounding areas.

Consistency Analysis: The site for this request location is in the Randleman Lake Critical Area, and as such, only allows six percent impervious surface to be developed. The proposed site plan and application is for 17.76% impervious surface which would be used from the County's reserve of impervious surface. Granting the 17.76% impervious surface would reduce the amount of impervious surface available for other commercial/industrial projects that may come along in the future. Also, the site plan does not show any buffers to protect the surrounding land uses and it appears that part of the parking area may infringe into the 50 ft. no-cut stream buffer as required by the State and the *Randolph County Unified Development Ordinance: Watershed Protection Ordinance.*

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is not consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel, more specifically the site plan, does not address all of the issues raised above as noted for the amount of impervious surface and the protection of the 50ft. no-cut stream buffers. As such, this request is not consistent, reasonable and in the public interest.

Adopted on October 4, 2022.

_____

Chair, Randolph County Planning Board

ATTEST

_____

Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF RANDOLPH COUNTY, NORTH CAROLINA

WHEREAS, a 2.99 acre parcel, having the Randolph County Parcel Identification Number of 7736399235 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on October 4, 2022 to consider the proposed rezoning on application number 2022-00002370, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

WHEREAS, the Randolph County Planning Board has found that the proposed rezoning is consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect;

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *LI-CD - Light Industrial - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

MOTION TO APPROVE
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

MOTION TO DENY
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

IN THE MATTER OF THE APPLICATION FOR REZONING REQUEST #2022-00002478

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **MIKE AND DARLENE GROCHOWSKI,** High Point, NC, and their request to rezone 0.92 acres out of 6.59 acres at 4663 Peaceful Ln, Trinity Township, Lake Reese Balance Watershed, Tax ID #7715697844, Primary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District.* The proposed Conditional Zoning District would specifically allow a contractor's storage yard as per the site plan.

The Randolph County Technical Review Committee has met on the above-listed case, and after review of all applicable standards contained in the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan,* the Technical Review Committee finds that this request:

- Does not meet all technical requirements of both the Ordinance and the Plan;
- Is not consistent, reasonable, and in the public interest; and
- Should be **DENIED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee as supporting this conclusion.

Policy 4.2 *Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.*

Policy 4.3 *Individual rural business or highway commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impacts to adjoin rural land uses.*

COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: GROCHOWSKI, MIKE & DARLENE
Address: 3814 PINEVIEW AVE
City, St. Zip: HIGH POINT, NC 27260

Owner: GROCHOWSKI, MIKE
Address: 3814 PINEVIEW AVE
City, St. Zip: HIGH POINT, NC 27260

Date: 09/01/2022
Parcel #: 7715697844

Permit #: 2022-00002478
Permit Type Code: PZ 2

Location Address: 4663 PEACEFUL LN TRINITY, NC 27370

CONTACT NAME: GROCHOWSKI, DARLENE **Contact Phone:** 336 259-3537

PARCEL INFORMATION:

Lot number:		**Subdivsion:**	
Acreage:	6.5900	**Township:**	19 - TRINITY

ZONING INFORMATION:

Zoning District 1:	RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:	
Zoning District 3:	
Specialty District:	N/A
Watershed Name:	LAKE REESE WATERSHED
Class A Flood Plain On Prop?:	NO
Flood Plane Map #:	Flood Plain Map #:

REQUESTED CHANGE:

Area To Be Rezoned:	0.9200
Lot Size Indicator:	ACRE(S)
Proposed Zoning District:	HC-CD-HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
Proposed Use(S):	TO ALLOW A CONTRACTORS STORAGE YARD AS PER THE SITE PLAN
Condition(S):	

Total Permit Fee: $100.00

COMMENTS:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin
Authorized County Official

Signature of Applicant:

RANDOLPH COUNTY PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2022-00002428

GENERAL INFORMATION

Applicant:	Mike and Darlene Grochowski
Property Owner:	Mike and Darlene Grochowski
Hearing Type:	Legislative
Request:	To rezone the property to allow a contractor's storage yard as per the site plan.
Current Zoning:	*RA – Residential Agricultural District*
Requested Zoning:	*HC-CD – Highway Commercial – Conditional District*
Small Area Plan:	None
Growth Management:	Primary Growth Area
Watershed Overlay:	Lake Reese Balance
Flood Plain Overlay:	No
Airport Overlay:	No
Location:	4663 PeacefulLn
Parcel Number:	7715697844
Parcel Size:	0.92 acres out of 6.59 acres
Existing Use:	Single-family residential

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	*RA - Residential Agricultural District*	Single-family and multi-family residential
South	*RA - Residential Agricultural District*	Single-family residential
East	*RA - Residential Agricultural District*	Single-family residential
West	*RA - Residential Agricultural District*	Special Use Permit issued in September, 2006, for 195 ft. cellular tower

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:
No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History: There is no history of a rezoning, Variance or Special Use Permit application.

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance,* Article 600, Section 613: (ex. Fencing, buffers, etc.):

HC: HIGHWAY COMMERCIAL DISTRICT	
PURPOSE	
The purpose of the *Highway Commercial (HC) District* is to provide a place in which the principal use of land is for the retailing of durable goods, the provision of commercial services to industrial areas, and the provision of services to tourists.	
DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE	
Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at building line
Front setback	35 ft. from any road right-of-way
Corner side setback	35 ft. from any road right-of-way
Side setback	10 ft. from any side property line

Rear setback	30 ft. from the rear property line
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES	
Road setback	20 ft. from any road right-of-way
Property line setback	5 ft. from any property line

DIMENSIONAL STANDARDS NOTES

1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.
2. Lot areas in designated Watershed and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.
3. Front yard setback shall be maintained on all road rights-of-way.
4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. Minimum lot size requirements within *Rural Growth Areas* are 3 acres.
6. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
7. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
8. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon signed petition of all owners of the land to be included in the Conditional District.

The *Randolph County Unified Development Ordinance* requires in Article 600, Section 618, also states, "Commercial outdoor storage (except for junkyards as defined and regulated by this Ordinance) including contractor's yards, building supply sales and coal sales and storage are permitted in the zones where indicated only if the storage yard is enclosed by a fence not less than eight feet in height which completely screens from view the stored material." There is not a fence shown on the submitted site plan as required by the *Randolph County Unified Development Ordinance.*

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff has reviewed this request finds that this request:

- Does not meet all technical requirements of both the Ordinance and the Plan;
- Is not consistent, reasonable, and in the public interest; and
- Should be **DENIED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee and Planning and Zoning Staff as supporting the above conclusion.

Policy 4.2 *Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.*

Consistency Analysis: The policy from the *Randolph County Growth Management Plan* recognizes that "highway oriented commercial uses should be clustered along segments

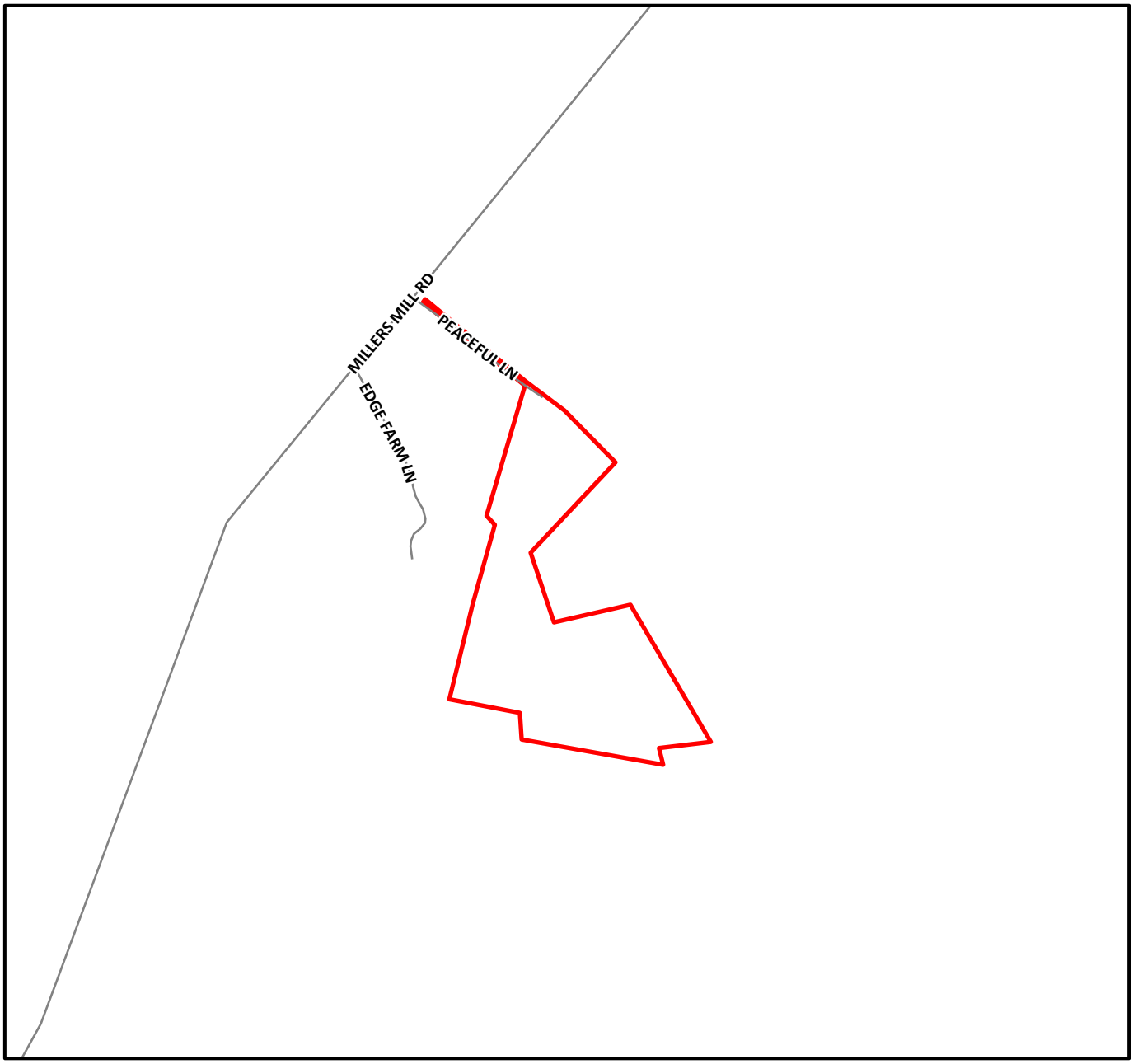
of arterial streets . . .” In this instance, Peaceful Ln is a private drive and there will be concerns over the maintenance of this road by the business and this use is not in harmony with the existing single-family and multi-family residences in the area.

Policy 4.3 *Individual rural business or highway commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impacts to adjoin rural land uses.*

Consistency Analysis: As previously stated, the access road to this property is a private drive and the maintenance of the road will be of interest of the property owners and the negative impacts this proposed business could have against the single-family and multi-family residents in the immediate.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is not consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel, more specifically the site plan, for this rezoning request does not include the required fencing as required by the Ordinance so the safety and general welfare of the community is not being considered and this request is not in the public interest.

Grochowski Request Location Map





Directions to site: 1004 N - (L) Millers Mill Rd - (L) Peaceful Ln - Site on (R) at end at 4663 Peaceful Ln.

1 inch equals 400 feet

Grochwoski Rezoning Request

Legend

Parcels

Structures

Type

- Multi-address Structure
- Permanent Structure
- Temporary Structure
- Miscellaneous Structures

Roads

Streams

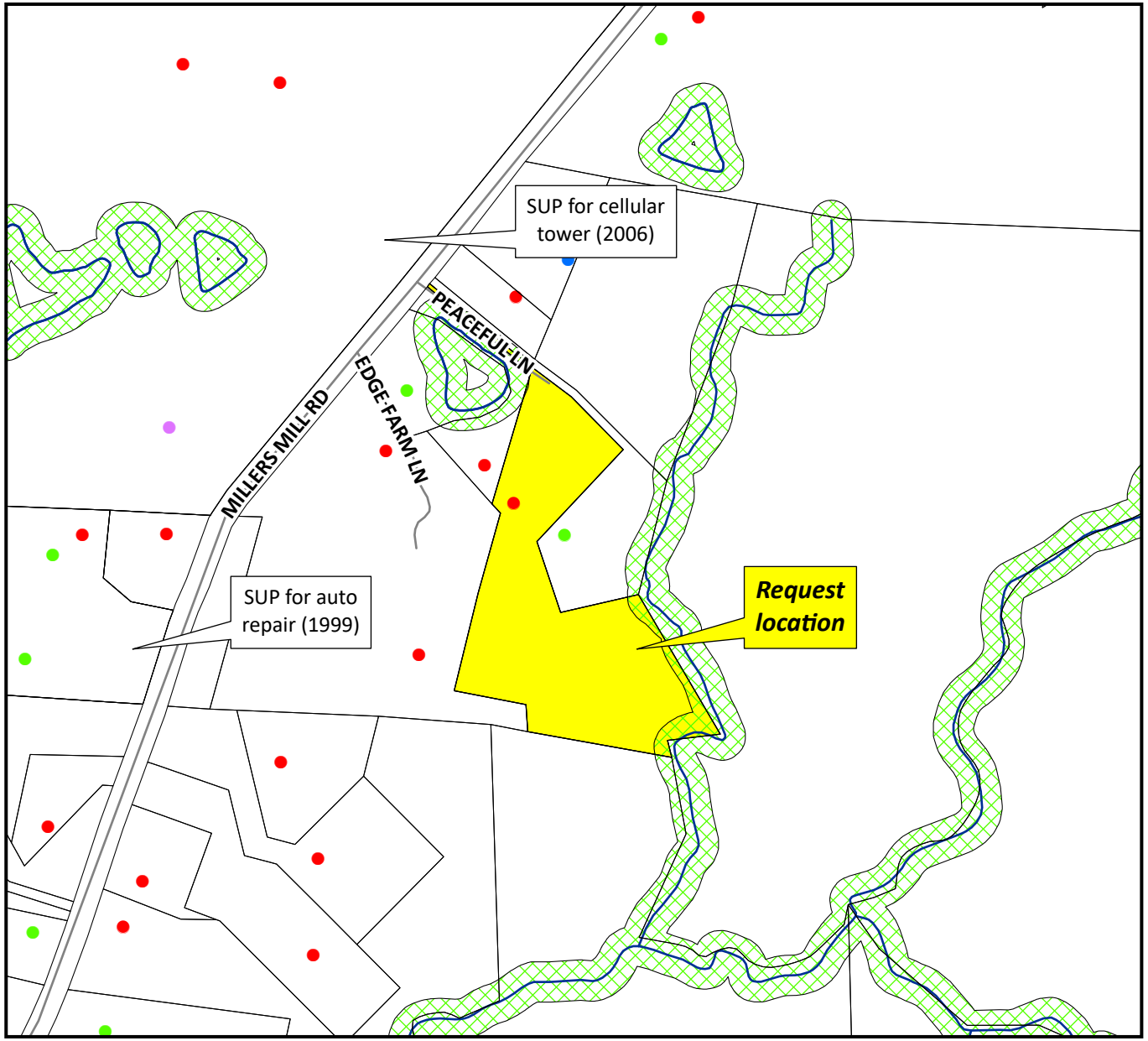
50 ft. Stream buffer

County zoning

Districts

RA





The request is located in Lake Reese Watershed Area.

1 inch equals 400 feet

I W. Lee Comer certify that this map was drawn under my supervision from an actual survey made under my supervision (Deed Description) in Book (as noted), Page (as noted) or other reference source (as noted).
That the boundaries not surveyd are indicated as drawn from information in Book (as noted), Page (as noted) or other reference source as noted.
That the ratio of precision or positional accuracy is 1/10,000: and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)
This the 28th day of January, 2022.

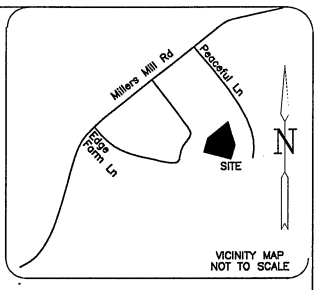
THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHT-OF-WAYS PRIOR TO THE DATE OF THIS PLAT.

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES

Notes:
Impervious are not to exceed 12% of total area, (40,227 Sq.ft) 40,227 x 12% = 4,827

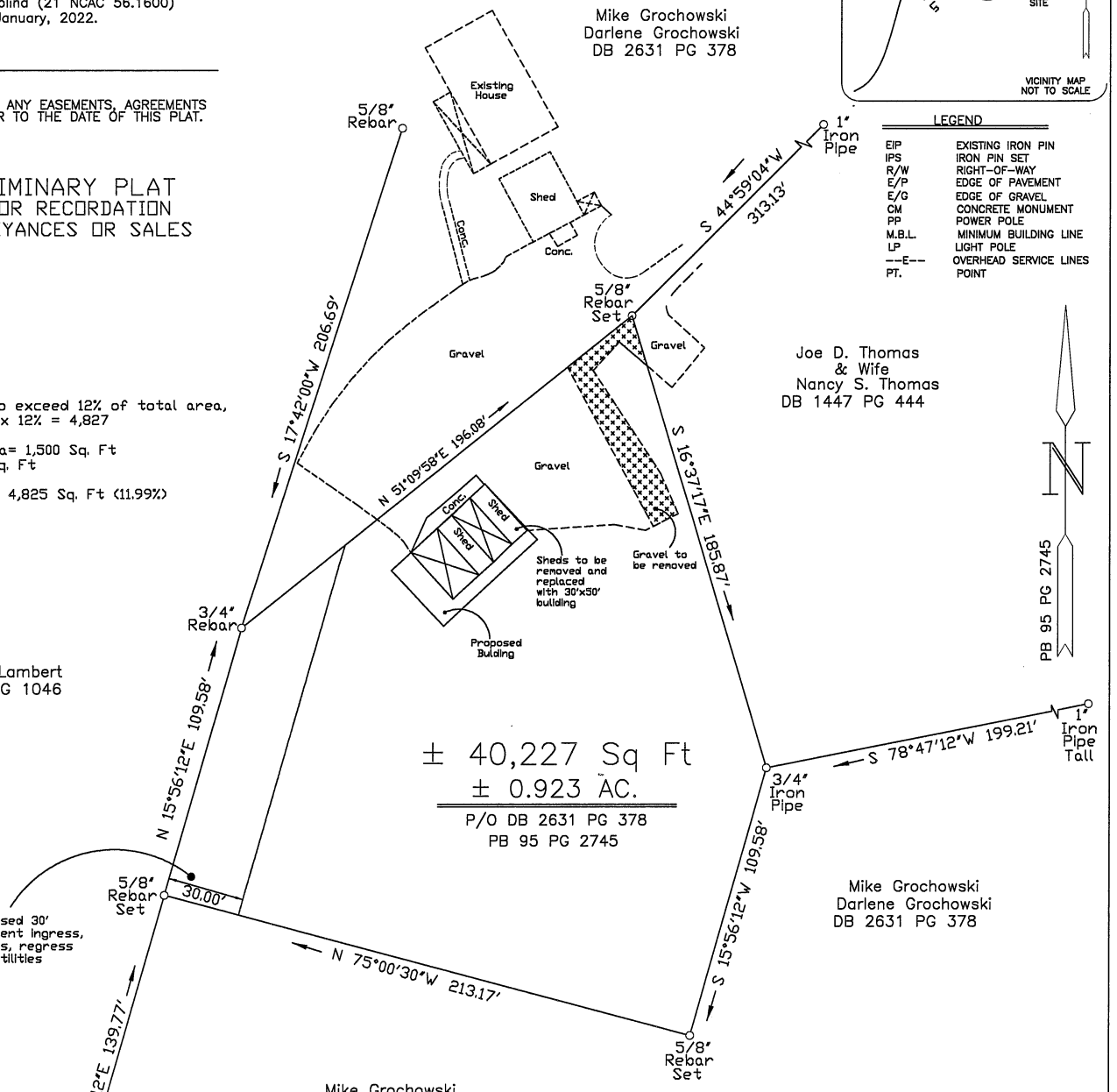
Proposed Building area= 1,500 Sq. Ft
Gravel area= 3,325 Sq. Ft

Total Impervios area= 4,825 Sq. Ft (11.99%)



LEGEND

EIP	EXISTING IRON PIN
IPS	IRON PIN SET
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
E/G	EDGE OF GRAVEL
CM	CONCRETE MONUMENT
PP	POWER POLE
M.B.L.	MINIMUM BUILDING LINE
LP	LIGHT POLE
--E--	OVERHEAD SERVICE LINES
PT.	POINT



PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES

BAR SCALE
30 15 0 30 60

SURVEY FOR
Rezioning Purpose

Mike & Darlene Grochowski
4663 Peaceful Lane Trinity, NC 27370

DRAWING DATA	DWG. NO.:	REVISION DATES
SCALE: 1" = 30'	225129	
DRAWN BY: RR	DATE:	
SURVEYED BY: TC	02/15/2022	

COUNTY: Randolph TOWNSHIP: Trinity STATE: NC

REID: 81159 PIN ID: 794300005506

TRI▲COUNTY LAND SURVEYING
11 WEST MAIN STREET, Suite 3
THOMASVILLE N.C. 27360
THOMASVILLE ▲ (336) 472-9408
LEXINGTON ▲ (336) 243-7429
WINSTON-SALEM▲ (336) 788-0703
C-1106

Grochwoski Rezoning Request

Legend

- Parcels
- Roads
- 50 ft. Stream buffer





The request is located in Lake Reese Watershed Area.

1 inch equals 250 feet

Grochowski Rezoning Request



Picture 1:
Existing residence at request location.



Picture 2:
Request location.



Picture 3:
Adjacent residence.



Picture 4:
Adjacent Residence.



Picture 5:
Drive to request location on right as seen looking toward Hillsville Rd.



Picture 6:
Request location to the right as seen looking toward Sumner Rd.

COUNTY OF RANDOLPH
CONSISTENCY DETERMINATION AND
FINDING OF REASONABLENESS AND PUBLIC INTEREST

IN THE MATTER OF THE APPLICATION FOR REZONING
BY MIKE AND DARELNE GROCHOWSKI
REZONING REQUEST #2022-00002478

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *HC-CD - Highway Commercial - Conditional District* as described in the application of Mike and Darlene Grochowski are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

1. **Determination of Consistency with the *Growth Management Plan.***
   - **A. Consistency with *Growth Management Plan* Map**
     The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lie along major transportation corridors and have access to urban services.

   - **B. Consistency with Growth Policies in the *Growth Management Plan***

     Policy 4.2 *Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.*

     Consistency Analysis: The policy from the *Randolph County Growth Management Plan* recognizes that "highway oriented commercial uses should be clustered along segments of arterial streets . . ." In this instance, Peaceful Ln is a private drive and there will be concerns over the maintenance of this road by the business and this use is not in harmony with the existing single-family and multi-family residences in the area.

DRAFT

Policy 4.3 *Individual rural business or highway commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impacts to adjoin rural land uses.*

Consistency Analysis: As previously stated, the access road to this property is a private drive and the maintenance of the road will be of interest of the property owners and the negative impacts this proposed business could have against the single-family and multi-family residents in the immediate.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is not consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel, more specifically the site plan, for this rezoning request does not include the required fencing as required by the Ordinance so the safety and general welfare of the community is not being considered and this request is not in the public interest.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF RANDOLPH COUNTY, NORTH CAROLINA

WHEREAS, a 0.92 acre parcel, having the Randolph County Parcel Identification Number of 7715697844 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on October 4, 2022 to consider the proposed rezoning on application number 2022-00002478, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

WHEREAS, the Randolph County Planning Board has found that the proposed rezoning is consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect;

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *HC-CD - Highway Commercial - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

MOTION TO APPROVE
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

MOTION TO DENY
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

IN THE MATTER OF THE APPLICATION FOR
REZONING REQUEST #2022-00002485

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **FERRELL AND LOFLIN PROPERTIES, LLC,** Denton, NC, and their request to rezone 5.00 acres out of 45.37 acres at 9566 NC Hwy 49 S, New Hope Township, Tax ID #6687618451, Rural Growth Area, from *RA - Residential Agricultural District* to *HI-CD - Heavy Industrial - Conditional District.* The proposed Conditional Zoning District would specifically allow the production of engines and engine parts with a store front as per the site plan.

The Randolph County Technical Review Committee has met on the above-listed case, and after review of all applicable standards contained in the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan,* the Technical Review Committee finds that this request:

- Does not meet all technical requirements of both the Ordinance and the Plan;
- Is not consistent, reasonable, and in the public interest; and
- Should be **DENIED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee as supporting this conclusion.

Policy 3.2 *Heavy industrial sites should be separated from nonindustrial areas by natural features, green belts and/or other suitable means.*

Policy 3.5 *New industrial development should be encouraged to located in existing and planned industrial parks.*

COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: FERRELL AND LOFLIN PROPERTIES LLC
Address: 1379 CRANFORD RD
City, St. Zip: DENTON, NC 27239

Owner: FERRELL AND LOFLIN PROPERTIES LLC
Address: 1379 CRANFORD RD
City, St. Zip: DENTON, NC 27239

Date: 09/01/2022
Parcel #: 6687618451

Permit #: 2022-00002485
Permit Type Code: PZ 2

Location Address: 9566 NC HWY 49 S DENTON, NC 27239

CONTACT NAME: FERRELL, TERRY **Contact Phone:** 336 250-7263

PARCEL INFORMATION:

Lot number:		**Subdivsion:**	
Acreage:	45.3700	**Township:**	12 - NEW HOPE

ZONING INFORMATION:

Zoning District 1:	RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:	
Zoning District 3:	
Growth Management Areas:	RURAL GROWTH AREA
Specialty District:	N/A
Watershed Name:	NONE
Class A Flood Plain On Prop?:	NO
Flood Plane Map #:	Flood Plain Map #: 3710668600K

REQUESTED CHANGE:

Area To Be Rezoned:	5.0000
Lot Size Indicator:	ACRE(S)
Proposed Zoning District:	HI-CD-HEAVY INDUSTRIAL CONDITIONAL DISTRICT
Proposed Use(S):	TO ALLOW THE PRODUCTION OF ENGINE AND ENGINE PARTS WITH STORE FRONT AS PER THE SITE PLAN
Condition(S):	

Total Permit Fee: $100.00

COMMENTS:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin
Authorized County Official

Signature of Applicant:

RANDOLPH COUNTY PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2022-00002485

GENERAL INFORMATION

Applicant:	Ferrell and Loflin Properties, LLC
Property Owner:	Ferrell and Loflin Properties, LLC
Hearing Type:	Legislative
Request:	To allow the production engines and engine parts with a store front as per the site plan.
Current Zoning:	*RA – Residential Agricultural District*
Requested Zoning:	*HI-CD – Heavy Industrial – Conditional District*
Small Area Plan:	None
Growth Management:	Rural Growth Area
Watershed Overlay:	None
Flood Plain Overlay:	No
Airport Overlay:	No
Location:	9566 NC Hwy 49 S
Parcel Number:	6687618451
Parcel Size:	5.00 acres out of 45.37 acres
Existing Use:	Single-family residential

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	*RA - Residential Agricultural District*	Vacant
South	*LI - Light Industrial District*	Rezoned in 1995 and used as a sale and distribution facility
East	*RA - Residential Agricultural District*	Vacant
West	*RA - Residential Agricultural District*	Farming

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:
No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History: This property has no history of a rezoning, Variance or Special Use Permit. The property across the road was rezoned in 1995 and used for a sales and distribution facility that is closing or has closed.

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance,* Article 600, Section 613 (ex. Fencing, buffers, etc.)

HI: HEAVY INDUSTRIAL DISTRICT	
PURPOSE	
The purpose of the *Heavy Industrial (HI) District* is to provide a place to accommodate those industries whose normal operations include dust, noise, odor, or other emissions that may be deemed as objectionable.	
DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE	
Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at building line
Front setback	35 ft. from any road right-of-way

Corner side setback	35 ft. from any road right-of-way
Side setback	10 ft. from any side property line
Rear setback	30 ft. from the rear property line
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES	
Road setback	20 ft. from any road right-of-way
Property line setback	5 ft. from any property line

DIMENSIONAL STANDARDS NOTES

1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.
2. Lot areas in designated Watershed and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.
3. Front yard setback shall be maintained on all road rights-of-way.
4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. Minimum lot size requirements within *Rural Growth Areas* are 3 acres.
6. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
7. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
8. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon signed petition of all owners of the land to be included in the Conditional District.

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff has reviewed this request finds that this request:

- Does not meet all technical requirements of both the Ordinance and the Plan;
- Is not consistent, reasonable, and in the public interest; and
- Should be **DENIED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee and Planning and Zoning Staff as supporting the above conclusion.

Policy 3.2 *Heavy industrial sites should be separated from nonindustrial areas by natural features, green belts and/or other suitable means.*

Consistency Analysis: The *Randolph County Growth Management Plan* shows this area as being in a *Rural Growth Area* which has the characteristics of being rural in density, predominately agricultural and rural residential development. The Plan also has policies, like the one mentioned above, that recognizes that industrial sites should have buffers such as “natural features, green belts and/or other suitable means.” Nothing has been shown on the site plan that would protect the existing rural characteristics of the County that has been the stated intent of the Planning Board.

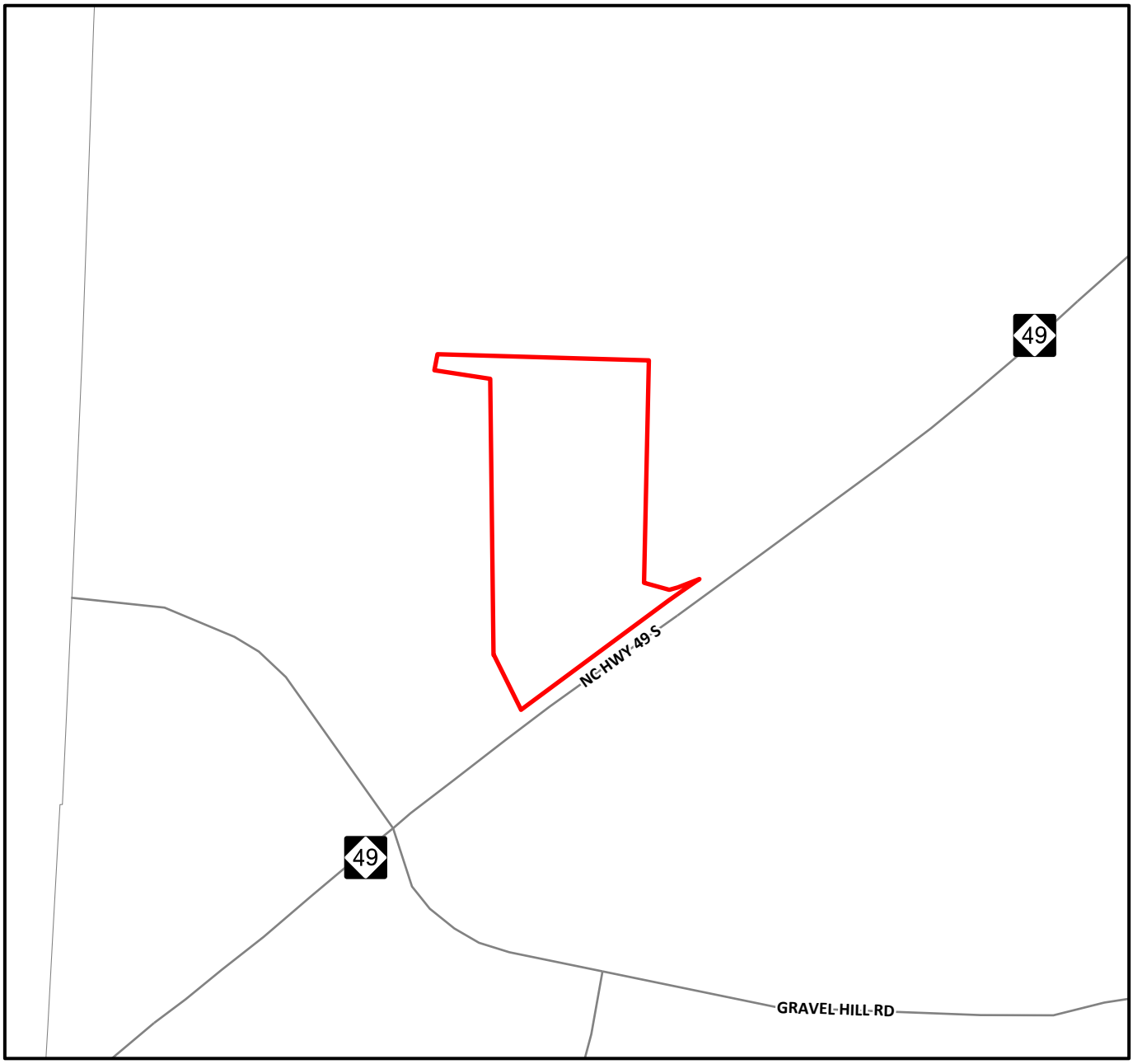
Policy 3.5 *New industrial development should be encouraged to located in existing and*

planned industrial parks.

Consistency Analysis: The *Randolph County Growth Management Plan* has as one of its goal to reduce urban sprawl and to place commercial and industrial uses in new or existing business parks. This request could, if approved, open up the area to more commercial and industrial uses that could destroy the character of this part of the County and disrupt the quality of life for the residents.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is not consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel, more specifically the site plan, for this rezoning request does not include any buffers as recommended by the *Randolph County Growth Management Plan* so the welfare of the community along with its rich heritage as a farming community is not being considered and this request is not in the public interest.

Ferrell & Loflin Properties, LLC, Request Location Map





Directions to site: NC Hwy 49 S -
Site on (R) approx. 8/10 mile past
Conelson Rd at 9566 NC Hwy 49 S.

1 inch equals 1,000 feet

Ferrell & Loflin Properties Rezoning Request

Legend

Parcels

Structures

Type

- Permanent Structure
- Temporary Structure
- Miscellaneous Structures

Roads

Streams

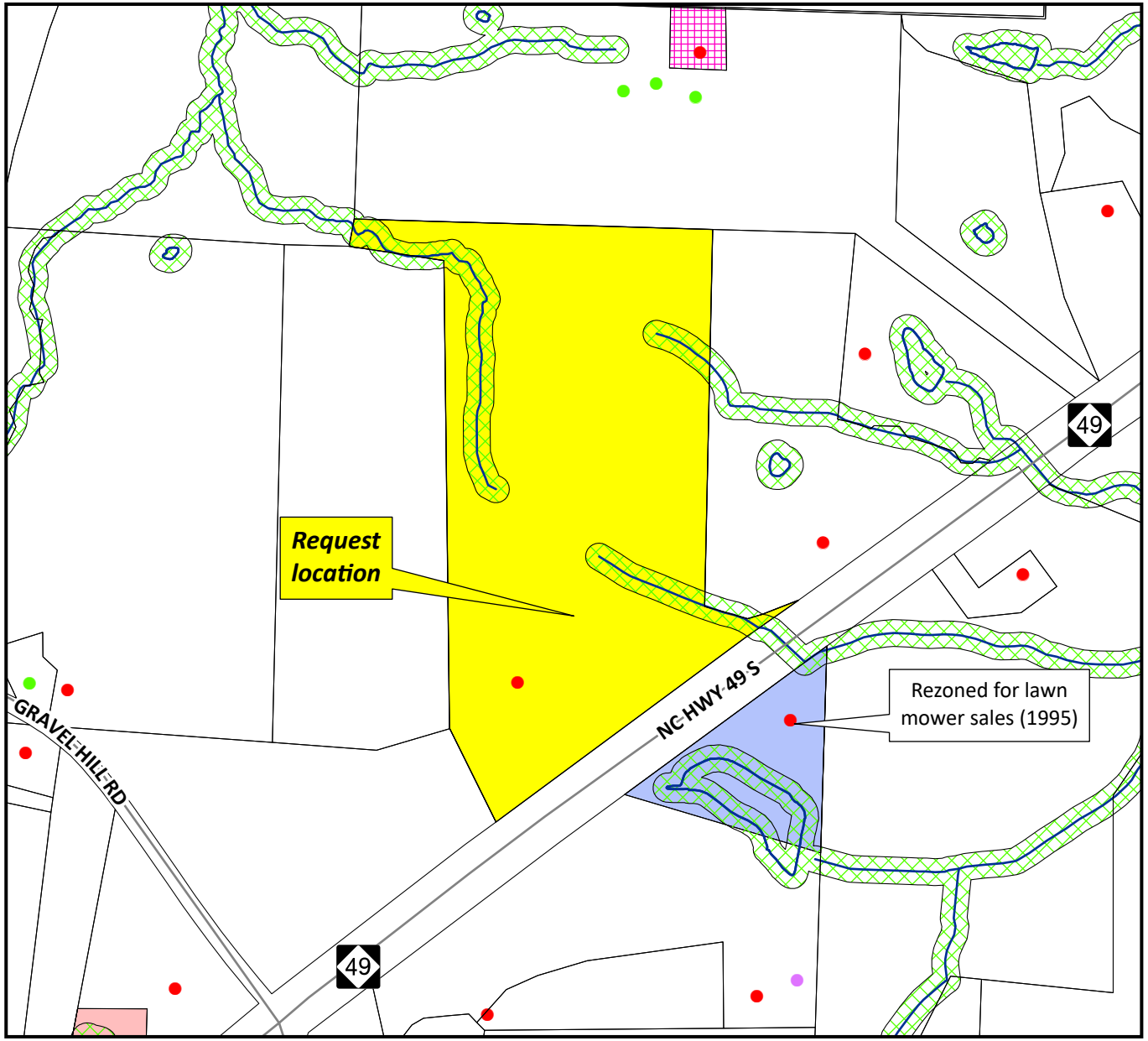
50 ft. Stream buffer

County zoning

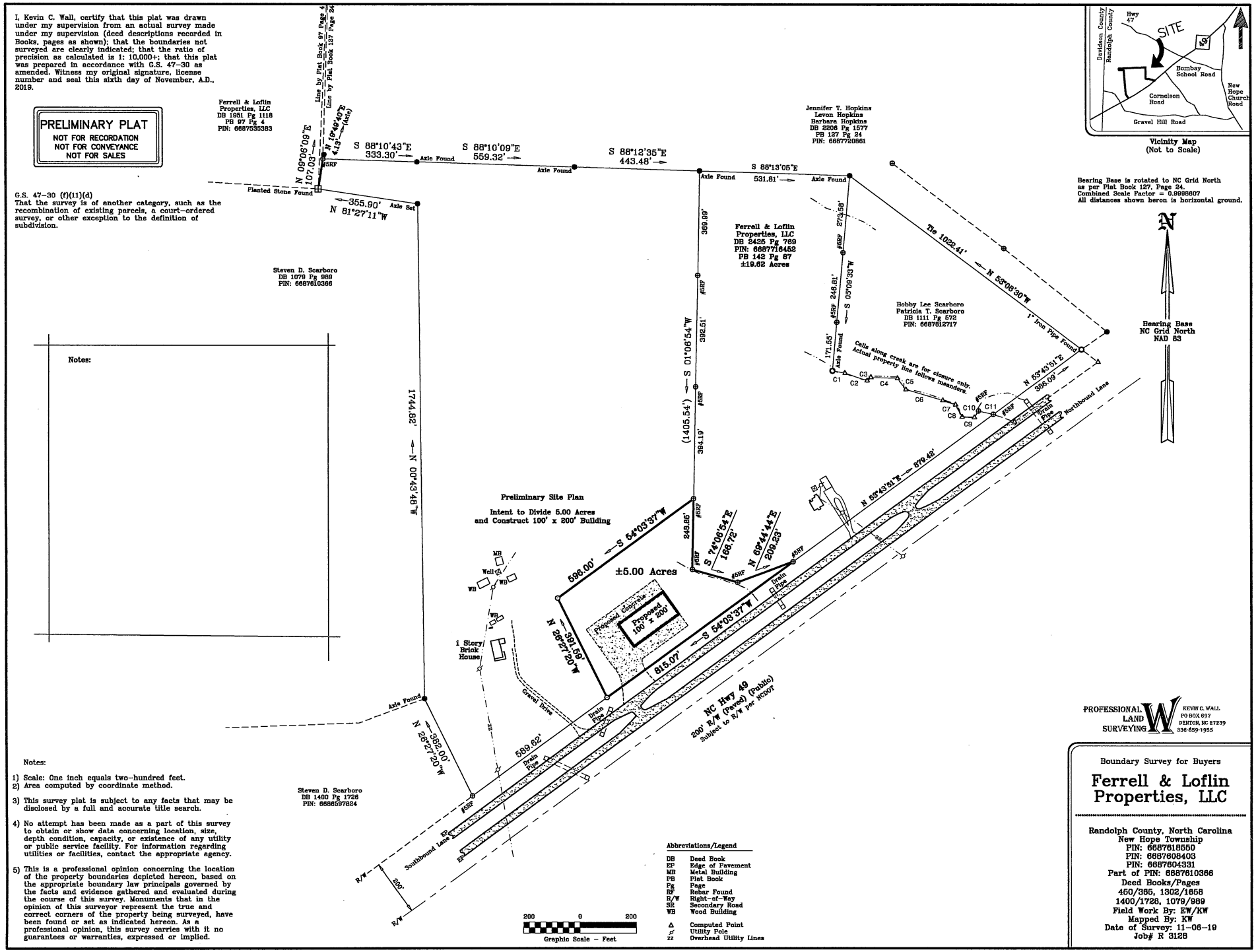
Districts

- HC
- LI
- RA
- RBO





1 inch equals 600 feet

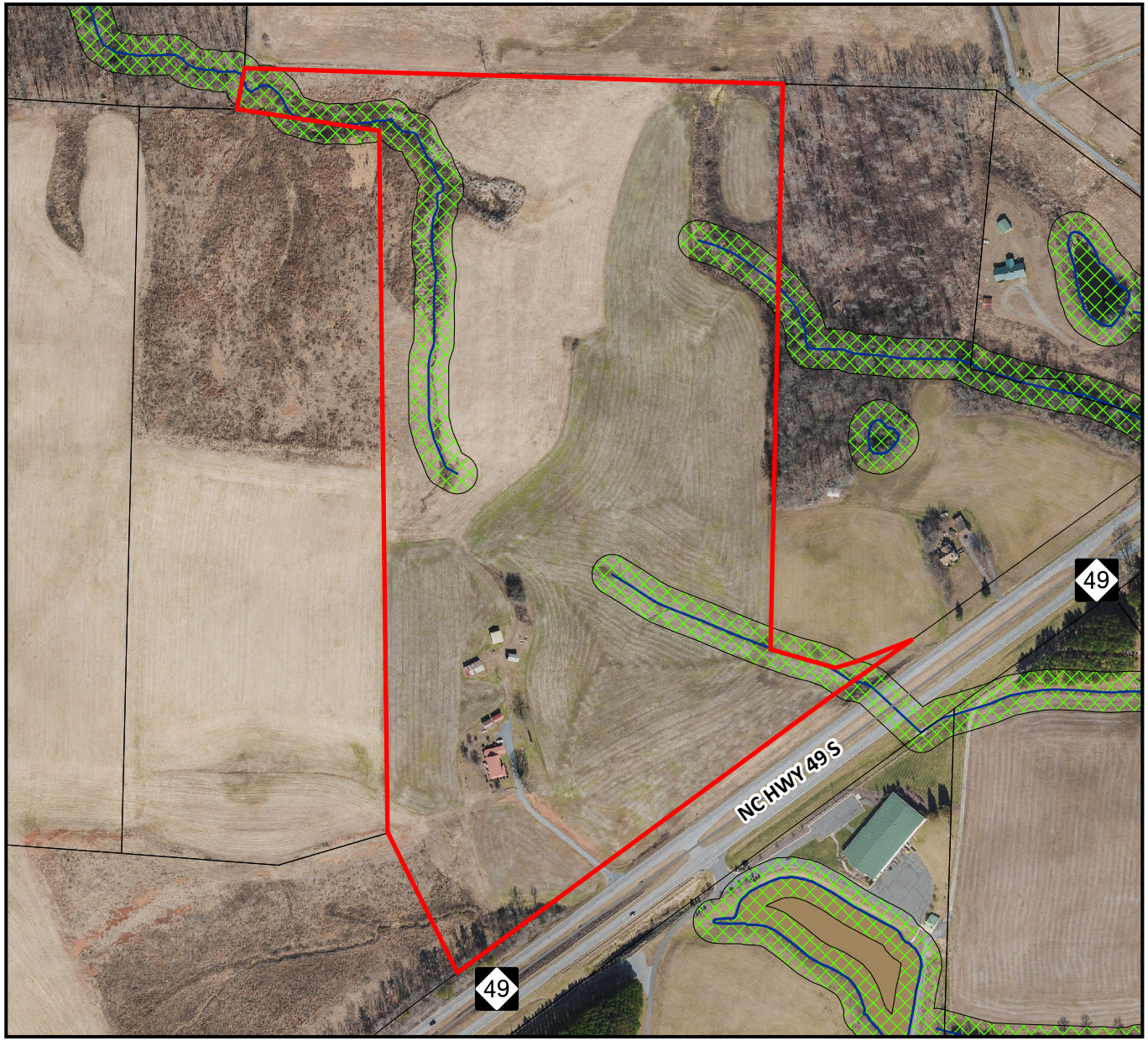

I, Kevin C. Wall, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions recorded in Books, pages as shown); that the boundaries not surveyed are clearly indicated; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this sixth day of November, A.D., 2019.
PRELIMINARY PLAT
NOT FOR RECORDATION
NOT FOR CONVEYANCE
NOT FOR SALES
G.S. 47-30 (f)(11)(d)
That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
Ferrell & Loflin Properties, LLC
DB 1951 Pg 1118
PB 97 Pg 4
PIN: 6687535383
Line by Plat Book 97 Page 4
Line by Plat Book 127 Page 24
N 09°06'09"E
107.03'
N 12°49'40"E
443' (Axle)
S 88°10'43"E
333.30'
S 88°10'09"E
559.32'
S 88°12'35"E
443.48'
S 88°13'05"E
531.81'
Axle Found
#5RF
Planted Stone Found
355.90'
N 81°27'11"W
Axle Set
Jennifer T. Hopkins
Levon Hopkins
Barbara Hopkins
DB 2206 Pg 1577
PB 127 Pg 24
PIN: 6687720861
Ferrell & Loflin Properties, LLC
DB 2425 Pg 769
PIN: 6687716452
PB 142 Pg 87
±19.62 Acres
369.99'
S 01°06'54"W
392.51'
(1405.54')
394.19'
279.58'
S 05°09'33"W
246.81'
171.55'
Axle Found
Tie 1022.41'
N 53°06'30"W
1" Iron Pipe Found
Bobby Lee Scarboro
Patricia T. Scarboro
DB 1111 Pg 572
PIN: 6687612717
Calls along creek are for closure only. Actual property line follows meanders.
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11
N 53°43'51"E
386.09'
Steven D. Scarboro
DB 1079 Pg 989
PIN: 6687610366
Notes:
1744.82'
N 00°40'43"W
Preliminary Site Plan
Intent to Divide 5.00 Acres
and Construct 100' x 200' Building
S 64°03'37"W
696.00'
±5.00 Acres
S 74°08'54"E
166.72'
N 69°44'44"E
209.23'
248.85'
N 53°43'51"E
879.42'
Northbound Lane
Drain Pipe
Proposed Concrete
Proposed 100' x 200'
MB
Well
WB
1 Story Brick House
Gravel Drive
N 26°27'20"W
391.59'
S 54°03'37"W
815.07'
NC Hwy 49
200' R/W (Paved) (Public)
Subject to R/W per NCDOT
Axle Found
N 26°27'20"W
892.00'
589.62'
Steven D. Scarboro
DB 1400 Pg 1726
PIN: 6686597824
Southbound Lane
EP
R/W
200'
Notes:
1) Scale: One inch equals two-hundred feet.
2) Area computed by coordinate method.
3) This survey plat is subject to any facts that may be disclosed by a full and accurate title search.
4) No attempt has been made as a part of this survey to obtain or show data concerning location, size, depth condition, capacity, or existence of any utility or public service facility. For information regarding utilities or facilities, contact the appropriate agency.
5) This is a professional opinion concerning the location of the property boundaries depicted hereon, based on the appropriate boundary law principals governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments that in the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been found or set as indicated hereon. As a professional opinion, this survey carries with it no guarantees or warranties, expressed or implied.
Abbreviations/Legend
DB Deed Book
EP Edge of Pavement
MB Metal Building
PB Plat Book
Pg Page
RF Rebar Found
R/W Right-of-Way
SR Secondary Road
WB Wood Building
Computed Point
Utility Pole
zz Overhead Utility Lines
200 0 200
Graphic Scale - Feet
Davidson County
Randolph County
Hwy 47
SITE
49
Bumbay School Road
Cornelson Road
New Hope Church Road
Gravel Hill Road
Vicinity Map
(Not to Scale)
Bearing Base is rotated to NC Grid North as per Plat Book 127, Page 24.
Combined Scale Factor = 0.9998607
All distances shown heron is horizontal ground.
N
Bearing Base
NC Grid North
NAD 83
PROFESSIONAL LAND SURVEYING
KEVIN C. WALL
PO BOX 697
DENTON, NC 27239
336-859-1955
Boundary Survey for Buyers
Ferrell & Loflin Properties, LLC
Randolph County, North Carolina
New Hope Township
PIN: 6687618550
PIN: 6687608403
PIN: 6687604331
Part of PIN: 6687610366
Deed Books/Pages
450/365, 1302/1658
1400/1728, 1079/989
Field Work By: EW/KW
Mapped By: KW
Date of Survey: 11-06-19
Job# R 3128

Ferrell & Loflin Properties Rezoning Request

Legend

- Parcels
- Roads
- 50 ft. Stream buffer





1 inch equals 400 feet

Ferrell and Loflin Properties, LLC, Rezoning Request



Picture 1:
Request location.



Picture 2:
Request location.



Picture 3:
Request location.



Picture 4:
Adjacent parcel.



Picture 5:
Request location on left as seen looking toward Conelson Rd.



Picture 6:
Request location on right as seen looking toward Volunteer Rescue Rd.

COUNTY OF RANDOLPH
CONSISTENCY DETERMINATION AND
FINDING OF REASONABLENESS AND PUBLIC INTEREST

IN THE MATTER OF THE APPLICATION FOR REZONING
BY FERRELL & LOFLIN PROPERTIES, LLC
REZONING REQUEST #2022-00002485

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *HI-CD - Heavy Industrial - Conditional District* as described in the application of Ferrell & Loflin Properties, LLC, are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

1. **Determination of Consistency with the *Growth Management Plan.***
   - **A. Consistency with *Growth Management Plan* Map**
     The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Rural Growth Area* which generally have rural density, have large undeveloped tracts, undisturbed natural area and contains natural scenic, historic or other heritage assets.

   - **B. Consistency with Growth Policies in the *Growth Management Plan***

     Policy 3.2 *Heavy industrial sites should be separated from nonindustrial areas by natural features, green belts and/or other suitable means.*

     Consistency Analysis: The *Randolph County Growth Management Plan* shows this area as being in a *Rural Growth Area* which has the characteristics of being rural in density, predominately agricultural and rural residential development. The Plan also has policies, like the one mentioned above, that recognizes that industrial sites should have buffers such as “natural features, green belts and/or other suitable means.” Nothing has been shown on the site plan that would protect the existing rural characteristics of the County that has been the stated intent of the Planning Board.

DRAFT

Policy 3.5 *New industrial development should be encouraged to located in existing and planned industrial parks.*

Consistency Analysis: The *Randolph County Growth Management Plan* has as one of its goal to reduce urban sprawl and to place commercial and industrial uses in new or existing business parks. This request could, if approved, open up the area to more commercial and industrial uses that could destroy the character of this part of the County and disrupt the quality of life for the residents.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is not consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel, more specifically the site plan, for this rezoning request does not include any buffers as recommended by the *Randolph County Growth Management Plan* so the welfare of the community along with its rich heritage as a farming community is not being considered and this request is not in the public interest.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF RANDOLPH COUNTY, NORTH CAROLINA

WHEREAS, a 5.00 acre parcel, having the Randolph County Parcel Identification Number of 6687618451 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on October 4, 2022 to consider the proposed rezoning on application number 2022-00002458, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

WHEREAS, the Randolph County Planning Board has found that the proposed rezoning is consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect;

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *HC-CD - Highway Commercial - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

MOTION TO APPROVE
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

MOTION TO DENY
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

IN THE MATTER OF THE APPLICATION FOR REZONING REQUEST #2022-00002514

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **RUSSELL LINEBERRY,** Liberty, NC, and his request to rezone 1.92 acres out of 14.42 acres at 6267 Richland Church Rd, Liberty Township, Tax ID #8728419786, Secondary Growth Area, from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District.* The proposed Conditional Zoning District would specifically allow a two-lot site built subdivision as per the site plan. Property Owner: Mickey B. Smith

The Randolph County Technical Review Committee has met on the above-listed case, and after review of all applicable standards contained in the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan,* the Technical Review Committee finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee as supporting this conclusion.

Policy 6.13 *Conventional residential subdivisions are anticipated of similar housing characteristics to the community.*

Policy 6.14 *Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes "leap frog" development (ex. Leaving large vacant areas between developments).*

COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: LINEBERRY, RUSSELL
Address: 6841 LAYTON RD
City, St. Zip: LIBERTY, NC 27298

Owner: SMITH, MICKEY B
Address: 5590 NC HWY 49 N
City, St. Zip: LIBERTY, NC 27298

Date: 09/07/2022
Parcel #: 8728419786

Permit #: 2022-00002514
Permit Type Code: PZ 2

Location Address: 6267 RICHLAND CHURCH RD LIBERTY, NC 27298

CONTACT NAME: LINEBERRY, RUSSELL **Contact Phone:** 336 669-6910

PARCEL INFORMATION:

Lot number:		**Subdivsion:**	
Acreage:	14.3500	**Township:**	11 - LIBERTY

ZONING INFORMATION:

Zoning District 1:	RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:	
Zoning District 3:	
Growth Management Areas:	PRIMARY GROWTH AREA
Growth Management Areas:	SECONDARY GROWTH AREA
Specialty District:	
Watershed Name:	NONE
Class A Flood Plain On Prop?:	NO
Flood Plane Map #:	Flood Plain Map #: 3710872800K

REQUESTED CHANGE:

Area To Be Rezoned:	1.9200
Lot Size Indicator:	ACRE(S)
Proposed Zoning District:	CVOE-CD-CONVENTIONAL SUBDIVISION OVERLAY EXCLUSIVE CONDITIONAL DISTRICT
Proposed Use(S):	TO ALLOW 2 LOT SITE BUILT SUBDIVISION AS PER THE SITE PLAN
Condition(S):	

Total Permit Fee: $100.00

COMMENTS:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Timothy Mangum
Authorized County Official

Signature of Applicant:

RANDOLPH COUNTY PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2022-00002514

GENERAL INFORMATION

Applicant:	Russell Lineberry
Property Owner:	Mickey B. Smith
Hearing Type:	Legislative
Request:	To allow a two lot site-built subdivision as per the site plan.
Current Zoning:	*RA – Residential Agricultural District*
Requested Zoning:	*CVOE-CD – Conventional Subdivision Overlay Exclusive - Conditional District*
Small Area Plan:	None
Growth Management:	Secondary Growth Area
Watershed Overlay:	None
Flood Plain Overlay:	No
Airport Overlay:	No
Location:	Lake Juno Rd
Parcel Number:	8728419786
Parcel Size:	1.92 acres out of 14.42 acres
Existing Use:	Single-family residential

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	*RA - Residential Agricultural District*	Single family residential
South	*RR - Residential Restricted District*	Single family residential
East	*RA - Residential Agricultural District*	Single family residential
West	*RA - Residential Agricultural District*	Single family residential

---

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:
NC Department of Transportation advises:

- Locate driveways 100 ft. from adjacent driveways/streets;
- Driveways shall be graded to maintain positive draining away from highway to ditch line and facilitate a smooth transition for ease of egress/ingress;
- Provide a turnaround area **off** the R/W so that vehicles are not forced to back into the highway; and
- A minimum 15" x 20' NCDOT approved drainage pipe shall be installed in the bottom of the unstilted ditch line. Headwalls are not allowed.

ZONING INFORMATION

Zoning History: There is no history of rezoning, Variance or Special Use Permits on this parcel.

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance,* Article 600, Section 614 (ex. Fencing, buffers, etc.):

CVO: CONVENTIONAL SUBDIVISION OVERLAY DISTRICT

The *Conventional Subdivision Overlay District* has been established to accommodate single-family residential subdivisions with four or more owner-occupied lots created for sale or building development. This district is predominantly residential and suburban where current water and sewer needs are met primarily by individual wells and septic systems. Some public infrastructure may be available in the future. Housing characteristics with the *CVO* district will be designated *Exclusive (CVOE), Restricted (CVOR),* or *Mixed (CVOM),* in conformance with other major subdivision zoning districts.

The *Conventional Subdivision Overlay District* is designed for those areas of Randolph County where the requirement of such an Overlay District can help achieve the policies and objectives of the *Randolph County Growth Management Plan.* This district is specifically designed for *Primary Growth Areas* and *Secondary Growth Areas* as reflected in the *Randolph County Growth Management Plan.*

(1) PURPOSE AND USES PERMITTED

The *Conventional Subdivision Overlay District* shall be considered as an overlay district to the existing zoning districts. Uses permitted within the underlying district shall be permitted provided they meet the requirements within the overlay zone subject to the restrictions provided by this section.

(2) CONVENTIONAL SUBDIVISION STANDARDS

(a) All standards as required by the land development regulations contained within this Ordinance.

(b) Minimum lot sizes as specified by this Ordinance. Lot sizes may be increased as required by soils and other factors particular to the location.

(c) Designed under the policies and guidelines outlined in the comprehensive land-use plan.

(d) Subdivision layout and use of land will assure safe and convenient circulation patterns while minimizing the impacts on the established residential areas.

(e) Site plans shall be submitted to reduce stormwater impact by designing new development in a manner that minimizes concentrated stormwater flows using as a minimum vegetated buffer area.

(3) SITING ON PUBLIC ROADWAYS

Conventional subdivisions shall be designed to minimize the number of private driveway connections to existing public roads.

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff has reviewed this request finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee and Planning and Zoning Staff as supporting the above conclusion.

Policy 6.13 *Conventional residential subdivisions are anticipated of similar housing characteristics to the community.*

Consistency Analysis: As proposed, this request would be consistent with the similar housing patterns in the surrounding community/

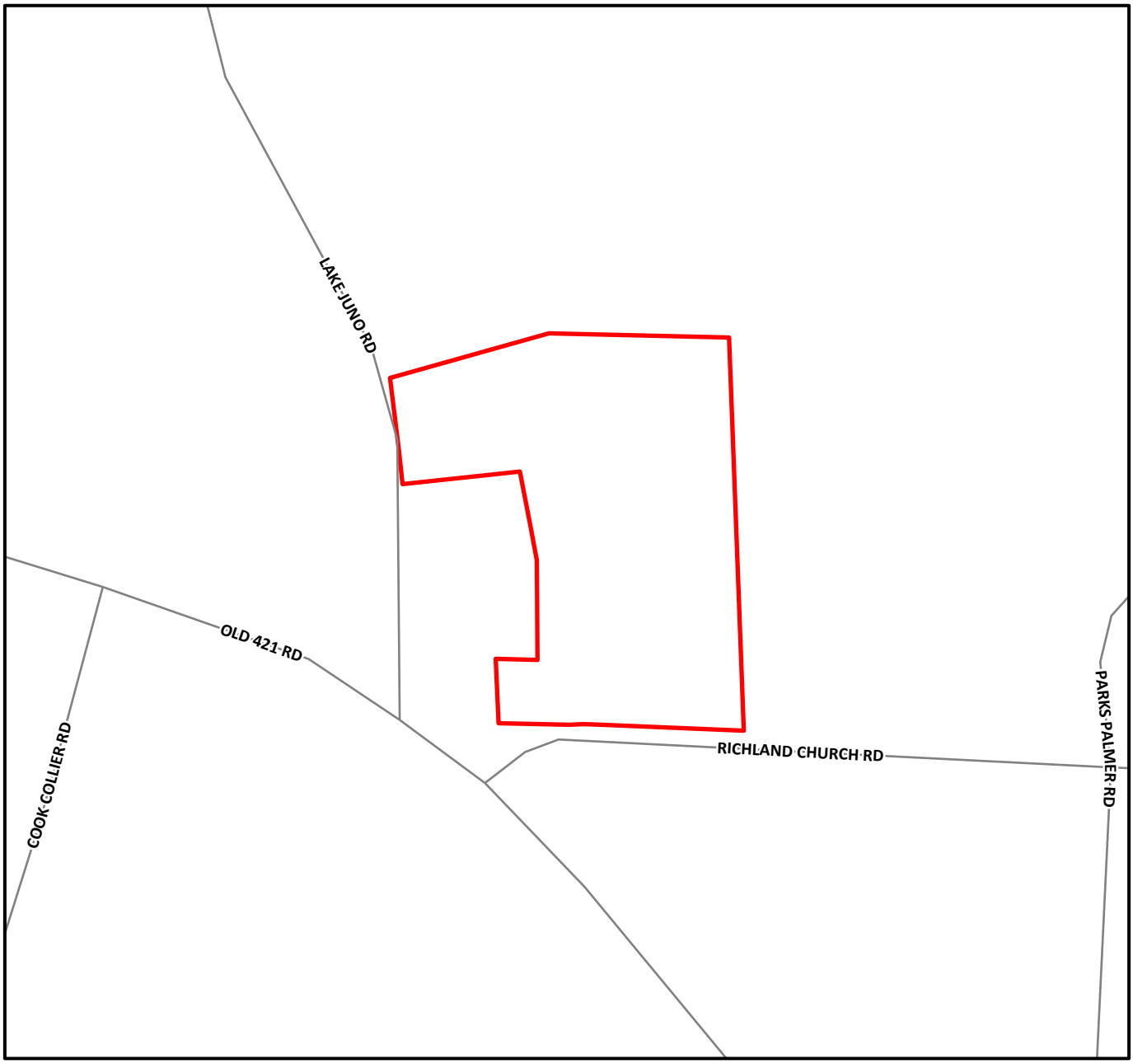
Policy 6.14 *Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes "leap frog" development (ex. Leaving large vacant areas between developments).*

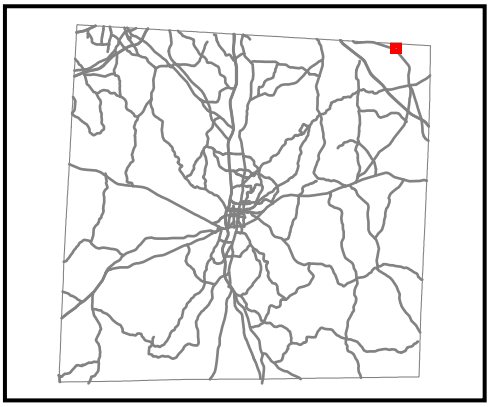
Consistency Analysis: As proposed, this request would "fill-in" the remainder of the property along Lake Juno Rd with lots and housing patterns that are consistent with the surrounding community and would promote the future delivery of urban services.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

RandolphCounty
Serving with Heart from the
Heart of North Carolina

Lineberry Request Location Map





Directions to site: Old 421 Rd - (L) Lake Juno Rd - Site on (R) approx 1/10 mile.

1 inch equals 400 feet

Lineberry Rezoning Request

Legend

Parcels

Structures

Type

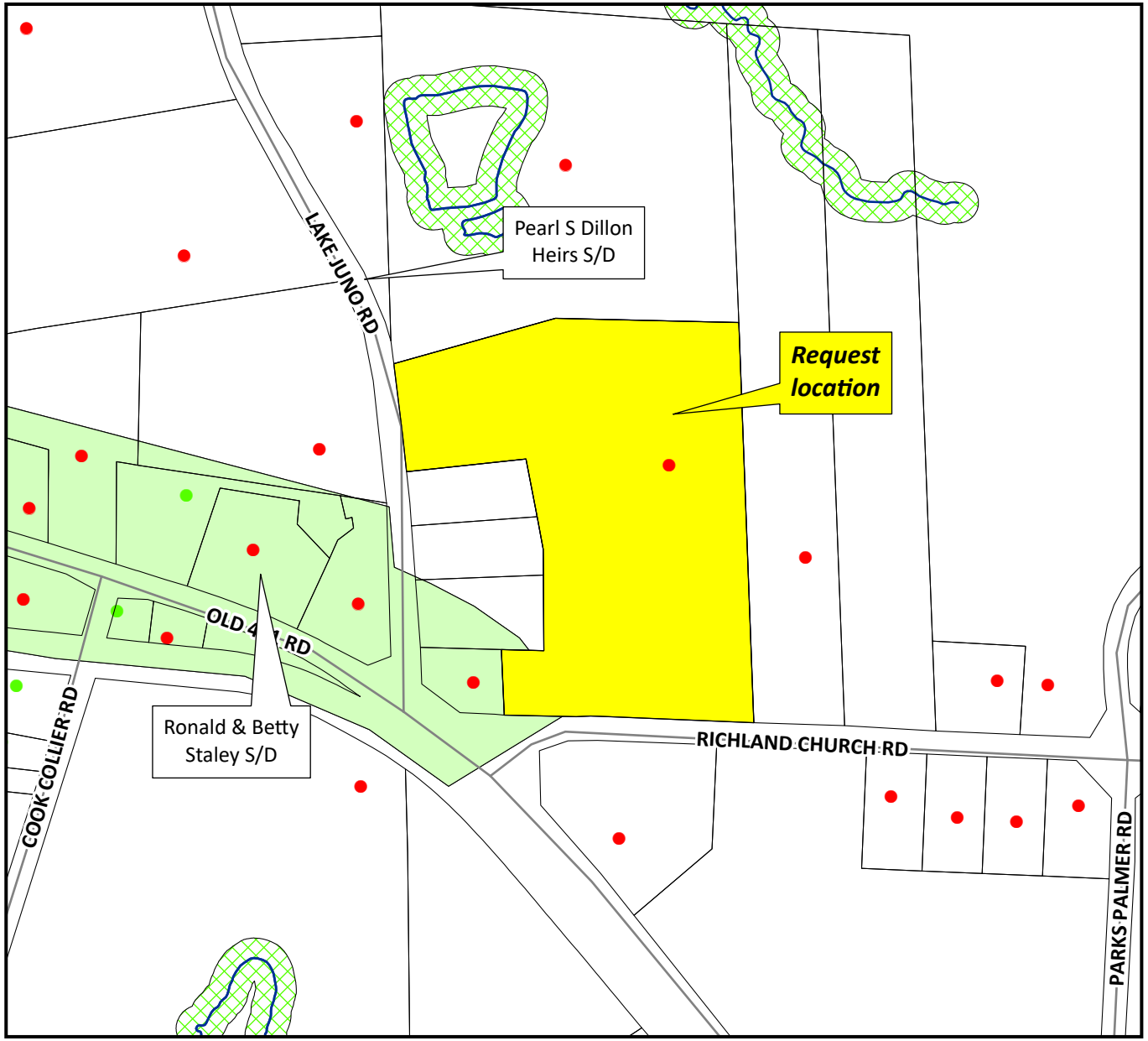
- Permanent Structure
- Temporary Structure
- Roads
- WaterBodies
- Streams
- 50 ft. Stream buffer

County zoning

Districts

- RA
- RR





1 inch equals 400 feet

Recorded in Plat Book _____, Page _____

SURVEYOR'S CERTIFICATE

I, Jacob M. Holland, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded as referenced); that the boundaries not surveyed are clearly indicated as drawn from information found as shown; that the ratio of precision or positional accuracy as calculated is 1:10,000 +; that this plat was prepared in accordance with G.S.47-30 as amended.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number, and seal this 19th day of May, 2022.

_____
Professional Land Surveyor
License Number L-4825

CERTIFICATE OF GPS SURVEY

I, Jacob M. Holland, certify that this map was drawn under my supervision in part from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(1) Class of Survey: "A"
(2) Positional Accuracy: 0.10'
(3) Type of GPS field procedure: RTK
(4) Dates of Survey: 1-26-22
(5) Datum/Epoch: NAD83(2011)
(6) Published/Fixed-control used: RA 37
(7) Geoid Model: GEOID18
(8) Combined Grid Factor: 0.99990530
(9) Units: US Survey Foot

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent. Further I (we) certify the land as shown hereon is within the subdivision regulation jurisdiction of the Town of Liberty, North Carolina.

_____ _____
Owner Date

_____ _____
Owner Date

MINOR SUBDIVISION CERTIFICATE OF APPROVAL

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Randolph County, North Carolina, and that such plat has been approved according to the procedures for approval of minor subdivisions.

_____ _____
Planning Director Date

REVIEW OFFICER'S CERTIFICATE

State of North Carolina
County of Randolph

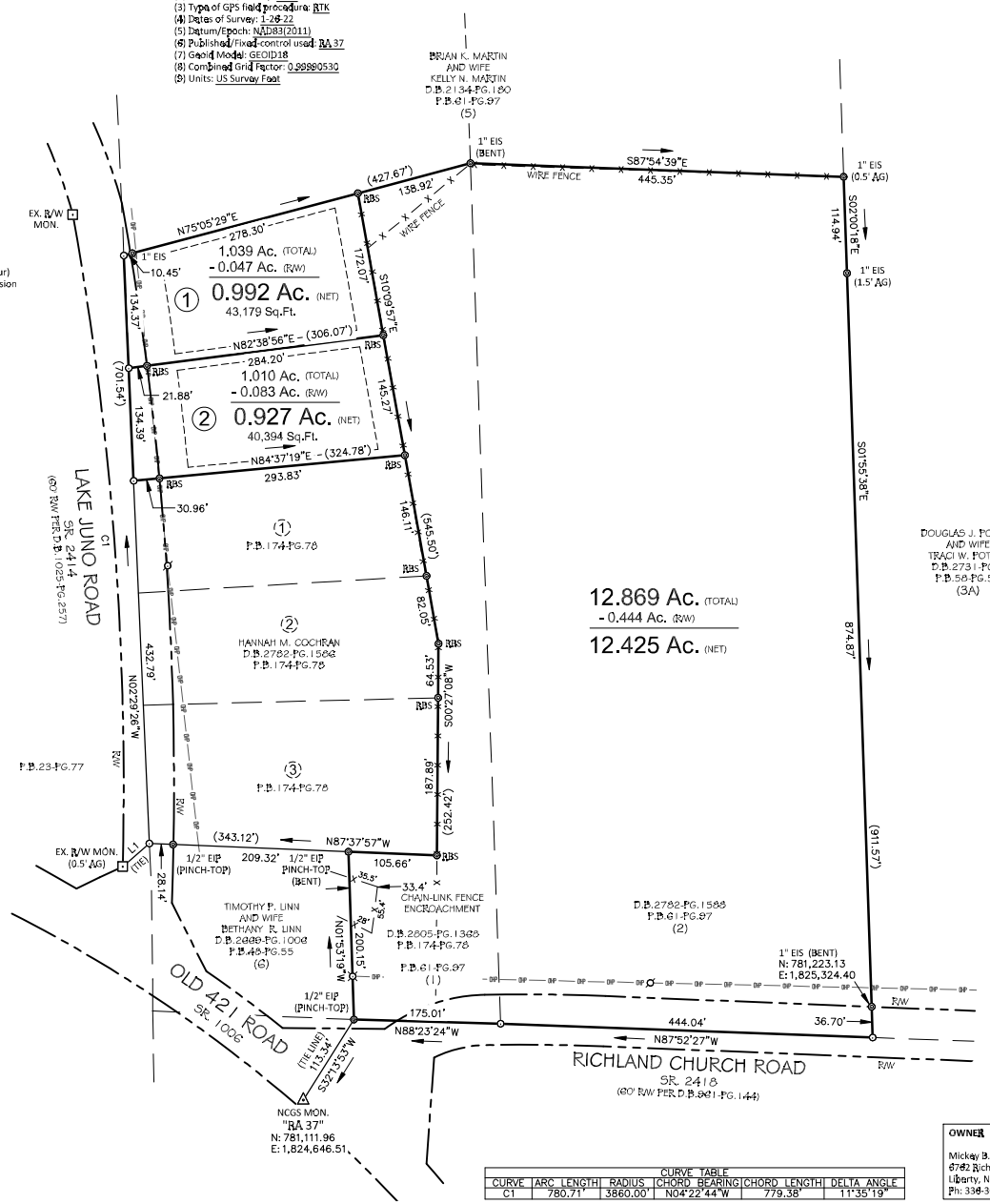
I, _____ Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ _____
Review Officer Date

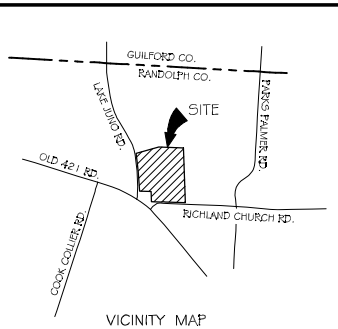
GENERAL NOTES

1. Area computed by coordinate calculation.
2. All distances are horizontal ground distances measured in U.S. survey feet unless otherwise noted.
3. This plat is subject to any easements, agreements, or rights of way which were not apparent during the survey of the lines shown on this plat.
4. This survey is based on the instruments of record referenced hereon. This survey was performed without the benefit of a title opinion and may not indicate all encumbrances on the property, or other matters that such a report might reveal.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°16'56"W	42.10'



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	780.71'	3860.00'	N04°22'44"W	779.38'	11°35'19"



N

LEGEND

EIP	EXISTING IRON PIPE
EIS	EXISTING IRON STAKE
RBF	REBAR FOUND
RBS	#5 REBAR SET
P/L	PROPERTY LINE
℄	CENTERLINE
R/W	RIGHT OF WAY
EOP	EDGE OF PAVING
○	UTILITY POLE
OP	OVERHEAD POWER
⟷	COMBINE WITH
AG	ABOVE GRADE
BG	BELOW GRADE

STATIONS NOT OTHERWISE IDENTIFIED ARE POINTS

N.C.GRID NAD83(2011)

SITE DATA

- Tax PIN: 8728-41-9786
- Address: 6267 Richland Church Rd.
- Current Zoning: RA
- Proposed Zoning: CVOE-CE
- Total Area: 14.918 Ac.
- No. of Lots: 2

CVOE-CE SETBACKS

Front: 35'
Rear: 30'
Side: 10'

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES, OR SALES

SURVEY PLAT FOR

MICKEY B. SMITH

LIBERTY TOWNSHIP RANDOLPH CO., NC
SCALE 1" = 100' MAY 19, 2022

0 100 200 300

J.M. Holland Land Surveying, Inc.
164 JOYCE SCHOOL ROAD
MAYODAN, N.C. 27027
336-508-0812
JACOB@JMHOLLANDSURVEYING.COM
FIRM LICENSE NO. C-3765

OWNER

Mickey B. Smith
6782 Richland Church Rd.
Liberty, NC 27298
Ph: 336-382-2952

JOB # 2210105

Lineberry Rezoning Request

Legend

Parcels

Roads





1 inch equals 200 feet

Lineberry Rezoning Request



Picture 1:
Request location.



Picture 2:
Adjacent parcel.



Picture 3:
Adjacent parcel.



Picture 4:
Adjacent residence.



Picture 5:
Request location on right as seen looking toward Guilford County.



Picture 6:
Request location on left as seen looking toward Old 421 Rd.

DEVELOPMENT IMPACT ANALYSIS

County of Randolph, North Carolina
Department of Planning & Development
204 E Academy Street, Asheboro, NC 27203
(336) 318-6555 ● planning@randolphcountync.gov

Development policies outlined in the Randolph County Growth Management Plan are specifically designed to encourage long-term planning among property owners, developers, and the County. The Development Impact Analysis is a key component of this Plan and its use will increase public awareness of the relationship of growth, rural environmental impacts, and the capacity of local government to provide adequate public facilities based on future land use demands. ***The information contained in the Development Impact Analysis comes from the best available public data sources.***

Preliminary Plat Name

Plat name and section: Mickey B. Smith

Applicant Information

Owner of Record:
Name: Mickey B. Smith
Address: 6762 Richland Church Rd
City, ST ZIP: Liberty, NC 27298
E-mail:
Phone: 336 362-2952

Developer:
Name: Russell Lineberry
Address: 6841 Layton Rd
City, ST ZIP: Liberty, NC 27298
E-mail:
Phone: 336 669-6910

Representative:
Name:
Address:
City, ST ZIP:
E-mail:
Phone:

Engineer/Surveyor:
Name: Jacob Holland
Address: 164 Joyce School Rd
City, ST ZIP: Mayodan, NC 27027
E-mail: jacob@jmhollandsurveying.com
Phone: 336 508-0812

Property Description

Parcel: 8728419786
Growth Management Area: Secondary Growth Area
Fire District: Northeast
Existing conditions:

Acreage: 14.35 acres
Township: Liberty
Existing Zoning: RA

Waterway Description

Does the site contain any streams or rivers? No
Does the site contain any flood zone area? No
Does the site lie within a watershed? No
Does the site contain wetlands? No
Other comments:

Stream name:
Approximate acreage: 0.00 acres
Watershed: N/A
Type: N/A

Project Description

(If appropriate, attach a letter outlining in detail, the scope of the request.)

Subdivision type: ..... Site built

Total acreage of development: ..... 1.92 acres

Total number of building lots: 2

Minimum housing size: ..... sq. ft.

Total acreage of proposed open space (if applicable): ..... 0.00 acres

Total road frontage of proposed development: ..... 270.00 ft.

Average frontage of lots: ..... 135.00 ft.

Width of the lot with smallest amount of road frontage: ..... 135.00 ft.

Width of the lot with greatest amount of road frontage: ..... 135.00 ft.

Is the 1:4 ratio maintained for Rural Growth Areas? ..... N/A

Property is currently being used as:

- ☐ Residential
- ☐ Commercial
- ☐ Industrial
- ☐ Farming
- ☐ Leased hunting
- ☐ Vacant
- ☐ Other

Features unique to this property:

- ☐ Ravines
- ☐ Hills
- ☐ Mountains
- ☐ Rights-of-way
- ☐ Easements
- ☐ Cemeteries
- ☐ Other

Utilities Impact

Water source: Individual well
Sewer source: Septic system

The distance, location, and provider of the nearest public water and sewer source.

Service type	Distance	Location	Provider
Public water	1.17 miles	Old 421 Rd/Curtis Industrial Dr	Town of Liberty
Public sewer	1.17 miles	Old 421 Rd/Curtis Industrial Dr	Town of Liberty

Public Education Impact (Provided by the Boards of Education)

School system: Randolph County Schools

School impacted	Grade level	DPI Capacity	Current membership	Impact
Liberty Elementary	K-5	606	403	0
Northeast Randolph Middle	6-8	732	518	0
Providence Grove High	9-12	1544	701	0

Current mobile classrooms present:

School	Number of mobile classrooms
Liberty Elementary	
Northeast Randolph Middle	
Providence Grove High	

Current traffic assessment:

School	Traffic assessment
Liberty Elementary	Good
Northeast Randolph Middle	Congested
Providence Grove High	Congested

School construction plans:

School	Construction plans
Liberty Elementary	N/A
Northeast Randolph Middle	N/A
Providence Grove High	N/A

Traffic Analysis Impact (Provided by NCDOT GIS data services)

Road(s) directly accessed by development:

Road name	Speed limit	Average daily traffic count
Lake June Rd	55 mph	N/A

Condition of the road accessed by the development: Poor

Characteristics of the road(s) directly accessed by development:

- ☒ Paved
- ☐ Graveled
- ☐ Single lane
- ☐ Bridge(s)
- ☐ Curves
- ☐ Blindspot(s)
- ☒ Intersection(s)
- ☐ Hill(s)

The proposed development with 2 lots will generate an additional 12 total vehicle trips per day.

Does the ADT count greater than 4,000 which would require a turning lane? No

Housing and Community Impacts (Within one mile of the proposal)

Housing patterns in subdivisions:

Subdivision	Type	Number of lots	Average acreage
Audrey L Hemphill	Both	3	6.40
Berry Wood	Site built	4	9.60
Collier Court	Site built	4	1.00
Curtis Acres	Site built	5	1.29
G E and Anna C Moore Heirs	Site built	4	1.08
Grace Staley	N/A	3	0.83
Island Oak	Site built	3	4.60
J H Pike	Both	4	1.63
Parker Property	Mobile home	4	4.30
Pearl S Dillon Heirs	Site built	7	5.30
Ralph and Ada Ferguson	Site built	3	1.28
Robert P Stephens	Site built	3	20.40
Ronald and Betty Staley Revised	Site built	3	1.68
Ronald Staley	Site built	1	10.20

Total number of site-built homes 96

Average square footage of site-built homes ..... 1,662.00 sq. ft.

Largest site-built home by square footage ..... 4,360.00 sq. ft.

Smallest site-built home by square footage ..... 800.00 sq. ft.

Total number of mobile homes 13

Percentage of site-built homes ..... 88.00 %

Percentage of mobile homes ..... 12.00 %

Total number of acres ..... 1,645.83 acres

Average acreage ..... 10.16 acres

Total acreage in tax-deferred farms ..... 815.40 acres

Community Land Uses

- ☒ Commercial
- ☐ Forestry
- ☒ Residential
- ☐ Other:
- ☒ Farming
- ☒ Industrial
- ☐ Church facilities

Special Community Districts

- ☐ Airport Overlay District
- ☐ *E-1* Districts
- ☐ Rural Business Overlay District
- ☐ Cluster Subdivision Overlay District
- ☐ Rural Lot Subdivision Overlay District
- ☐ Industrial Overlay District

☐ Scenic Corridor Overlay District
☐ Voluntary Agricultural District
☐ Commercial Environmental Overlay District
☐ Conventional Subdivision Overlay District

Unique Rural Land Uses in the Community
☐ HLPC Landmark/Cultural Heritage Site
☐ National Forest
☐ Trailway as part of the County Greenway Plan
☐ National Historic Landmark
☐ Natural Heritage Designated Sites
☐ Youth Camp(s)

Agricultural Impact (Within One mile of the proposal)

Adjoining farm properties:

- N/A

Are all well minimum setback lines noted on plat? N/A

Tax-deferred farm properties:

Property owner	Parcel ID	Location
Marjorie S Beeson	8717993994	R2409;E
Marjorie S Beeson	8718915221	R2409;E
Dennis Vestal Layton	8718937700	R421;N Common Access
Grace Ferguson Wolfe and Arvin Reid Ferguson	8727078336	R2409
Steve C Phillips, Jr	8727193817	R2504;S Deeded Access
James E and Margaret K Richardson	8727283116	R2410;W
Donald and Robin Martin	8727555098	R2410;E
Michael Leonard and Teresa Blake Briggs Trustee	8727788650	R1006;E
Helen Moore Teter	8727794406	R2415;E
Marjorie S Beeson	8728002688	R2409;E
James Wilson Brafford, Jr Trustee and Kimberly Brafford Rayle Trustee	8728024087	R2504;R2421;R2409
Robert Eugene Layton	8728037559	R421;N Common Access
Joel Thomas and Howard Lynn Layton	8728132566	R421;N Common Access
Kenneth and Barbara Jones	8728211117	R421;S
Jenna C Frey Trustee	8728309341	R2542;E
Wesley A Hall	8728606562	R2418;S
Linda Hinshaw and Gary Bradford Fogleman	8728621137	Ned Palmer L4, 8-9
Everett Allen and Debra Curtis Humble	8728704589	R2418;S
Debra Curtis Humble and Wesley A Hall	8728709636	R2418;Both
Cynthia N Greer	8728719699	R2418;N
Cynthia N Greer	8728725629	R2415;E
Christine Shelton McPherson Trustee	8728904347	R2418;S
Sherry M Warren	8728925075	R2418
Sherry M Warren	8738017945	R2418;N

Property owner	Parcel ID	Location
Christine Shelton McPherson Trustee	8738101508	R2418;S R2417 W Tr2

Farm operations that begin <u>after</u> the development of a major residential subdivision must abide by the 100 ft. waste setback rule on the farm property.

Other Materials Submitted

- ☒ Preliminary approval from NCDOT District Engineer's Office
- ☐ Buffer site plan
- ☐ Land Clearing Debris Plan
- ☐ Open Space Uses and maintenance agreements, if applicable
- ☐ Proposed deed restrictions
- ☐ Soil analysis
- ☐ Soil erosion plan, stormwater management plan, etc.
- ☐ Other:

From: Russell Lineberry for Mickey Smith
Sent: Thursday, August 11, 2022 9:24 AM
To: Suzi Barker
Subject: Fwd: [External]

Sent from my iPhone

Begin forwarded message:

> **From:** "Pate, Mickey" <mpate1@ncdot.gov>
> **Date:** August 5, 2022 at 10:38:26 AM EDT
> **To:** Russell Lineberry <R.Lineberry1965@yahoo.com>
> **Cc:** "Monroe, Roosevelt J" <rjmonroe@ncdot.gov>
> **Subject: RE: [External]**
>
> Russell,
> Thankyou for inquiring about access for the proposed single family residential lots. We will not require a driveway permit. We advise the following:
>
> - Locate driveways 100ft from adjacent driveways/streets
> - Driveways shall be graded to maintain positive drainage away from highway to ditch line and facilitate a smooth transition for ease of egress/ingress
> - Locate driveways at a safe location to meet minimum clear sight distances in both directions along highway
> - Provide a turnaround area **off** the R/W so that vehicles are not force to back into the highway
> - A minimum 15" X 20' NCDOT approved drainage pipe shall be installed in the bottom of the unstilted ditch line. Headwalls are not allowed.
>
> If you have any questions, please feel free to contact me or this office.
>
> Thanks,
> **Mickey Pate, PE**
> Assistant District Supervisor
> Division 8 - District 1
>
> (336)-318-4005 Direct
> (336)-318-4000 Main Office
> mpate1@ncdot.gov
> 300 DOT Drive
> Asheboro, NC 27205
>
> *Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.*

For: 2-lot's off Lake Juno Rd
Liberty

Dot

COUNTY OF RANDOLPH
CONSISTENCY DETERMINATION AND
FINDING OF REASONABLENESS AND PUBLIC INTEREST

IN THE MATTER OF THE APPLICATION FOR REZONING
BY RUSSELL LINEBERRY
REZONING REQUEST #2022-00002514

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District* as described in the application of Russell Lineberry are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

1. **Determination of Consistency with the *Growth Management Plan.***
   A. **Consistency with *Growth Management Plan* Map**
   The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Secondary Growth Area* have medium density, have land available for development and transitional land use patterns are likely.

   Consistency with Growth Policies in the *Growth Management Plan*

   Policy 6.13 *Conventional residential subdivisions are anticipated of similar housing characteristics to the community.*

   Consistency Analysis: As proposed, this request would be consistent with the similar housing patterns in the surrounding community/

   Policy 6.14 *Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes "leap frog" development (ex. Leaving large vacant areas between developments).*

   Consistency Analysis: As proposed, this request would "fill-in" the remainder of the property along Lake Juno Rd with lots and housing patterns that are consistent

DRAFT

with the surrounding community and would promote the future delivery of urban services.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF RANDOLPH COUNTY, NORTH CAROLINA

WHEREAS, a 1.92 acre parcel, having the Randolph County Parcel Identification Number of 8728419786 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on October 4, 2022 to consider the proposed rezoning on application number 2022-00002514, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

WHEREAS, the Randolph County Planning Board has found that the proposed rezoning is consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect;

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on October 4, 2022.

_____
Chair, Randolph County Planning Board

ATTEST

_____
Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board

DRAFT

MOTION TO APPROVE
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.

MOTION TO DENY
A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA **RANDOLPH COUNTY PLANNING BOARD**

"I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan*."

If making a second to the motion, please change to say, "I second the motion . . ." and continue reading the rest of the motion.