



RANDOLPH COUNTY

PLANNING AND DEVELOPMENT

204 E Academy Street, Asheboro NC 27203 (336) 318-6555

RANDOLPH COUNTY PLANNING BOARD

AGENDA

August 2, 2022

1. Call to Order of the Randolph County Planning Board.
2. Roll call of the Board members:
 - Reid Pell, Chair;
 - Wayne Joyce, Vice-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 August 2, 2022, Planning Board meeting.
 - Approval of the minutes from the July 12, 2022, Planning Board meeting.
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.

REZONING REQUEST #2022-00001368

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **EMMANUEL CRUZ GARCIA**, Siler City, NC, and his request to rezone 14.05 acres at 7845 US Hwy 64 E, Columbia Township, Tax ID #8712473956, Municipal Growth Area, from *RA – Residential Agricultural District* to *CVOM-CD – Conventional Subdivision Overlay Mixed – Conditional District*. The proposed Conditional Zoning

District would specifically allow a four lot subdivision for Class B mobile homes and better as per the site plan.

6. New Business.

REZONING REQUEST #2022-00001825

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **HAROLD KOGER**, McLeansville, NC, and their request to rezone 3.10 acres along US Hwy 64 W, Tabernacle Township, Lake Reese Balance Watershed, Tax ID #7712437632, Step Three, Inc, Subdivision, lot 2, Secondary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow a proposed 70 ft. by 125 ft. retail building with a 50 ft. vegetative buffer as per the site plan.

REZONING REQUEST #2022-00001902

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **FRANKLIN REYNOSO**, Asheboro, NC, and his request to amend the Conditional District Permit on 1.40 acres at 7905 US Hwy 220 S, Richland Township, Tax ID #7665773033, Carl King Subdivision Map 1, lots 34-42, 49-52 + TR, Primary Growth Area, *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District amendment would specifically allow a barber shop.

7. Adjournment.

Attachments



RANDOLPH COUNTY PLANNING BOARD

MINUTES

July 12, 2022

There was a meeting of the Randolph County Planning Board on Tuesday, July 12, 2022, at 6:30 p.m. in the 1909 Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC.

Chairman **Pell** called the meeting to order at 6:30 p.m. and welcomed those in attendance. Next, **Pell** called for a roll call of the members.

Jay Dale, Randolph County Planning and Zoning Director, called the roll of the members.

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

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

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

Pell introduced the newest member of the Randolph County Planning Board, **Ken Austin, Jr.**, and **Austin** shared his background and stated that he looked forward to being a member of the Planning Board.

Pell called for a motion to approve the consent agenda as presented. **Cable** made the motion to approve the consent agenda as presented, with **Davis** making the second to the motion.

Pell called the question on the motion to approve the consent agenda as presented and the motion was adopted unanimously.

Pell asked the Board members if there are any conflicts in the following cases.

Dale stated that **Austin** has family that lives next to a case on the agenda tonight and asked **Morgan** if it was okay for **Austin** to participate in the case and **Morgan** replied that it would be fine if it did not violate the conflict-of-interest standards in the *Randolph County Unified Development Ordinance*.

Hearing no conflicts of interest, **Dale** presented the first case of the night, which was tabled from the June 14, 2022, Planning Board meeting, along with the site plans, and pictures of the site and surrounding properties.

REZONING REQUEST #2022-00001383

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **ERIC L SMITH**, Sophia, NC, to rezone 4.58 acres at 3321 Jess Smith Rd, Tabernacle Township, Tax ID #7724295330, Secondary Growth Area, from and RA - *Residential Agricultural District* to CVOM-CD - *Conventional Subdivision Overlay Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow the creation of a new lot as per the site plan.

Pell opened the public hearing and asked for anyone in favor of the request to come and address the Planning Board.

Eric Smith, 3321 Jess Smith Rd, rose to address the Planning Board. **Smith** started his comments by apologizing for missing the June 14, 2022, meeting and thanked the Planning Board for tabling the request as he was at the hospital with a family member. **Smith** stated that he wanted to split his existing parcel into two lots—one for his home and a lot for another home.

Pell asked if there were any questions from the Planning Board.

Hearing none, **Pell** asked if there was anyone else in favor of the rezoning request that wanted to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the rezoning request that wanted to address the Planning Board.

Hearing none, **Pell** closed the public hearing for discussion and a decision by the Planning Board.

Cable asked if the meeting was published, and if property owners were notified as required by the *Randolph County Unified Development Ordinance* and **Dale** responded that all notifications were done according to the Ordinance. **Cable** said that, since he made the motion to table the request in June, he thanked the Planning Board for tabling the request until the applicant could attend the meeting.

Davis said that he was not present for the June 14, 2022, meeting but that he saw nothing wrong with the request.

Hedrick stated that he had visited the area and talked with the neighbors, and they seem

to be fine with the request.

Cable made the motion to **APPROVE** the 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 all agreed-upon revisions, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. **Joyce** made a second to the motion to approve the rezoning request described with conditions.

Pell called the question on the motion to approve the rezoning request and the motion was adopted unanimously.

Dale presented the next case of the night along with site plans and pictures of the site and surrounding properties.

SPECIAL USE PERMIT REQUEST #2022-00001656

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **UWHARRIE GREEN SCHOOL, INC**, Asheboro, NC, to amend an existing Special Use Permit at 5154 US Hwy 220 Bus S, Cedar Grove Township, Tax ID #7658355370, 40.01 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow an Administration building to be located next to the existing middle school as per the site plan.

Pell opened the public hearing and stated that anyone wanting to give testimony on this Special Use Permit request would need to come and take the following oath.

"Do you swear, or affirm, that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God."

Four people took the oath.

Pell opened the public hearing and asked for anyone in favor of the request to come forward and address the Planning Board.

Sharon Castelli, Superintendent for Uwharrie Charter Academy, 220 Ridgeway Rd, Southern Pines, addressed the Planning Board and said that the proposed administration building is for school offices and will be located near the middle school on the existing campus.

Davis asked if the proposed building would change the flow of traffic around the campus

and **Castelli** responded that the traffic flow would not be changed. **Davis** also asked if the building was needed at the campus to which **Castelli** responded that the building is needed on the campus.

Cable asked that based upon the submitted plans that the building would be one story, have nine offices, and one board room. **Castelli** stated that the building will have nine offices and a large meeting space that can be used for a work area or Board meetings for the school.

Keith Downing, 400 Regency Forest Dr, Cary, stated that his firm has done the landscape design for the campus and has contacted the North Carolina Department of Transportation (NCDOT) regarding the traffic analysis that was done earlier this year for the new high school at this location and the NCDOT had issued a new letter stating that the proposed administration building would not cause any new traffic issues.

Cable asked about the time frame for the completion of the new high and the administration building. **Castelli** responded that they are on track to have all the buildings ready by August 23, 2022.

Austin asked if there would be additional parking required for the new building and **Castelli** responded that there would be no additional parking required.

Pell asked if there was anyone else in favor of the Special Use Permit request that wanted to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the Special Use Permit request that wanted to address the Planning Board.

Laura Arborgast, 5107 US Hwy 220 Bus S, rose to address the Planning Board and stated that her main concern is traffic as it can take her as much as 30 minutes to get home due to school traffic. **Arborgast** said that she is constantly hearing people “burn out” at all times of the day and night and that she “hates to see the land go to waste.” **Arborgast** relayed to the Planning Board the times she could not get out of the church parking lot due to school traffic and asked how is this fair to taxpayers. **Arborgast** asked that the school be required to put in a turn lane and since the property is near Interstate 73/74 what would be the possibility of a ramp on and off Pisgah Covered Bridge Rd to provide access to the school but that she did not want to see more people lose their land for a turn lane as the school has enough property and should give part of their property for the safety of the school and the surrounding community.

Cable asked **Arborgast** about the time of day when the traffic is so bad and how long it is backed up and **Arborgast** responded between 3:00 p.m. to 4:00 p.m. or during special events or parents were picking up their children from school.

Cable asked about the accidents that **Arborgast** mentioned and asked if the accidents are caused by people trying to get around school traffic that has stopped to turn into the school off US Hwy 220 Bus S. **Arborgast** said that was her opinion.

Pell asked if there were any more questions from the Planning Board.

Pell asked if there was anyone else in opposition that wanted to address the Planning Board.

Hearing no one, **Pell** closed the public hearing for discussion and a decision by the Planning Board.

Kemp stated that he wanted to clarify the issue which is to amend the existing Special Use Permit to allow the administration building. **Davis** stated that the traffic issue was reviewed at the previous public hearing on the high school and that he understands **Arborgast's** concerns. **Dale** stated that at the previous public hearing for the high school, NCDOT said the roads were okay and no further traffic study was needed and the Special Use Permit for the high school was issued based on the information from NCDOT and the findings of fact required to approve and issue a Special Use Permit.

Beeson stated that the Planning Board sees these issues at every school until people understand the established traffic patterns, but the issues **do** get better with time.

Cable said that is why he asked the question earlier about the accidents and reminded the Planning Board that traffic is an NCDOT District Engineer issue and outside of the scope of the Planning Board review and approval process. **Cable** went on to say that the proposed building is a one-story building for administration purposes and Uwharrie Charter Academy is **not** putting another school or daycare on site.

Pell stated that at the previous public hearing for the Special Use Permit for the high school that the NCDOT District Engineer was at the public hearing and voiced no concerns regarding traffic.

Kemp made the motion to **APPROVE** the Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and 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*. **Beeson** made the second to the motion.

Pell called the question on the motion to approve the Special Use Permit request and the motion was adopted unanimously.

Dale presented the next case of the night along with site plans and pictures of the site and surrounding properties.

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **DAVID OWENS**, Asheboro, NC, to allow a Special Use Permit at 1853 NC HWY 42 S, Grant Township, Tax ID #7770427220, 2.0 acres, RA - Residential Agricultural District. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a Federal Firearms License to hydro dip weapon parts in twenty-four feet by twenty-four feet existing building as per the site plan.

Pell opened the public hearing and stated that anyone wanting to give testimony on this Special Use Permit request would need to come and take the following oath.

"Do you swear, or affirm, that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God."

One person took the oath.

Pell opened the public hearing and asked for anyone in favor of the request to come forward and address the Planning Board.

David Owens, 1853 NC Hwy 42 S, says that he needs a Federal Firearms License to be able to do his proposed business of hydro-dipping. **Owens** said that everything would be dropped off at the shop so he could do the hydro-plating. **Owens** told the Planning Board that he would be retiring from the State on February 1, 2023.

Davis asked what the hydro-drip process is, and **Owens** pointed to the information that he distributed to the Planning Board and that basically, it is a large tub filled with water and that he lays a special film on top and then dips the gun parts into the water and the ink from the film stays on the gun. (See exhibit number one.) **Owens** stated that this is a new process that is becoming very popular as it can be applied to guns, deer skulls, cups, etc.

Austin asked if the guns brought to **Owens** were non-working guns and **Owens** said that customers bring him the gun and he must take it apart for the hydro-dip process and, since he must take the gun apart, the US Bureau of Alcohol, Tobacco, and Firearms (USATF) requires him to have a Federal Firearms License and that requires a Special Use Permit from the Planning Board.

Davis asked **Owens** if he was going to test fire the guns and **Owens** said, "No."

Cable asked about chemicals on the site and **Owens** responded that there will be nothing on the property other than the activator that is required for the process.

Austin asked if anyone else in the County was doing this business and **Owens** stated

that he is not aware of anyone else doing this, but the big gun dealers are starting to do this process more and more.

Beeson asked **Owens** if the water he drained from the tank is safe and **Owens** stated that the water is a non-pollutant based on his information.

Pell asked if there was anyone else in favor of the Special Use Permit request that wanted to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the Special Use Permit request that wanted to address the Planning Board.

Hearing no one, **Pell** closed the public hearing for discussion and a decision by the Planning Board.

Cable said this is another story of a person completing a career and wanting to do something close to home and this business could be a huge advantage to the County. **Cable** stated that he thought it is a neat process and that **Owens** has a great idea by starting small and he was very hopeful that **Owens** can expand his business in the future. **Cable** said he thought this was a good business in Randolph County and it would not disturb anyone and that there was no opposition at the public hearing.

Cable made the motion to **APPROVE** the Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and 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** made the second to the motion.

Pell called the question on the motion to approve the Special Use Permit request and the motion was adopted unanimously.

Dale presented the next case of the night along with site plans and pictures of the site and surrounding properties.

REZONING REQUEST 2022-00001368

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **EMMANUEL CRUZ GARCIA**, Siler City, NC, and his request to rezone 14.05 acres at 7845 US Hwy 64 E, Columbia Township, Tax ID #8712473956, Municipal Growth Area, from *RA – Residential Agricultural District* to *CVOM-CD – Conventional Subdivision Overlay Mixed – Conditional District*. The proposed Conditional Zoning District would specifically allow a four-lot subdivision for Class *B* mobile homes and better as per the site plan.

Pell opened the public hearing and asked for anyone in favor of the request to come and address the Planning Board.

Jim Raines, 7929 US Hwy 64 E, Ramseur said that he was a former Randolph County Planning Board member and had a couple of questions. **Raines** stated that was Garcia's neighbor and in favor of his request. **Raines** said that the property he and his family live on is a farm and it is listed as a Century Farm, a farm that has been in operation for over one hundred years. **Raines** stated that the property is not listed on the Development Impact Analysis as tax-deferred so would the wells be required to meet the 100 ft. well setback?

Raines related to the Planning Board how Kent Atkinson, another farmer in the area, uses the nearby property to cut hay and spread chicken litter and wanted any potential buyers to be aware of the existing farming activities. **Raines** further stated that the homes to be placed on the proposed lots will be new homes and he is excited about that along with the setbacks proposed. **Raines** stated that it appeared that NCDOT had questions on how traffic will get in and out of the lots and that the septic system and well location will be determined by Randolph County Public Health.

Pell asked if there was anyone else in favor of the rezoning request that wanted to address the Planning Board.

Janet Adams, 7791 US Hwy 64 E, Ramseur, rose to address the Planning Board with questions about mobile homes and how they would impact her property values. **Adams** related how she bought her house in 2018 and spent over \$75,000 to rehabilitate the old farmhouse and what would the mobile homes do to her investment?

Davis asked **Adams** to identify her property on the map and she said it was on the left side of US Hwy 64 E before getting to the request location.

Adams stated that they do farming and other hobby activities on a 27-acre parcel with the back of the parcel being a forest. **Adams** said that the access shown on the property is the access for her neighbors.

Davis asked about the drive showing on the site plan and **Adams** said that the drive goes on back behind her property and it is the access for the other property owners. **Adams said** that she was not opposed to dividing the 14.50 acres but was concerned about how the development would look compared to the existing housing patterns.

Brynne Diaz, 7791 US Hwy 64 E, Ramseur, rose to speak to the Planning Board and told how they had put \$75,000 put into rehabbing the home and they were also concerned about property value. **Diaz** stated their property is on the other side of the property and they are not opposed to the request but concerned due to the size of the acreage.

Davis asked **Diaz** if their property abuts the request location and **Diaz** responded that the property does not abut but shares a driveway.

Pell asked if there was anyone else in favor of the rezoning request. Hearing none, **Pell** asked if there was anyone in opposition to the rezoning request that wanted to address the Planning Board.

Hearing no one, **Pell** closed the public hearing for discussion and a decision by the Planning Board.

Beeson asked how the lots are accessing US Hwy 64 E. **Beeson** referenced the letters from NCDOT in the agenda pack and asked about the access for lots two, three, and four.

Joyce said that the email from NCDOT said lot number three would have to go through the NCDOT driveway permitting process and **Beeson** said he did not have high hopes for either of the lots to get the necessary driveway permits.

Emmanuel Cruz, 7845 US Hwy 64 E, Ramseur, the applicant, requested to be heard by the Planning Board. **Pell** reopened the public hearing so **Cruz** could address the questions from the Planning Board.

Beeson asked again about the access to lots two, three, and four, and **Cruz** said that a thirty feet easement had already been agreed upon to allow access for lots two, three, and four.

Morgan asked if there is one easement for lot number one and then the easement goes on to lots two and four. **Cruz** responded that he is going to try and access lot number three from US Hwy 64 E.

Austin stated that this information should be on the site plan and **Dale** said that the site plan is often updated after the public hearing due to concerns raised during the public hearing process.

Morgan stated that the applicant is “not married to site plan” so it can be modified during the public hearing process and if the lot sizes comply with the *Randolph County Unified Development Ordinance* and the number of lots does not increase after the public hearing, it is still acceptable.

Austin asked about the wet area down the right-hand side of the plat and if there were any offsets for this area? **Dale** stated that development could not take place in those areas.

Davis asked if lot sizes changed if the request must come back to the Planning Board? **Morgan** said that if approved, the number of lots cannot go beyond the four lots as shown on the plat and that the lot acreages would probably not change in the future.

Beeson asked about placing a condition on the subdivision that no lot could be smaller than the proposed lot sizes as indicated on the preliminary plat.

Cruz said that he bought the property to sell, and he is acting as the broker on the property.

Pell again closed the Planning Board public hearing.

Hedrick asked if the parcel were to be divided into two five acres parcels if it would still have to come to the Planning Board and **Dale** answered no as it would be a *minor subdivision* as defined by the Ordinance.

Dale stated that the plat does show a fifty feet stream buffer that would not be allowed to be disturbed. **Hedrick** asked a question about minimum lot sizes and how the new homes would meet the required setbacks.

Hedrick stated that the included deed restrictions said that the property must follow "County guidelines" and **Dale** said the developer can divide a lot, but it does not have to be a "buildable lot" and that each home would have to meet the standard setback requirements.

Austin asked if someone could describe the entrance as it appears the access is off US Hwy 64 E and goes through lot number one.

Pell asked **Raines** the size of the easement between lot one and lot two and **Raines** said it was approximately thirty-five feet and it goes to the property corner and turns west.

Cable said that based on the plat it appears to be 35.6 feet from one corner to another corner and 35.7 feet at the back of the property.

Davis stated that he appreciated **Raines'** expertise, but he did not feel that he could accept the plat as currently shown with the access questions and he would suggest the Planning Board either table the request or deny the request.

Morgan said the Planning Board would need to make the decision to either table or deny the request.

Davis said he would like for the applicant to come back to the Planning Board with more information and **Cable** said there were too many variables to make him comfortable deciding on the request.

Austin said that everything with the request is confusing.

Pell asked **Cruz** if he understood the concerns of the Planning Board. **Cruz** stated that he would prefer for the Planning Board to table the request and allow him to bring back more information for the Planning Board.

Davis made the motion to table the request and **Cable** seconded the request if the applicant knew the information to bring back to the Planning Board such as detailed

wetland information and clear answers regarding the access to the proposed lots.

Pell called the question on the motion to table the rezoning request and the motion was adopted unanimously. **Pell** told **Cruz** to call the Planning Department to get more information on what the Planning Board is requesting.

Dale presented the last rezoning case of the night along with site plans and pictures of the site and surrounding properties.

REZONING REQUEST 2022-00001661

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **NEW HORIZON BUILDING AND CONCRETE. LLC**, Franklinville, NC, to rezone 2.45 acres at 2299 Whites Memorial Rd., Franklinville Township, Tax ID #7784402024, Secondary Growth Area, from *LI-CD - Light Industrial - Conditional District* and *RA - Residential Agricultural District* to *LI-CD - Light Industrial - Conditional District*. The proposed Conditional Zoning District would amend the existing Conditional Zoning District permit and the site plan to specifically allow for a proposed 60 ft. x 200 ft. building as per the site plan.

Pell opened the public hearing and asked for anyone in favor of the request to come forward and address the Planning Board.

Rafael Vega, 3281 Skyhaven Rd, Randleman, the applicant and owner of New Horizon Building and Concrete, LLC, addressed the Planning Board and stated that he purchased the building for his business and the business has grown and he now needs to expand to bring more jobs to the County. **Vega** presented the Planning Board with signatures from the closest neighbors, and they signed saying that they have no concerns with the proposed expansion. (See exhibit number two.)

Davis asked for an explanation of the business that is conducted on the property. **Vega** said that the business produced kits for various types of metal buildings and the kits are sent over North Carolina, South Carolina, and Virginia. **Davis** asked if the proposed building would be for storage and **Vega** responded that the new building would be used for manufacturing the kits. **Vega** said that welding and manufacturing of trusses would be completed in the building. **Vega** stated that installers come to his business, pick up the kits and then go to the sites where the buildings are put together on the site. **Vega** said the existing building will be used to make doors that are included in the kits.

Austin said that is familiar with this site and there is a lot of material that is laying in the open and asked if **Vega** was going to move the material in the open area into the existing building and **Vega** said that was his plan.

Austin talked about the large building on the top of the hill at the site and **Vega** stated that he asked NCDOT to help with traffic and safety concerns and all that NCDOT would

do was put up a sign warning of trucks pulling into the road and that he had put up the mirror to help see over the hill. **Austin** asked if they do have large trucks coming onto the site and **Vega** said that large trucks come to the site around two times a week. **Austin** asked if the new building would create more traffic and **Vega** said that the new building should not increase traffic but that it will allow him to better organize the supplies on the property.

Pell asked about the number of employees for the business and **Vega** said he has about twenty-five employees and when adding in the subcontractors that work for other companies, the numbers would be close to seventy to eighty.

Pell stated that he would think that most of the activity is the contractors coming to the site to pick up the kits and then leaving to go to the site for assembly and **Vega** responded that this is what happens on the site.

Pell asked if there was anyone else in favor of the Rezoning Request that wanted to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the Rezoning Request that wanted to address the Planning Board.

Kara Curl, 2259 Whites Memorial Rd, Franklinville rose to address the Planning Board and that she had not seen the list that **Vega** had presented to the Planning Board. **Curl** said her concern is that it is loud at the site from before sunup to sundown and often as late as midnight and that the music is so loud that it sometimes will shake her house. **Curl** told the Planning Board that she will be having her first baby in October and the existing building will be right next to the nursery and it would be exposed to all the noise from the business. **Curl** said that other neighbors in the area could not be at the public hearing, and they are not in support of the business due to the noise and traffic issues along Whites Memorial Rd.

Hazel Elliott, 3122 Whites Memorial Rd, Franklinville, told the Planning Board that she grew up in this area and that she knows all the neighbors and they are opposed to the rezoning request due to the amount of traffic that has been produced by the business. **Elliott** said that everyone picks up speed at bottom of the hill and to get over the hill most vehicles are going at a "good amount of speed." **Elliott** also relayed about the trucks backing into the site or stopping at the top of the hill. **Elliott** said that more trucks will be coming to the site if the request is approved, and those trucks will be carrying materials and that Whites Memorial Rd is such a busy road that they are afraid for their safety. **Elliott** said she has a neighbor that could not be at the public hearing due to being in the hospital and the signatures that **Vega** gave to the Planning Board must be from the people that sold the land to **Vega**. **Elliott** said that this was supposed to be a small business and it has gotten out of hand and is not in a good location at the top of the hill along Whites Memorial Rd. **Elliott** said that sometimes owners must move businesses if it outgrows their location and that this location is not designed for large trucks, and it is no longer safe for anyone to ride bicycles in the area. **Elliott** stated that the posted speed limit is fifty-five miles per hour, but trucks are going as fast as possible to get uphill. **Elliott** told the Planning Board that many neighbors were going to be at the public hearing but could not

come and that they are glad that the business is growing but it needs to move to another location.

Alex Williamson, 2259 Whites Memorial Rd, Franklinville, told the Planning Board that he talked to all neighbors and said that drivers cannot see the driveway to the business until the trucks are at his driveway. **Williamson** further stated that people do not drive the speed limit and there are tire marks on the road in front of the house from where vehicles have had to stop quickly. **Williamson** informed the Planning Board that **Vega** was already working and grading in this area for the proposed building and that material is already leaving from the proposed site anywhere from 6:00 A.M. until midnight. **Williamson** said that **Vega** had not asked him about signing anything from the adjoining property owners before the public hearing. **Williamson** stated that this community is where he wants to raise his family and this proposed building will be in his back yard and that he wished it could be stopped and it might be time for **Vega** to move the business to another location. **Williamson** further told the Planning Board that **Vega's** statement regarding two trailers at the site a week was not correct and that it was eighteen-wheelers at the site at least twice a week but other trucks and trailers in and out of the site every day. **Williamson** told the Board about seeing employees riding on the front of forklifts and not following any safety policies and that he wished the business the best, but it should not be on Whites Memorial Rd.

Curl returned to tell the Planning Board about big sheets of metal in the field and that she is concerned about her safety during storms and wonders what is there to keep the material on the site from flying around during bad weather.

Vega returned to address the concerns raised by the neighbors and told the Planning Board that he has never known of any issues and to check the records at the Sheriff's department. **Vega** stated that **Curl** is deaf and there is no way she could hear "Mexican" music from the site. **Vega** stated that he does not pay attention to what the words say, and they just have the music on. **Vega** related how a Sheriff's Deputy has come to the site several times after receiving complaints about the loud music coming from the site and the Deputies checked the site and found there was nothing to report but to keep the music turned down to not bother the neighbors. **Vega** stated that his office is behind the shop and if the music was as loud as the neighbor's claimed, he would not be able to work. **Vega** said that he wants more customers and if the music is so loud, he would not be getting more customers and that it was true that Whites Memorial Rd has changed over the years, but it is not because of his business, and he has no control over how fast people are driving. **Vega** said that he was not lying about trucks coming in and out and that he can prove his statement based on his invoices and that there is no problem seeing the driveway to the business. **Vega** said that he cannot do anything because the neighbors came after his business was there and that he does not have the money to move the business and he needs the extra space for the business.

Cable asked about the hours of operation and **Vega** said that when he first purchased the property and opened the business, the hours were 7:00 a.m. to 7:00 p.m., Monday through Saturday and those are the same hours right now and that this year his business

has been slow.

Cable asked that if the new building was approved and with the raw materials coming into the site, would there be a way to design everything so that trucks could pull into the property and then turn around instead of backing in from Whites Memorial Rd. **Vega** responded by saying that trucks do not back into the site unless they are a new driver coming to the site for the first time. **Cable** asked if the fifty-three foot trucks could pull into the site and turn around on the site and **Vega** responded that most trucks pull in and then turn around.

Cable restated the hours of operation of 7:00 a.m. to 7:00 p.m., Monday through Saturday, and asked if there were any buffers to help quieten the sound or noise. **Vega** again stated there was no noise coming from the business but that employees do a lot of welding, and someone may drop a piece of tubing, etc., and that could cause some noise.

Cable asked for clarification of the number of employees at the site and **Vega** said there were eight employees—three in the office and five in the shop and the office is only open from 8:00 a.m. to 5:00 p.m., Monday through Friday, and the shop is open from 7:00 a.m. to 7:00 p.m. Monday through Saturday.

Austin asked how many of the fifty-three foot trucks and trailers enter the property and **Vega** said usually it is three a day maximum per day. **Austin** asked the length of the other trailers that come to the site and **Vega** answered that they are thirty feet. **Austin** said that with the length of the trailers and the posted speed limit of fifty-five miles per hour and turning into a blind entrance that could be a dangerous situation. **Vega** said the area is safe for people that live there all the time and that he sees the same cars come by the site every day.

Austin asked **Vega** if he installed the mirror at this location. **Vega** responded that he had to put up the mirror since NCDOT said they could only put-up signs and that the property owner would have to install a mirror and that he purchased this property and building with the intent of working there into the future.

Davis asked about the possibility of making the entrance safer and **Vega** said that he was going to do a loop drive around the site but has not moved forward with a new drive due to complaints from the adjoining property owners.

Davis asked how wide the existing drive is and **Vega** said it is forty feet wide and that he lets a neighbor use the drive to access their property.

Vaughan said that she can empathize with both the property owners and **Vega**. **Vaughan** stated it is a beautiful area but it's in the County and she also owns a business and trailers pulling into her business. **Vaughan** petitioned NCDOT to reduce speed along the road to her business due to logging trucks traveling the road doing almost seventy-five to eighty miles per hour with residential traffic. **Vaughan** stated that this is the nature of having a business, but you must make it work for everyone and that the County wants commercial

growth to expand. **Vaughan** said that the Planning Board wants to do everything it can so that **Vega** could give the property owners a nice buffer to help cut the noise and **Vaughan** said that she was not suggesting a buffer because she owns a nursery but because it could help make the situation better for everyone involved.

Vega said that it takes longer for certain trees to grow and if he must put in a buffer, the access to the property will be cut down since the drive is on the property line and he does not use the other drive on the site to avoid bothering neighbors. **Vega** stated that he would consider putting trees in along the property line.

Williamson returned to ask asked how far the new building is from his house and **Vega** responded that the new building is approximately 150 feet from the property line and **Williamson** and Planning Board members pointed out that this is not what the site plan shows.

Austin asked if the property is currently covered with metal and can that metal be moved into the building. **Vega** responded yes. **Austin** asked how tractor-trailers get into the site and turn around to which **Vega** replied that the trucks turn around in the existing parking area.

Beeson asked if the new building would have dock doors. **Vega** responded that there will a dock door on the right side of the building and no dock doors facing the adjoining residences.

Williamson stood to readdress the Planning Board and said that the business is open and operating seven days a week and it is not only the construction noise but also the loud music. **Williamson** said that the Sheriff's Deputies have shown up at the site due to noise complaints and the business will turn the music down for about thirty minutes after law enforcement is gone.

Pell closed the public hearing for discussion and a decision by the Planning Board.

Beeson asked if the Planning Board could put conditions on the property and **Morgan** replied that the Board could put conditions on the property but that the owner would have to agree to those conditions.

Hedrick stated that it looks like this business is an evolution from a Special Use Permit and then a Conditional District Permit. **Hedrick** asked if the hours of operation were part of the rezoning and where did 7:00 a.m. to 7:00 p.m. hours come from? After reviewing the previous Special Use Permit and Conditional District Permit there was nothing on either permit regarding the hours of operation.

Dale stated that per the Ordinance if noise is an issue, the Planning Board could require *HI – Heavy Industrial* zoning.

Cable stated that he felt that this operation is more of a light industrial business.

Hedrick asked if there were any other similar operations or businesses in this area to which **Austin** replied that there is nothing else like this on Whites Memorial Rd.

Davis said that it seemed to him like the business has changed from the original intent, but it has grown and wants to expand, and he would suggest that the Planning Board should be trying to help the community from expanding by requiring a buffer and asked the Planning Board members if the buffer seems to be appropriate for this request.

Austin said that he would suggest that the entrance be expanded to make it safer due to the dangerous location on Whites Memorial Rd.

Beeson said he would like to clarify the hours of operation to exclude Sunday operations.

Pell asked **Vega** if he heard what the Planning Board is suggesting which is to (1) add a buffer and (2) make the driveway wider. **Vega** said that he could not make the drive any wider. **Pell** stated that the property, according to the site plan is 245 feet wide and the Planning Board was asking for a driveway no wider than seventy feet.

Beeson said he thought a driveway of forty to fifty feet wide would be sufficient to address the concerns raised during the public hearing.

Cable asked **Vega** if he was going to be grading the proposed gravel drive to go around the building and take the drive to the back property line. **Vega** responded that he would not be grading for a new driveway and that the driveway at the front is existing and there is no room to make it larger.

Pell asked **Vega** why he could not widen the drive and **Vega** answered that the drive is already as wide as it could be based on the site. **Pell** said that this is not what the submitted site plan shows.

Morgan advised the Planning Board to provide **Vega** with a list of conditions for the property and if **Vega** does not agree to the conditions, the Planning Board could deny the request. **Vega** said it is still the same thing.

Austin asked if the proposed building will be enclosed, and **Vega** stated that the proposed building will be closed on the sides but open on both ends.

Pell asked **Vega** again about the conditions mentioned earlier.

Morgan stated that all the conditions must be listed in the application and agreed to by the applicant.

Cable asked **Vega** if he could stop operations at 5:00 p.m. on Saturdays to which **Vega** answered yes if he was still able to access his office as needed.

Pell asked about the specific hours of operation of 7:00 a.m. to 7:00 p.m., Monday through

Friday, and 7:00 a.m. to 5:00 p.m. on Saturday. **Vega** stated that those hours will work but he still wants to be able to go to the office after hours as needed.

Davis asked **Vega** if he would put in a sixty feet drive and **Vega** said he would have to measure the property to be sure.

Joyce asked **Vega** if the business is using the entire side property line for the drive and **Vega** stated that he is using that property line as the drive.

Davis asked about the type of buffers that should be required.

Joyce said that if the Planning Board requires a larger driveway and buffers, then it could result in a smaller buffer area.

Cable suggested a buffer along the south property line close to the neighbor that lives in the mobile home.

Vaughan stated that most municipalities and counties require something planting to be the size of a four-feet-tall at the time of planting in a single row and that would probably be sufficient.

Hedrick said that Google shows the existing building as being set back sixty feet from Whites Memorial Rd.

Morgan reminded the Planning Board that they needed to be very specific on the conditions that they were requesting.

Beeson stated that the Planning Board was discussing a buffer and the Board needs to decide the area for the buffer whether it be from the proposed building corner to halfway to the existing building so it could be seen or another option for buffering.

Pell mentioned the existing trees showing on the south line and **Vega** stated that those trees have been removed.

Vega suggested a buffer from the back corner of the existing building all the way along the property line, but the neighbors need to know the buffer will be close to their home.

Cable said that he would suggest buffers based on the photo with the red line in the agenda to go from the top property corner along Whites Memorial Rd to the other property line with a Level II buffer starting at the drive and then going north then west to sixty feet from the road on the south property line and then from the rear corner of the proposed building up to the corner at White Memorial Rd and that would put all the buildings inside of a buffer.

Vega said that on the northeast side of the property there is a slope, and that side of the property faces a farm, and the building would still be seen by the adjoining property

owners.

Pell asked about putting a buffer on just the south side of the building to help the adjoining property owners. The Planning Board then requested a Level II buffer be installed from the rear of the existing building to the corner along the south property line.

The rezoning application was updated to reflect the following conditions:

1. Hours of operation: 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturdays.
2. Level II buffers are to be installed from the rear of the existing building along the southern property line to the rear corner.
3. The existing driveway must be expanded to fifty to sixty feet in width.

Vega signed the updated rezoning application with the revised conditions.

Davis made the motion to **APPROVE** the 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 all agreed-upon revisions, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. **Cable** made a second to the motion to approve the rezoning request described with conditions.

Pell called the question on the motion to approve the rezoning request, and the motion was adopted unanimously.

Having no further business, **Pell** called for a motion to adjourn the meeting. **Beeson** made the motion to adjourn, with **Joyce** making the second to the motion and the motion was adopted unanimously.

The meeting adjourned at 9:00 p.m., with 21 citizens present.

**RANDOLPH COUNTY
NORTH CAROLINA**

Planning Director

Deputy Clerk to the Board

Date



DRAFT

Exhibit One

Frankie David Owens
Big O's Hydro Dipping, LLC
Request for Special Use Permit
By Randolph County Planning Board
July 12, 2022

To the Randolph County Planning Board Members
July12,2022

My name is Frankie David Owens. I am seeking a special use permit to operate a Hydro Dipping Business and to obtain a FFL License on my property, in a 24X24 shop behind my house at 1853 NC Hwy 42 South

- The name of my business is Big O's Hydro Dipping, LLC
- My normal operating hours are 7a.m. to 5p.m. Monday through Thursday.
- There will be very little traffic associated with this business, as it will be a drop and pick up situation.
- There will be no retail or merchandise for sale.
- There will be no outside storage as everything will be done inside of shop.
- There will be no outside noise or fumes associated with this business.
- I will be happy to answer any questions and address any concerns you may have.

Thank You

Randolph County, NC



REID	59139	OWNER	
PIN	7770427220	ADDRESS2	
TAXED ACREAGE	2.00	OWNER CITY	ASHEBORO
PROPERTY DESCRIPTION	R42;N	OWNER STATE	NC
DEED BOOK & PAGE	002602/00267	OWNER ZIP	27205
PLAT BOOK & PAGE		LOCATION ADDRESS	1855 NC HWY 42 S - Additional Addresses
OWNER	OWENS, BARBARA DIANE B LIFE ESTATE	LOCATION ZIP	ASHEBORO,27205
OWNER ADDRESS	1855 NC HWY 42 S	DATA REFRESHED	7/3/2022



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 167 feet
7/5/2022

My house is the one in the back, and shop is behind the house and to the right. It is barley noticable from the road.



Image capture: Sep 2021 © 2022 Google

Asheboro, North Carolina

Google

Street View - Sep 2021



Exhibit Two

New Horizon Buildings and Concrete, LLC

2299 Whites Memorial Rd.

Franklinville, NC

336-799-1106

To whom it may concern, I am a neighbor of New Horizon Buildings and from the time that I have lived near them since they moved into their building, they have not been a problem. There have been no issues with noise or any materials.

Thank you,

X  Date 7-10-22

New Horizon Buildings and Concrete, LLC

2299 Whites Memorial Rd.

Franklinville, NC

336-799-1106

To whom it may concern, I am a neighbor of New Horizon Buildings and from the time that I have lived near them since they moved into their building, they have not been a problem. There have been no issues with noise or any materials.

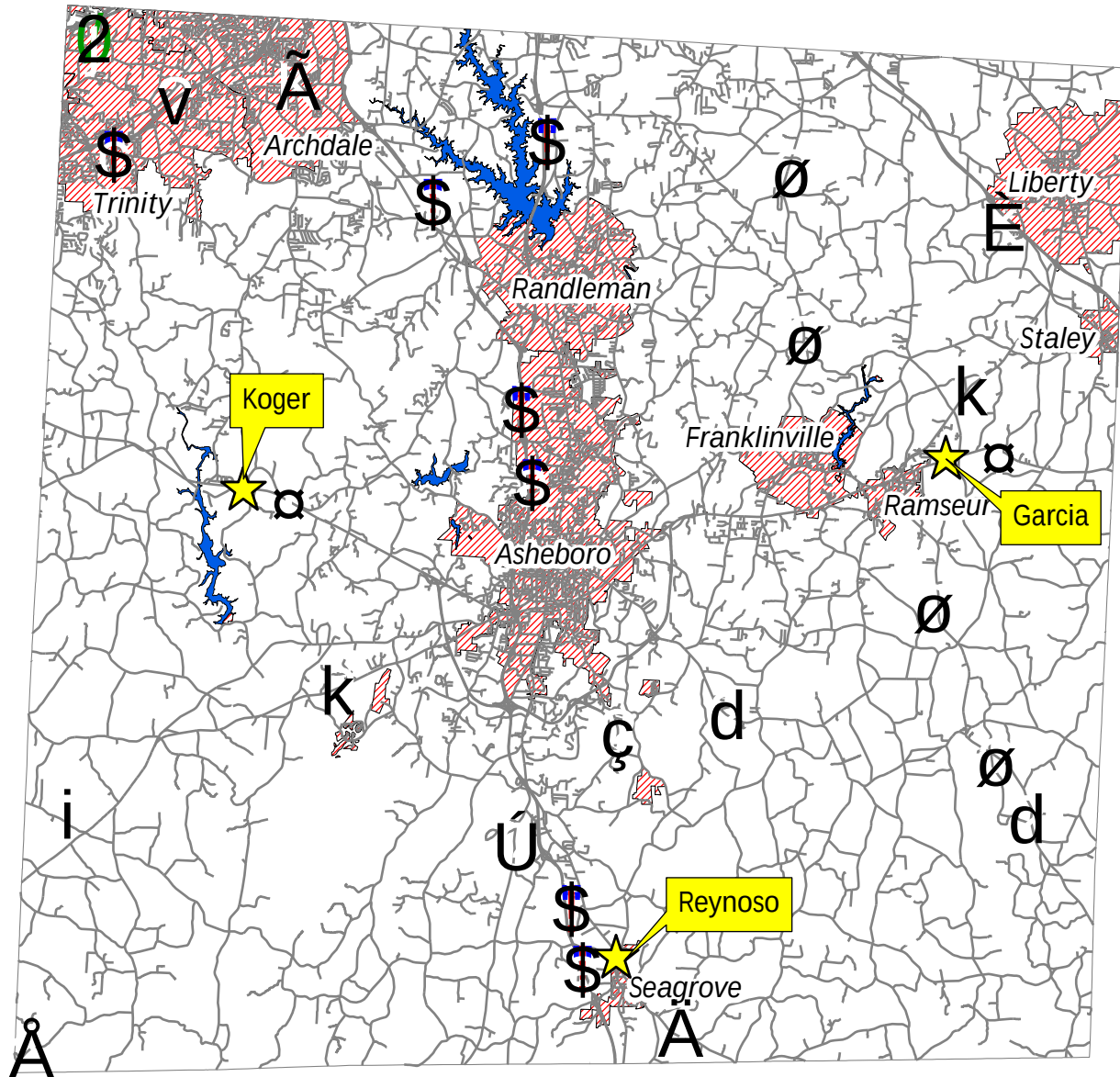
Thank you,

x Richard Hanyoff Date 7-10-22

2311 Whites Memorial Rd.

336-338-2187

Planning Board 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 #2022-00001368

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **EMMANUEL CRUZ GARCIA**, Siler City, NC, and his request to rezone 14.05 acres at 7845 US Hwy 64 E, Columbia Township, Tax ID #8712473956, Municipal Growth Area, from *RA - Residential Agricultural District* to *CVOM-CD - Conventional Subdivision Overlay Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow a four lot subdivision for Class *B* mobile homes and better 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 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 6.13 *Conventional residential subdivision are anticipated of similar housing characteristics to the community.*



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

APPLICATION FOR ZONING CHANGE

Applicant: GARCIA, EMMANUEL CRUZ
Address: 1282 ALSTON BRIDGE RD
City, St. Zip: SILER CITY, NC 27344

Date: 05/05/2022
Parcel #: 8712473956

Owner: GARCIA, EMMANUEL CRUZ
Address: 1282 ALSTON BRIDGE RD
City, St. Zip: SILER CITY, NC 27346

Permit #: 2022-00001368
Permit Type Code: PZ 2

Location Address: 7845 US HWY 64 E
RAMSEUR, NC 27316

CONTACT NAME: GARCIA, EMMANUEL CRUZ

Contact Phone: 919 820-1333

PARCEL INFORMATION:

Lot number: **Subdivision:**
Acreage: 13.9200 **Township:** 06 - COLUMBIA

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:
Zoning District 3:
Growth Management Areas: MUNICIPAL GROWTH AREA
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: Flood Plain Map #: 3710871200J

REQUESTED CHANGE:

Area To Be Rezoned: 14.0500
Lot Size Indicator: ACRE(S)
Proposed Zoning District: CVOM-CD-CONVENTIONAL SUBDIVISION OVERLAY MIXED
CONDITIONAL DISTRICT
Proposed Use(S): TO ALLOW A 4 LOT SUBDIVISION FOR CLASS B MOBILE HOMES
AND ABOVE AS PER THE SITE PLAN
Condition(S):

Total Permit Fee: \$100.00

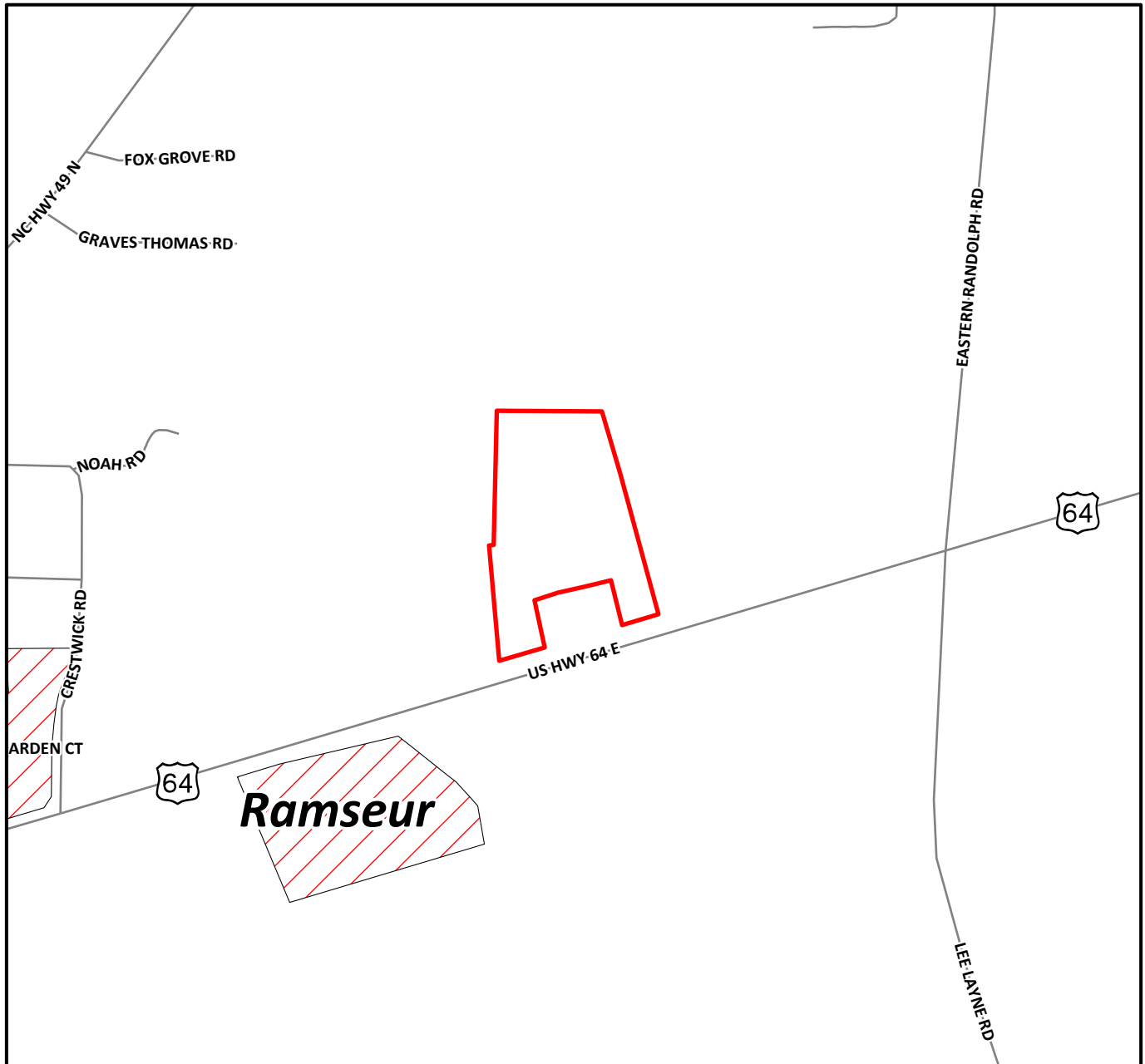
COMMENTS:

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:

Garcia Request Location Map



Directions to site: US Hwy 64 E -
Site on (L) approx 4/10 mile past
Crestwick Rd at 7845 US Hwy 64 E.



1 inch equals 750 feet

Garcia Rezoning Request

Legend



Parcels

Structures

Type



Multi-address



Permanent Structure



Temporary Structure



Roads



Streams



50 ft. Stream buffer



Flood plains



Town of Ramseur

County zoning

Districts



HC



HI



LI



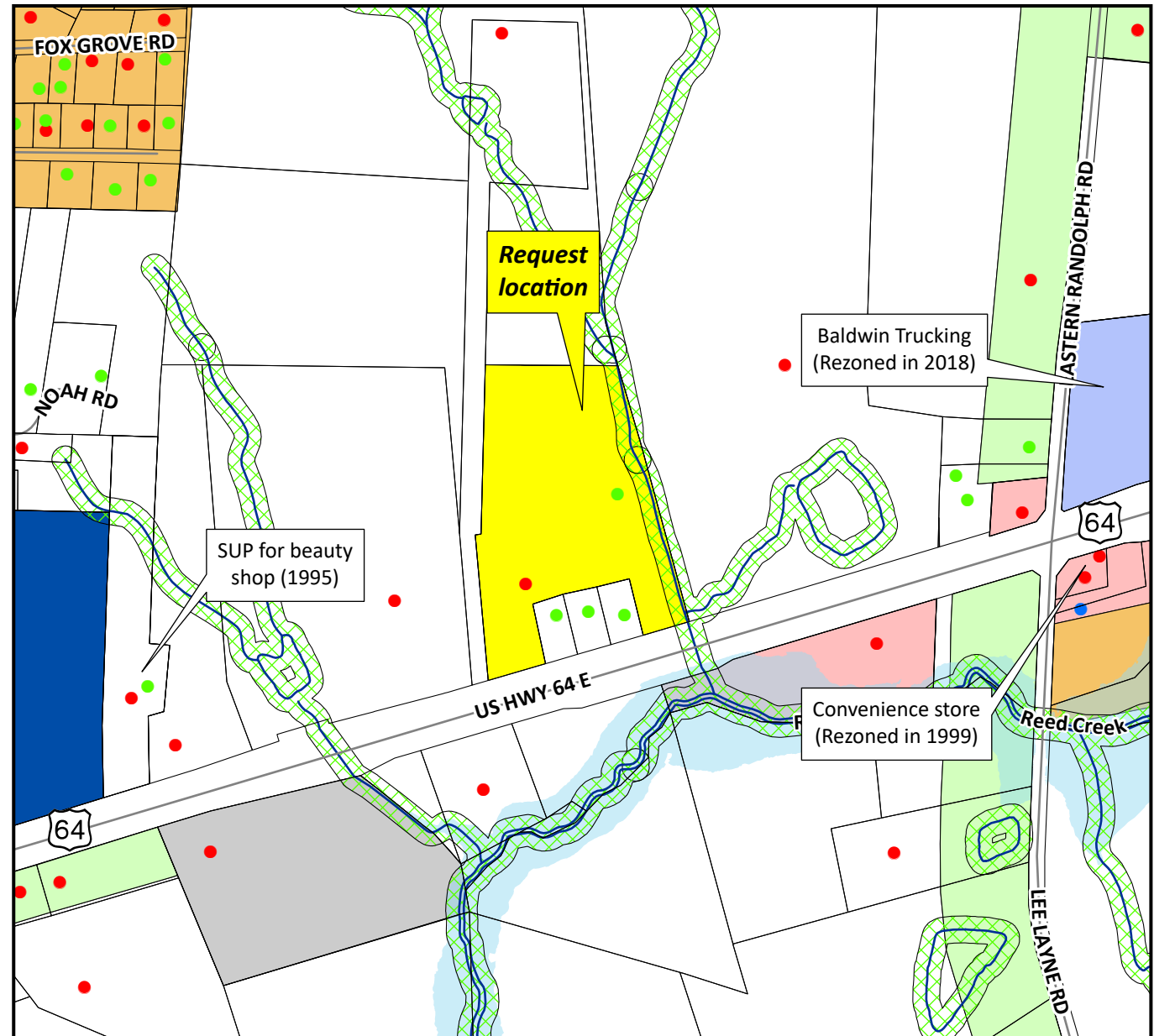
RA



RM



RR



1 inch equals 600 feet

ORIGINAL PLAT

Notes:

- This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710871200J Effective Date: 1/2/2008
- Area calculated by coordinate geometry.
- 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.
- No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
- Proposed Use: Residential
- Tax PIN: 8712473956
- No Wells Visible At Time of Survey

STATE OF NORTH CAROLINA

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

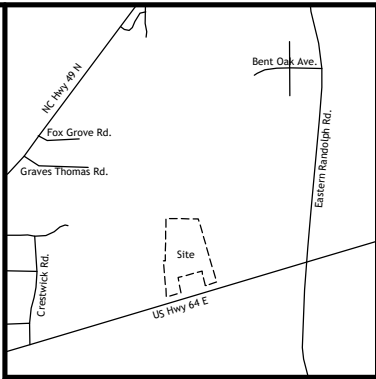
Review Officer

Date

I hereby certify that the subdivision plat shown hereon 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

Date

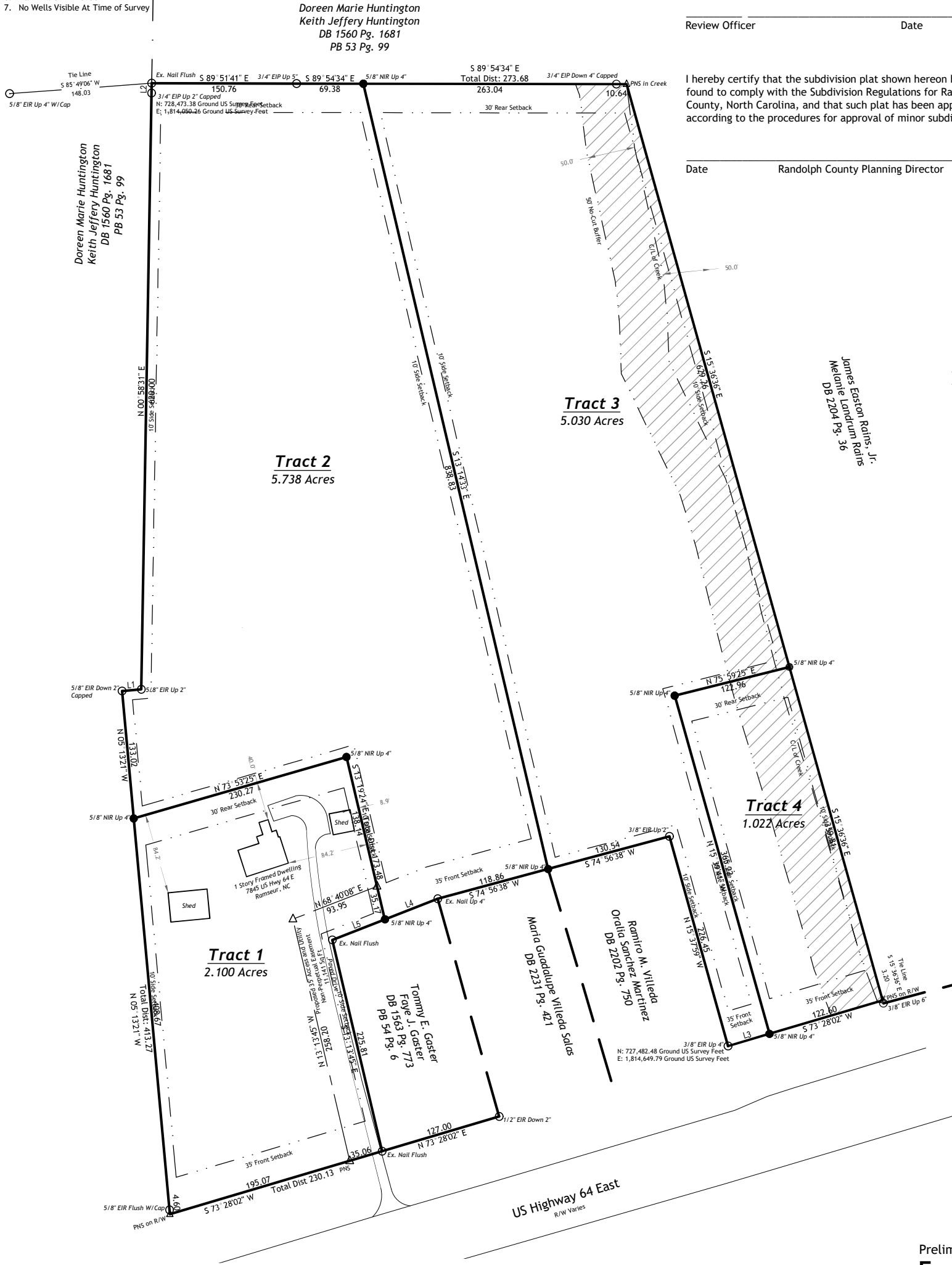
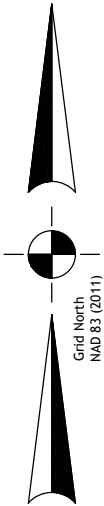
Randolph County Planning Director



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
- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Setback Lines
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Fence
- Overhead Utility Line
- Overhead Power Line
- Underground Electric Line
- Underground Comm. Line
- 100-Year Flood Hazard Line
- Floodway
- C/L Railroad
- Catch Basin
- Yard Inlet
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Manhole
- Water Meter
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- U/G Power Box
- PP
- Power Pole
- Light Pole
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- Spot Elevation

LINE	BEARING	DISTANCE
L1	N 84°57'18" E	20.08
L2	N 00°50'05" E	10.26
L3	S 73°28'02" W	44.91
L4	S 68°40'08" W	58.96
L5	S 68°40'08" W	58.65



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

In accordance with NC General Statute 47-30(f)11a That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 2735 , page 1700 ;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See , page Notes ; that the ratio of precision or positional accuracy as calculated is 1:10000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 4th day of March, A.D., 2022.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor

L-4787



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:

- Class of survey: Class A
- Positional accuracy: <0.10'
- Type of GNSS field procedure: Real-Time Kinematic Networks
- Dates of survey: February 22, 2022
- Datum/Epoch: NAD83(2011) / 2010.00
- Published/Fixed-control use: North Carolina Real Time Network
- Geoid model: Geoid 12A
- Combined grid factor(s): 0.99989253
- GPS/GNSS Scale Point: N:727,755.51 E:1,814,256.13 Z:557.82
- Units: US Survey Feet

Preliminary Survey For:

Emmanuel Cruz Garcia

Columbia Township Randolph County
North Carolina March 4, 2022

Deed Book:2735 Pg:1700

Plat Book:146 Pg:58

Scale: 1" = 80 US Survey Feet

Bar Scale:



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 #: 13713

REVISED PLAT

- Notes:
- This project is not located within a special flood hazard area per NCFRS.
 - Map #: 37108712001 Effective Date: 1/7/2008
 - Area calculated by coordinate geometry.
 - 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.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 - Proposed User: Residential
 - Tax PIN: 8712473956
 - No Wells Visible At Time of Survey

Doreen Marie Huntington
Keith Jeffery Huntington
DB 1560 Pg. 1681
PB 53 Pg. 99

STATE OF NORTH CAROLINA

I, Jay Dale 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

I hereby certify that the subdivision plat shown hereon 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

Date

Randolph County Planning Director



Location Map
(Not to Scale)

- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- R/S - Railroad Spoke
- NR - New Iron Road
- HR - New Iron Pipe
- NCGS Monument
- EN - Existing Nail
- ER - Existing Iron Rod
- EP - Existing Iron Pipe
- EC - Existing Concrete Monument
- Bench Mark
- Computed Point / Point Not Set
- Well
- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Title Lines
- Setback Lines
- Gas Line
- Sewer Line
- Storm Sewer Line
- Water Line
- Fence
- Overhead Utility Line
- Overhead Power Line
- Underground Electric Line
- Underground Comm. Line
- 100-Year Flood Hazard Line
- Floodway
- C/L Railroad
- Catch Basin
- Yard Inlet
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Manhole
- Water Meter
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer
- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- U/G Power Box
- PP
- Power Pole
- Light Pole
- Gay Pole
- Gas Valve
- Gay Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- Spot Elevation

LINE	BEARING	DISTANCE
1	N 89° 54' 34" E	263.04
2	N 00° 49' 00" W	146.03
3	S 73° 28' 02" W	45.07
4	S 68° 40' 08" W	68.59



Owners:
Emmanuel Cruz Garcia
1282 Alston Bridge Rd.
Siler City, NC 27344

Preliminary Survey For:

Emmanuel Cruz Garcia

Columbia Township Randolph County
North Carolina March 4, 2022

Deed Book: 2735 Pg: 1700

Plat Book: 146 Pg: 58

Scale: 1" = 80 US Survey Feet

Bar Scale:



SURVEY CAROLINA, PLLC

154 S. Fayetteville St, Suite B, Asheville, NC 27203

Phone Number: 336 625-8000

Email:

mail@surveycarolina.com

Firm #: P-1110

Dan W Tanner II L-4787

© 2022 Survey Carolina, Plc

Job #: 13713

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

In accordance with NC General Statute 47-30(f)(1)a That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 2735 , page 1700 ;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See , page Notes ; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 4th day of March, A.D., 2022.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor

L-4787



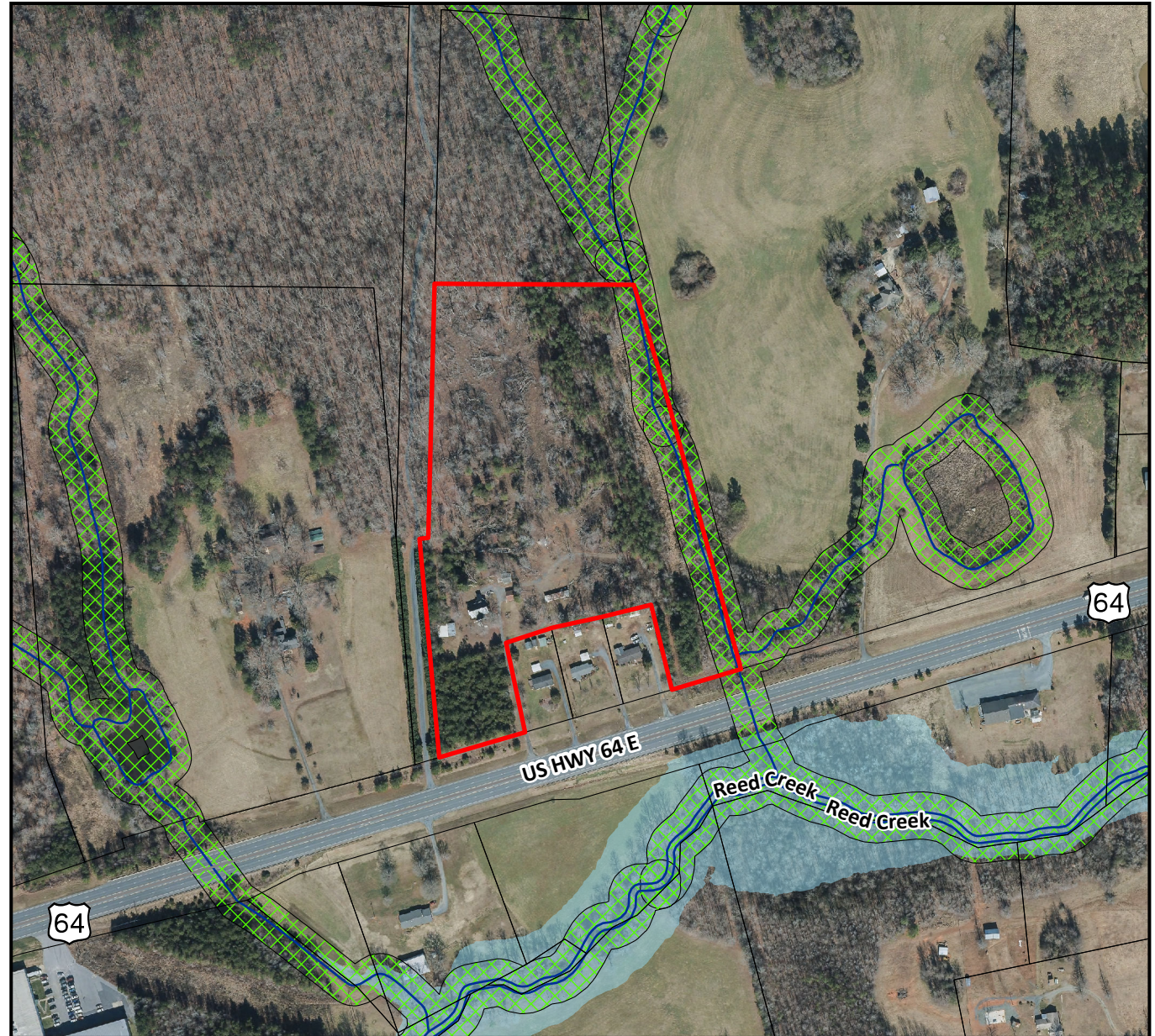
I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:

- (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: February 22, 2022
- (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): 0.99989253
- (9) GPS/GNSS Scale Point: N727,755.51 E1,814,356.13 Z:557.82
- (10) Units: US Survey Feet

Garcia Rezoning Request

Legend

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



1 inch equals 400 feet

Garcia Rezoning Request



Picture 1:
Existing residence
in front of request
location.



Picture 2:
Existing residence in
front of request
location.



Picture 3:
Existing residence
in front of request
location.



Picture 4:
Property across
road from request
location.



Picture 5:
Request location on
right as seen looking
toward Crestwick
Rd.



Picture 6:
Request location on
left as seen looking
toward Eastern
Randolph 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: Emmanuel Cruz Garcia

Applicant Information

Owner of Record:

Name: Emmanuel Cruz Garcia
Address: 1282 Alston Bridge Rd
City, ST ZIP: Siler City, NC 27344
E-mail:
Phone: 919 820-1333

Developer:

Name: Emmanuel Cruz Garcia
Address: 1282 Alston Bridge Rd
City, ST ZIP: Siler City, NC 27344
E-mail:
Phone: 919 820-1333

Representative:

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

Engineer/Surveyor:

Name: Survey Carolina, PLLC
Address: 154 S Fayetteville St
City, ST ZIP: Asheboro, NC 27203
E-mail: mail@surveycarolina.com
Phone: 336 625-8000

Property Description

Parcel: 8712473956
Growth Management Area: Municipal Growth Area
Fire District: Franklinville
Existing conditions:

Acreage: 14.05 acres
Township: Columbia
Existing Zoning: RA

Waterway Description

Does the site contain any streams or rivers? Yes
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: Unnamed tributary
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: Class B Manufactured home and above

Total acreage of development: 14.05 acres

Total number of building lots: 4

Minimum housing size: sq. ft.

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

Total road frontage of proposed development: 393.38 ft.

Average frontage of lots: 132.55 ft.

Width of the lot with smallest amount of road frontage: 44.94 ft.

Width of the lot with greatest amount of road frontage: 230.13 ft.

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

Property is currently being used as:

☒ Residential

☐ Industrial

☐ Leased hunting

☐ Other

☐ Commercial

☐ Farming

☐ Vacant

Features unique to this property:

☐ Ravines

☐ Mountains

☐ Easements

☐ Other

☐ Hills

☐ Rights-of-way

☐ Cemeteries

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	0.00 ft	US Hwy 64 E	Town of Ramseur
Public sewer	0.00 ft	US Hwy 64 E	Town of Ramseur

Public Education Impact (Provided by the Boards of Education)

School system: Randolph County Schools

School impacted	Grade level	DPI Capacity	Current membership	Impact
Ramseur Elementary	K-5	561	383	1
Southeastern Randolph Middle	6-8	583	529	1
Eastern Randolph High	9-12	1018	665	0

Current mobile classrooms present:

School	Number of mobile classrooms
Ramseur Elementary	
Southeastern Randolph Middle	
Eastern Randolph High	

Current traffic assessment:

School	Traffic assessment
Ramseur Elementary	Congested
Southeastern Randolph Middle	Congested
Eastern Randolph High	Congested

School construction plans:

School	Construction plans
Ramseur Elementary	N/A
Southeastern Randolph Middle	N/A
Eastern Randolph 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
US Hwy 64 E	55 mph	9,200

Condition of the road accessed by the development: Poor

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

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

The proposed development with 4 lots will generate an additional 24 total vehicle trips per day.

Does the ADT count greater than 4,000 which would require a turning lane? Yes

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

Housing patterns in subdivisions:

Subdivision	Type	Number of lots	Average acreage
Ashely Goldston	Site built	1	3.68
Brown-Myers-Hammer	Mobile home	3	1.30
Cheek Estate	N/A	2	1.47
Columbia Heights	Site built	26	0.42
Dixon-Tilley	Site built	32	1.14
E H Bray	Site built	4	0.65
Fletcher Pugh	Site built	1	5.40
Hazel Goldston	Mobile home	2	1.14
Holly Hills	Site built	22	0.78
James Carmac Estate	Site built	2	2.65
Keith J Farlow	Site built	7	8.21
Oak Hollow	Site built	23	0.63
Pinnix Property	Site built	4	23.82
Ramseur Building Supply	Site built	9	1.07
Robert & Alma McRae	Site built	13	0.83
Sunshine Heights	Site built	8	1.33
V E Curtis	N/A	1	0.52

Total number of site-built homes 197

Average square footage of site-built homes 1,664.25 sq. ft.

Largest site-built home by square footage 5,911.00 sq. ft.

Smallest site-built home by square footage 480.00 sq. ft.

Total number of mobile homes 35

Percentage of site-built homes 82.30 %

Percentage of mobile homes 17.70 %

Total number of acres 2,318.45 acres

Average acreage 4.42 acres

Total acreage in tax-deferred farms 745.72 acres

Community Land Uses

☒ Commercial

☐ Forestry

☒ Residential

☐ Other:

☒ Farming

☒ Industrial

☒ Church facilities

Special Community Districts

- | | |
|---|--|
| ☐ Airport Overlay District | ☐ Cluster Subdivision Overlay District |
| ☐ E-1 Districts | ☐ Rural Lot Subdivision Overlay District |
| ☐ Rural Business Overlay District | ☐ Industrial Overlay District |
| ☐ Scenic Corridor Overlay District | ☐ Commercial Environmental Overlay District |
| ☐ Voluntary Agricultural District | ☐ Conventional Subdivision Overlay District |

Unique Rural Land Uses in the Community

- | | |
|---|--|
| ☐ HLPC Landmark/Cultural Heritage Site | ☐ National Historic Landmark |
| ☐ National Forest | ☐ Natural Heritage Designated Sites |
| ☐ Trailway as part of the County Greenway Plan | ☐ 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
Johnny Edward and Linda Pugh Hicks Life Estate	8702880658	R2442; W
Johnny Edward and Linda Pugh Hicks Life Estate	8702886931	R2442; W
Johnny Edward and Linda Pugh Hicks Life Estate	8702887242	Sunshine Hgts; L1-6
Johnny Edward and Linda Pugh Hicks Life Estate	8702980673	Sunshine Hgts; L11-48
Phillip Chad and Melany W Carmac	8712331475	Chad Carmac & James S Conway Tr 2
Mark T and Jan R Braswell	8712355036	Callie Ln; Tr 1-3 Deeded Access
Phillip Chad Carmac and Others	8712428348	R2621; N
Phillip Chad and Melany W Carmac	8712465578	R64; S No Rd Frtg
Phillip and Karen Carmac	8712537163	R2626; W
Phillip Chad and Melany W Carmac	8712542636	R2626; W
Phillip B and Karen B Carmac	8712636116	R2626; W
Gregory Brittenahm	8712669895	R2626; E
Phillip Chad Carmac and Others	8712723506	James Carmac Est; Tr 2
Richard E Jr and Jacqueline M Canoy	8712751160	R2626; Both
Carley M and Kathy Anne Tatum	8712772648	R64; S
Richard E Jr and Jacqueline M Canoy	8712855042	R2627; N
Homer F Leonard Trustee	8712877387	R64; S
Bobby W and Kathryn P Coe	8712965879	R64; S Common Access
McDowell Family Limited Partnership	8712997626	R64; N R2477; E
Davis F and Laurie D Scotton	8713622778	R2481; E

Property owner	Parcel ID	Location
Phillip Ray Ward	8713644437	R2481; E
David F and Laurie D Scotton	8713821795	R2481; E
Bobby Wray and Kathryn P Coe	8722040490	R2627; Both
Sally Spencer Breedlove	8722083118	Arlie F Culp Jr Lo Pt New B

Farm operations that begin after 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:

Land Clearing Debris Plan

Subdivision: Emmanuel Cruz Garcia

4/26/2022

Debris will be mulched on site, piled in windrows, or hauled to approved LCID facility.

Debris will not be burned or buried.

A handwritten signature in black ink that reads "Emmanuel Cruz Garcia". The signature is written in a cursive, flowing style.

05/02/2022

SignNow e-signature ID: a35a2a228d...
05/03/2022 02:59:57 UTC
EMMANUEL GARCIA (Signer)
Emmanuel Cruz Garcia

Deed Restrictions:

This Development will use Randolph County restrictions and setbacks.

Mangum, Timothy V.

From: Pate, Mickey <mpate1@ncdot.gov>
Sent: Wednesday, May 4, 2022 3:36 PM
To: Survey Carolina
Cc: Britt, Jennifer L; Mangum, Timothy V.; Monroe, Roosevelt J
Subject: RE: [External] PIN 8712473956
Attachments: 13713Garcia-Map.pdf

Daniel,

The following comments assumes this for single family residential tracts.

- Turning lane would not be required for the number of proposed single-family residential tracts utilizing accesses
- Tract 4 would not be able to have direct access to US 64.
- We have concerns with tract 3 access due to adjacent guard rail and drainage structures. This access would need to go through the driveway permitting process, in which we would need plans showing existing structures (guardrail, drainage, etc.) and proposed driveway grading and drainage.

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.*

From: Survey Carolina <mail@surveycarolina.com>
Sent: Tuesday, April 26, 2022 4:25 PM
To: Pate, Mickey <mpate1@ncdot.gov>
Cc: Britt, Jennifer L <jlbritt@ncdot.gov>; Mangum, Tim V <tim.mangum@randolphcountync.gov>
Subject: [External] PIN 8712473956

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam.](#)

Good afternoon Mickey, I have this project going before the planning board and a requirement is comments from NCDOT.

Thanks
Daniel

--

(Daniel) Dan W Tanner II, PLS L-4787
Survey Carolina PLLC
154 S Fayetteville St
Suite B
Asheboro, NC 27203
336 625-8000 office
mail@surveycarolina.com
www.surveycarolina.com



Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Mangum, Timothy V.

From: Pate, Mickey <mpate1@ncdot.gov>
Sent: Thursday, May 5, 2022 10:36 AM
To: Survey Carolina
Cc: Britt, Jennifer L; Mangum, Timothy V.; Monroe, Roosevelt J
Subject: RE: [External] PIN 8712473956

Yes, I don't see any feasible way for tract 4 to access directly. Looking at the Topo, it appears to be in the natural channel or wetlands for a large drainage area and an access would likely be in conflict with our drainage structures and maintenance not to mention possible environmental impacts. Tract 3 may be able to access but it is questionable with concerns of its proximity to the guardrail and drainage structures.

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.*

From: Survey Carolina <mail@surveycarolina.com>
Sent: Thursday, May 5, 2022 9:05 AM
To: Pate, Mickey <mpate1@ncdot.gov>
Cc: Britt, Jennifer L <jlbritt@ncdot.gov>; Mangum, Tim V <tim.mangum@randolphcountync.gov>; Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Subject: RE: [External] PIN 8712473956

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Should Tract 4 and Tract 3 share a driveway?
Thanks
Daniel

--

(Daniel) Dan W Tanner II, PLS L-4787
Survey Carolina PLLC
154 S Fayetteville St
Suite B
Asheboro, NC 27203
336 625-8000 office
mail@surveycarolina.com



From: Pate, Mickey <mpate1@ncdot.gov>
Sent: Wednesday, May 4, 2022 3:36 PM
To: Survey Carolina <mail@surveycarolina.com>
Cc: Britt, Jennifer L <jlbritt@ncdot.gov>; Mangum, Tim V <tim.mangum@randolphcountync.gov>; Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Subject: RE: [External] PIN 8712473956

Daniel,

The following comments assumes this for single family residential tracts.

- Turning lane would not be required for the number of proposed single-family residential tracts utilizing accesses
- Tract 4 would not be able to have direct access to US 64.
- We have concerns with tract 3 access due to adjacent guard rail and drainage structures. This access would need to go through the driveway permitting process, in which we would need plans showing existing structures (guardrail, drainage, etc.) and proposed driveway grading and drainage.

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.*

From: Survey Carolina <mail@surveycarolina.com>
Sent: Tuesday, April 26, 2022 4:25 PM
To: Pate, Mickey <mpate1@ncdot.gov>
Cc: Britt, Jennifer L <jlbritt@ncdot.gov>; Mangum, Tim V <tim.mangum@randolphcountync.gov>
Subject: [External] PIN 8712473956

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Good afternoon Mickey, I have this project going before the planning board and a requirement is comments from NCDOT.

Thanks

Daniel

--

(Daniel) Dan W Tanner II, PLS L-4787

Survey Carolina PLLC

154 S Fayetteville St

Suite B

Asheboro, NC 27203

336 625-8000 office

mail@surveycarolina.com

www.surveycarolina.com



Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.



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

WHEREAS, a 13.92 acre parcel, having the Randolph County Parcel Identification Number of 8712473958 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 July 12, 2022 to consider the proposed rezoning on application number 2022-00001368, 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 *CVOM-CD - Conventional Subdivision Overlay Mixed - 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 July 12, 2022.

Chair, Randolph County Planning Board

ATTEST

Timothy V. Mangum,
Deputy Clerk to the Randolph County Planning Board



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY EMMANUEL CRUZ GARCIA
REZONING REQUEST #2022-00001368**

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 *CVOM-CD - Conventional Subdivision Overlay Mixed - Conditional District* as described in the application of Emmanuel Cruz Garcia 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 *Municipal Growth Area* which are areas that are could be located in the zoning jurisdiction of a municipality, expects urban density and use has mixed land uses.

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: The area is mostly residential and by approving this request, the Planning Board would ensure that the residential development can continue to expand in an orderly fashion and protect the quality of life for the area residents.

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

Consistency Analysis: The proposed subdivision, if approved by the Planning Board, would reflect the type of housing characteristics in the surrounding community.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

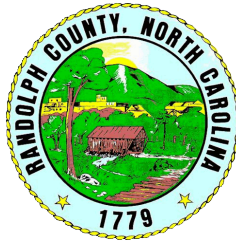
The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and 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 July 12, 2022.

Chair, Randolph County Planning Board

ATTEST

Timothy V. Mangum,
Deputy Clerk to the Randolph County Planning Board



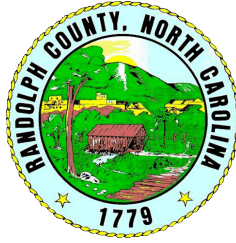
MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

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 #2022-00001825

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **HAROLD KOGER**, McLeansville, NC, and his request to rezone 3.10 acres along US Hwy 64 W, Tabernacle Township, Lake Reese Balance Watershed, Tax ID #7712437632, Step Three, Inc, Subdivision, lot 2, Secondary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow a proposed 70 ft. by 125 ft. retail building with a 50 ft. vegetative buffer 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 4.1 *Provide for sites in Randolph County jurisdiction where rural commercial activity can locate with the goal of increasing economic activity, job creation and the provision of services to the rural community.*

Policy 4.6 *Compatible land used such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the goal of reducing automobile travel distances and promoting better livability in the community.*



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

APPLICATION FOR ZONING CHANGE

Applicant: KOGER, HAROLD
Address: 5318 MILLSTREAM RD
City, St. Zip: MC LEANSVILLE, NC 27301

Date: 06/22/2022
Parcel #: 7712437632

Owner: KOGER, HAROLD
Address: 5318 MILLSTREAM RD
City, St. Zip: MCLEANSVILLE, NC 27301

Permit #: 2022-00001825
Permit Type Code: PZ 2

Location Address:

CONTACT NAME: KOGER, HAROLD

Contact Phone: 336 312-1776

PARCEL INFORMATION:

Lot number: 2	Subdivision: STEP THREE INC
Acreage: 3.1000	Township: 18 - TABERNACLE

ZONING INFORMATION:

Zoning District 1:	RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:	
Zoning District 3:	
Growth Management Areas:	SECONDARY GROWTH AREA
Specialty District:	N/A
Watershed Name:	LAKE REESE WATERSHED
Class A Flood Plain On Prop?:	NO
Flood Plane Map #:	Flood Plain Map #: 3710770200J

REQUESTED CHANGE:

Area To Be Rezoned:	3.1000
Lot Size Indicator:	ACRE(S)
Proposed Zoning District:	HC-CD-HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
Proposed Use(S):	TO ALLOW A PROPOSED 70 FT X 125 FT RETAIL BUILDING WITH 50 FT VEGETATIVE BUFFERS AS PER THE SITE PLAN
Condition(S):	

Total Permit Fee: \$100.00

COMMENTS:

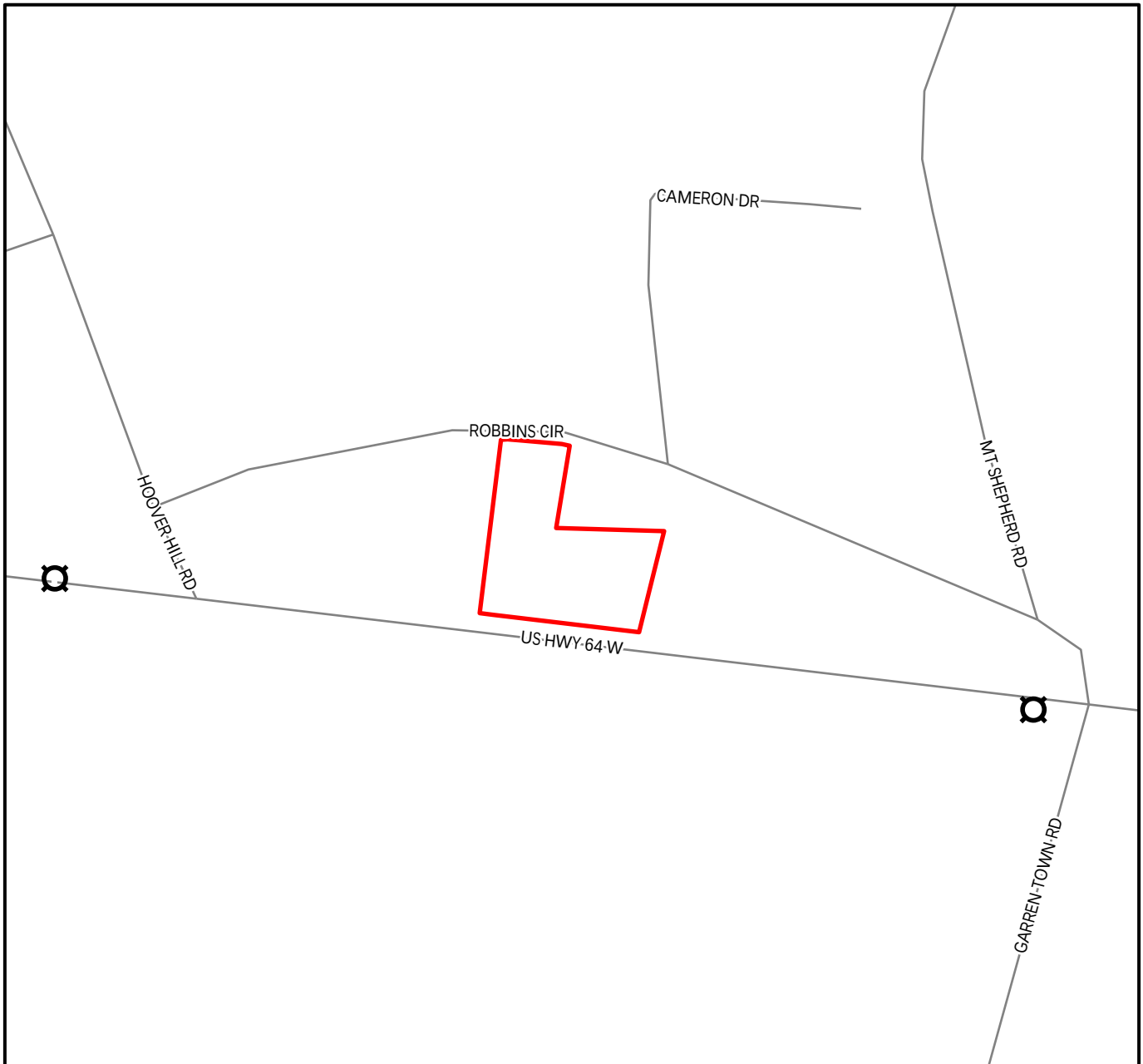
The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin

Authorized County Official

Signature of Applicant:

Koger Request Location Map



Directions to site: US Hwy 64 W -
Site on (R) approx 1/4 mile past
Robbins Cir.



1 inch equals 400 feet

Koger Rezoning Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Miscellaneous Structures



Roads



WaterBodies



Streams



50 f. Stream buffer

County zoning

Districts



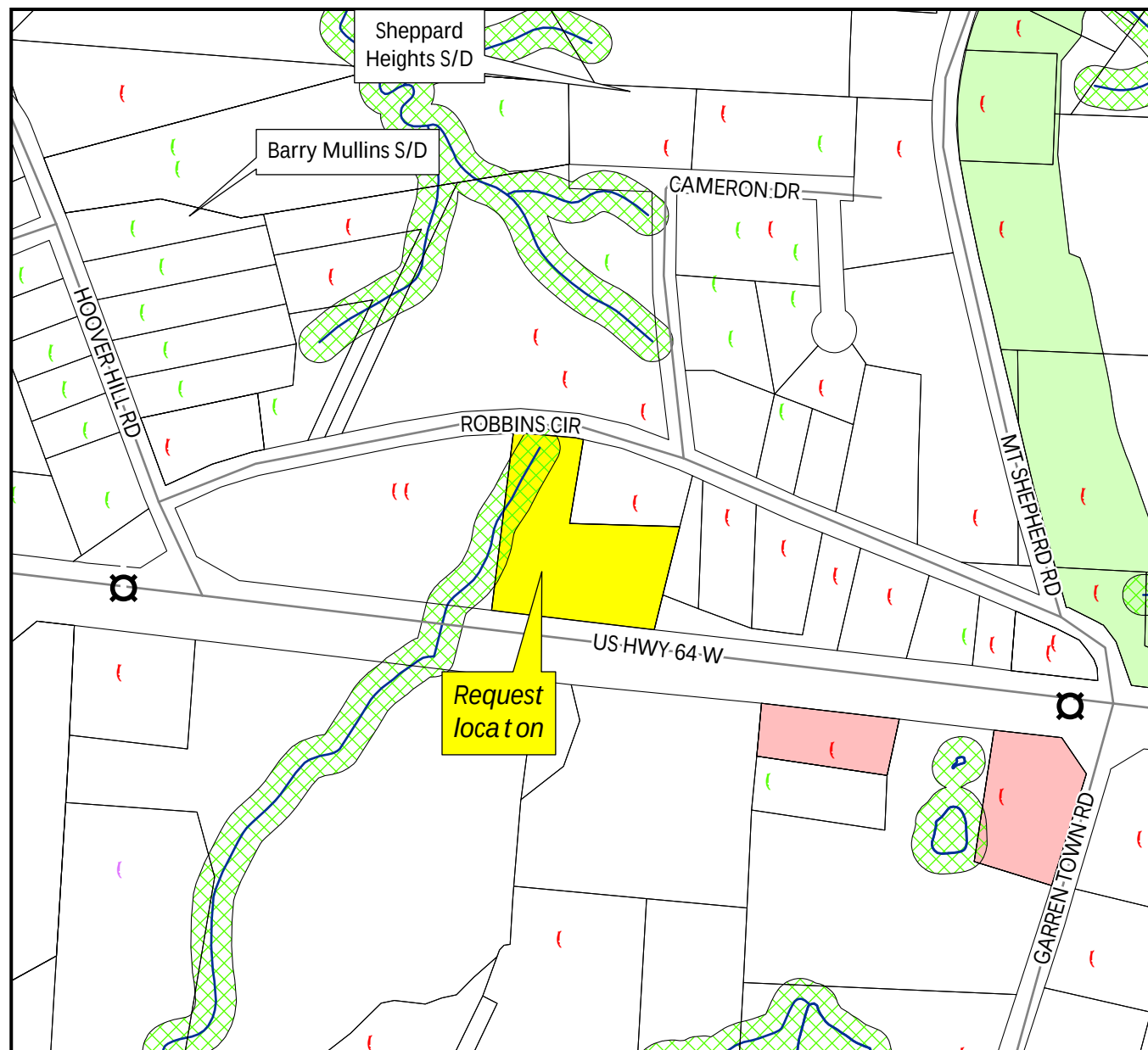
HC



RA



RR



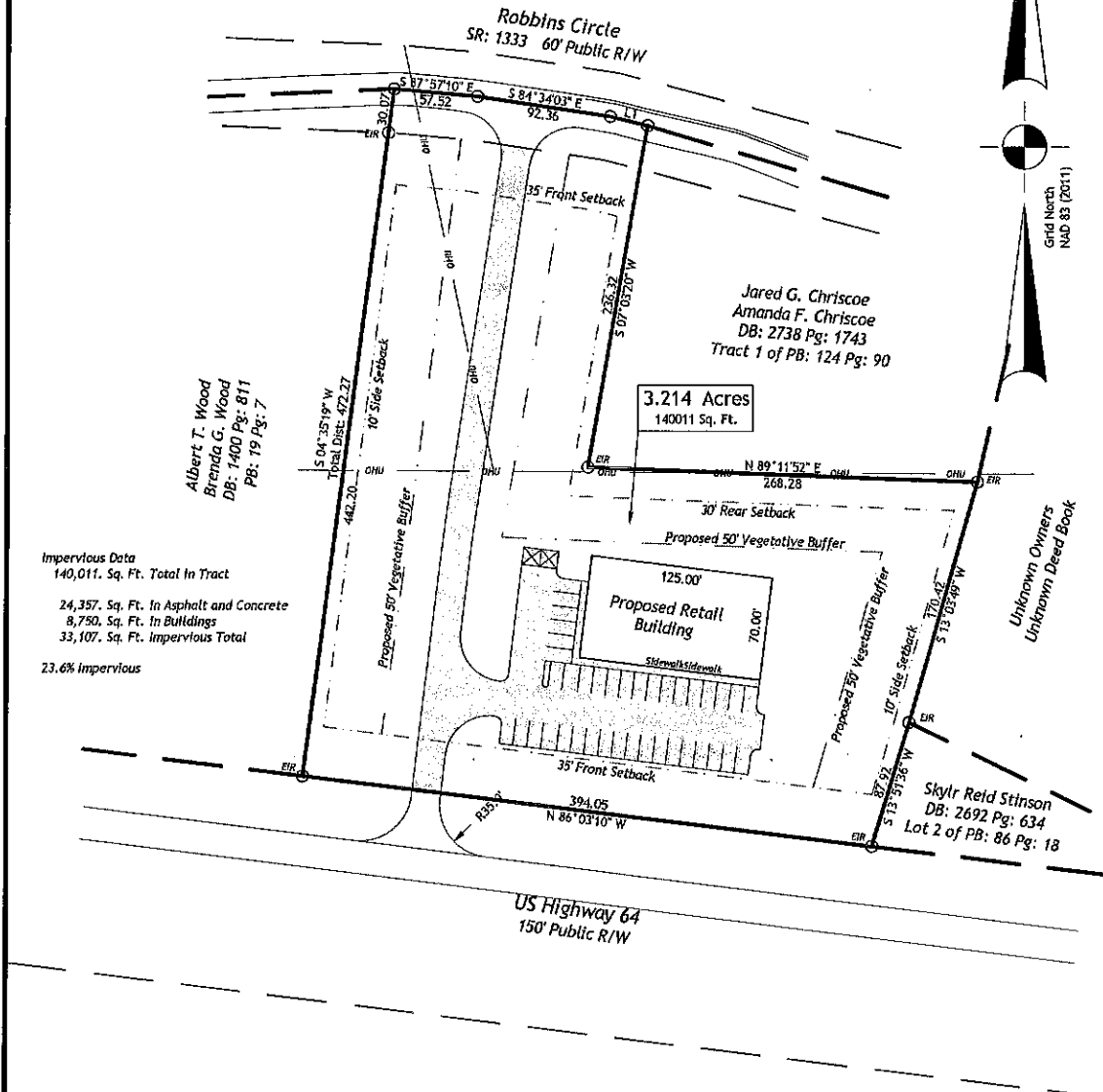
The request is located in Lake Reese Watershed Area.

1 inch equals 400 feet

Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710770200J 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: 7712437632

LINE	BEARING	DISTANCE
L1	S 79° 21' 22" E	26



Impervious Data
140,011. Sq. Ft. Total In Tract
24,357. Sq. Ft. In Asphalt and Concrete
8,750. Sq. Ft. In Buildings
33,107. Sq. Ft. Impervious Total
23.6% Impervious

Site Plan For: Harold Koger

Tabernackle Township Randolph County
North Carolina May 7, 2022
Deed Book: 2244 Page: 460
Plat Book: 124 Page: 90
Scale: 1" = 80 US Survey Feet

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Plat Drawn from Deeds and Plats of Record

Legend

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

Bar Scale:



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 #: 14088

Koger Rezoning Request

Legend

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



The request is located in Lake Reese Watershed Area.

1 inch equals 125 feet

Koger Rezoning Request



Picture 1:
Request location as
seen from Robbins
Cir.



Picture 2:
Bethel Baptist
Church across road
from request
location.



Picture 3:
Bethel Baptist
Church across road
from request
location.



Picture 4:
Bethel Baptist
Church across road
from request
location.



Picture 5:
Adjacent
residence.



Picture 6:
Adjacent
residence.



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY HAROLD KOGER
REZONING REQUEST #2022-00001825**

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 Harold Koger 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 are usually transitional in nature and provides for residential and commercial services. This parcel is along US Hwy 64 W which is a major transportation corridor.

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

Policy 4.1 Provide for sites in Randolph County jurisdiction where rural commercial activity can locate with the goal of increasing economic activity, job creation and the provision of services to the rural community.

Consistency Analysis: Based upon the submitted site plan and the proposed use of the property, this request would increase economic activity, create jobs and provide needed services to this community.

Policy 4.6 Compatible land used such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the goal of reducing automobile travel distances and promoting better livability in the community.

Consistency Analysis: This request as presented in the site plan and the submitted application shows that the retail business, if approved, could provide needed services to this area, reduce travel distances for needed services and improve the livability of the 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 August 2, 2022.

Chair, Randolph County Planning Board

ATTEST

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



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

WHEREAS, a 3.10 acre parcel, having the Randolph County Parcel Identification Number of 7712437632 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 August 2, 2022 to consider the proposed rezoning on application number 2022-00001825, 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;

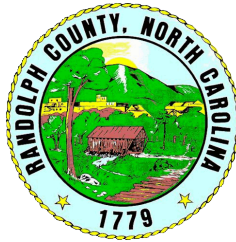
NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *HC-CD - Highway Commercial - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the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

Adopted on August 2, 2022.

Chair, Randolph County Planning Board

ATTEST

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



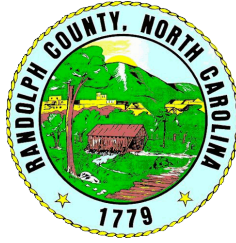
MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

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 #2022-00001902

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **FRANKLIN REYNOSO**, Asheboro, NC, and his request to amend the Conditional District Permit on 1.40 acres at 7905 US Hwy 220 S, Richland Township, Tax ID #7665773033, Carl King Subdivision Map 1, lots 34-42, 49-52 + TR, Primary Growth Area, *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District amendment would specifically allow a barber shop.

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 4.1 *Provide for sites in Randolph County jurisdiction where rural commercial activity can locate with the goal of increasing economic activity, job creation and the provision of services to the rural community.*

Policy 4.6 *Compatible land used such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the goal of reducing automobile travel distances and promoting better livability in the community.*



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

APPLICATION FOR ZONING CHANGE

Applicant: REYNOSO, FRANKLIN
Address: 7905 US HWY 220 S
City, St. Zip: ASHEBORO, NC 27205

Date: 06/29/2022
Parcel #: 7665773033

Owner: REYNOSO, FRANKLIN
Address: 7905 US HWY 220 S
City, St. Zip: ASHEBORO, NC 27205

Permit #: 2022-00001902
Permit Type Code: PZ 2

Location Address: 7905 US HWY 220 S
ASHEBORO, NC 27205

CONTACT NAME: REYNOSO, FRANKLIN

Contact Phone: 718 813-0016

PARCEL INFORMATION:

Lot number: 34-42, 49-52 +
TR
Acreage: 1.4000
Subdivision: CARL KING MP1
Township: 17 - RICHLAND

ZONING INFORMATION:

Zoning District 1: HC-CD-HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
Zoning District 2:
Zoning District 3:
Growth Management Areas: PRIMARY GROWTH AREA
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: Flood Plain Map #: 3710766400J

REQUESTED CHANGE:

Area To Be Rezoned: 1.4000
Lot Size Indicator: ACRE(S)
Proposed Zoning District: HC-CD-HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
Proposed Use(S): TO AMEND THE CONDITIONAL DISTRICT TO ALLOW FOR A BARBER SHOP
Condition(S):

Total Permit Fee: \$100.00

COMMENTS:

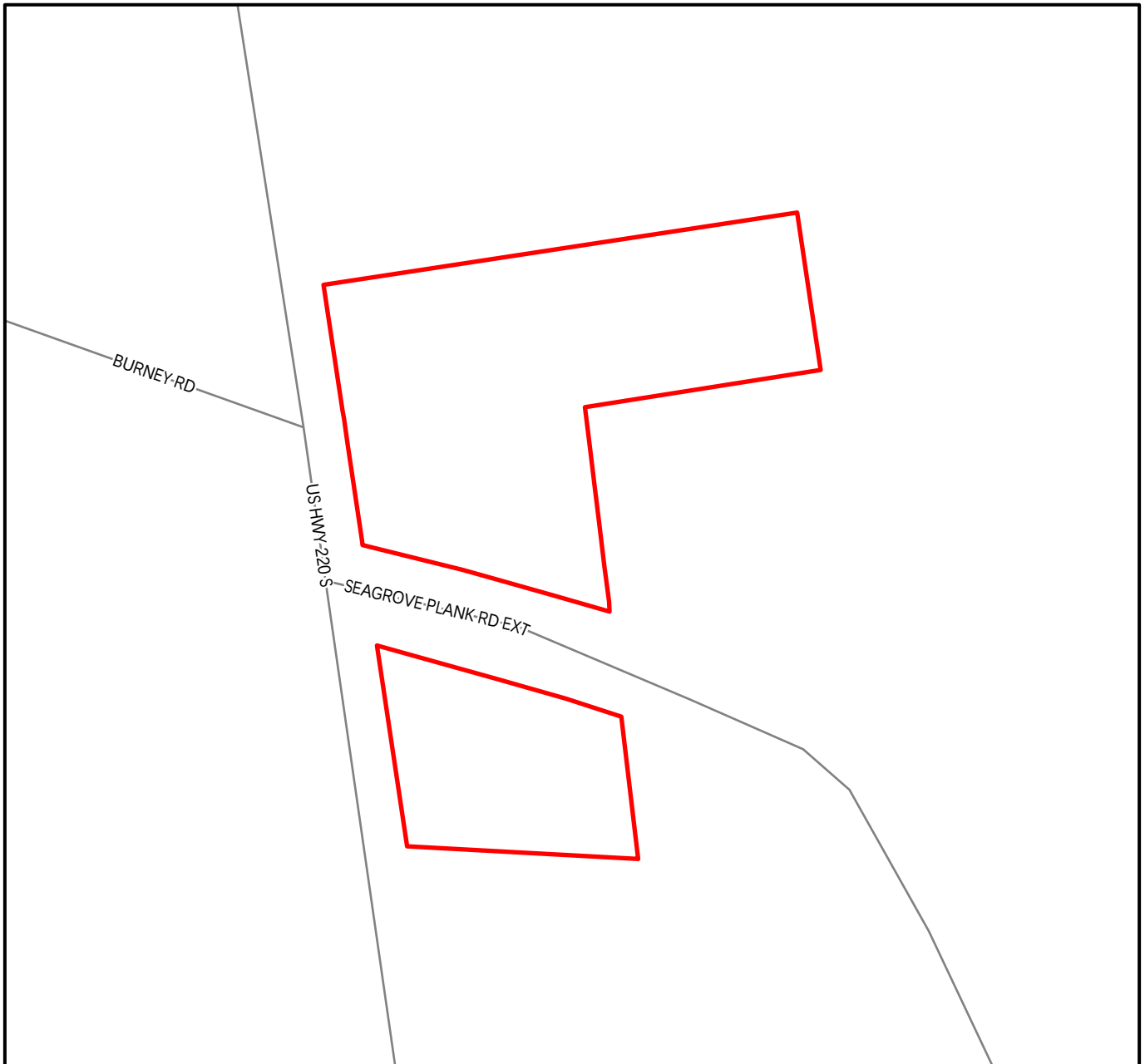
The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph County Zoning Ordinance.

Eric Martin

Authorized County Official

Signature of Applicant:

Reynoso Request Location Map



Directions to site: US Hwy 220 S -
Site on (L) across from Burney Rd
at 7905 US Hwy 220 S.



1 inch equals 100 feet

Reynoso Rezoning Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



WaterBodies



Streams



50 f. Stream buffer

County zoning

Districts



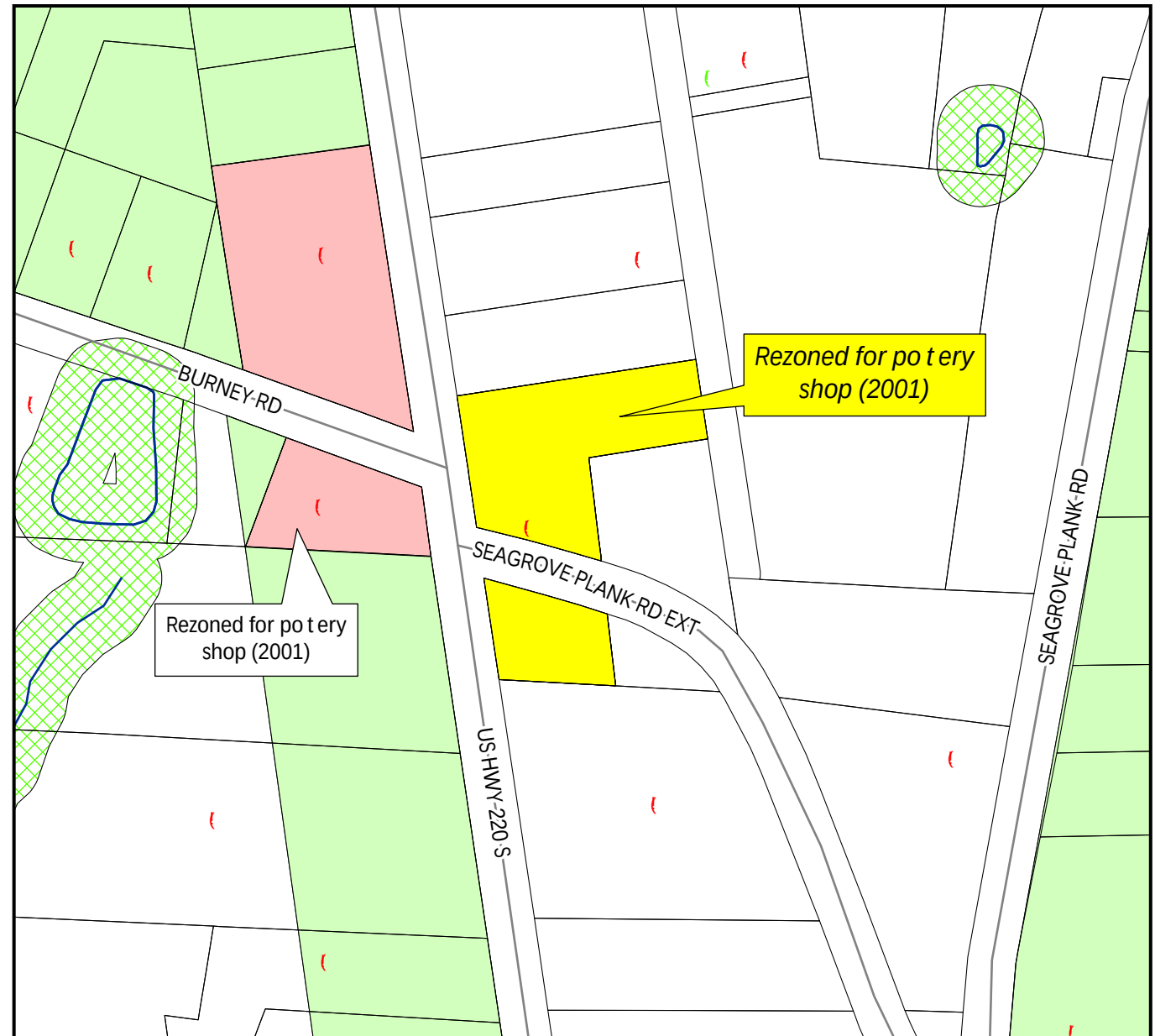
HC



RA



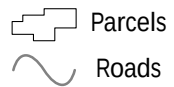
RR



1 inch equals 200 feet

Reynoso Rezoning Request

Legend



1 inch equals 100 feet

Reynoso Rezoning Request



Picture 1:
Request
Location.



Picture 2:
Other side of
request
location.



Picture 3:
Commercial
pottery shop near
request location.



Picture 4:
Old commercial
property near
request
location.



Picture 5:
Request location on
right as seen looking
toward Burney Rd.



Picture 6:
Request location on
left as seen looking
toward Seagrove.



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

CONDITIONAL DISTRICT PERMIT

Applicant: PARKS,DARRELL
Address: 570 STEELE ST
City, St Zip: ASHEBORO, NC 27205

Date: 1/6/2014
Parcel #: 7665773033

Permit #: 2013-00002160
Permit Type Code: PZ 2

Owner: LINDA O PARKS
Address: 570 STEELE ST
City, ST ZIP: ASHEBORO, NC 27205

CONTACT INFORMATION:

Contact Name: PARKS,DARRELL

Contact Phone Number: 336 629-7410

LOCATION INFORMATION:

Township: (17) RICHLAND
Subdivision name: CARL KING MP1
Address: 7905 US HWY 220 S ASHEBORO, NC 27205

Subdivision lot #: 34-42, 49-52 + TR

ZONING INFORMATION:

Zoning District: HIGHWAY COMMECIAL – CONDITIONAL DISTRICT
Growth Management Area: PRIMARY GROWTH AREA
Specialty District: N/A
Watershed Name: N/A
Class A Flood Plain On Prop? N/A
Area rezoned: 1.40 A

USE/CONDITIONS: TO ALLOW RETAIL SALES IN AN EXISTING POTTERY SHOP AND A RETAIL CAR DEALERSHIP, NO MORE THAN 4 CARS ON DISPLAY - AS PER SITE PLAN

PLANNING & ZONING BOARD APPROVAL DATE: 12/03/2013

This **CONDITIONAL ZONING DISTRICT** as described in the public hearing and reflected in the official minutes of the proceedings and subject to all applicable provisions agreed upon by the applicant and the Randolph County Planning Board is hereby **approved**. *The applicant shall complete the development in accordance with the plans and conditions approved by this Board, a copy of which is filed in the County Planning Department.*

**RANDOLPH COUNTY
NORTH CAROLINA**

Planning & Development Director

Date

LOCAL TELEPHONE NUMBER
Asheboro (336) 318-6555 • Archdale/Trinity: (336) 819-3555
<http://www.randolphcountync.gov>

CONDITIONAL DISTRICT PERMIT

Page 1 of 1



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY FRANKLIN REYNOSO
REZONING REQUEST #2022-00001902**

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 Franklin Reynoso 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 220 S which is a major transportation corridor.

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

Policy 4.1 Provide for sites in Randolph County jurisdiction where rural commercial activity can locate with the goal of increasing economic activity, job creation and the provision of services to the rural community.

Consistency Analysis: The request location is currently zoned *HC-CD – Highway Commercial – Conditional District* and it currently allows retail sales and an automotive dealership. The proposed use as a barber shop could be a less intense use but still increase economic activity in the area and provide services to the rural community.

Policy 4.6 Compatible land used such as rural neighborhood retail and service establishments located close to general residential areas should be considered

during the rezoning process with the goal of reducing automobile travel distances and promoting better livability in the community.

Consistency Analysis: The proposed use of a barber shop at this location would be close to existing residential development and would reduce travel distances for the citizens in the area to received needed services and promote the livability of the 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 August 2, 2022.

Chair, Randolph County Planning Board

ATTEST

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



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

WHEREAS, a 1.40 acre parcel, having the Randolph County Parcel Identification Number of 7665773033 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 August 2, 2022 to consider the proposed rezoning on application number 2022-00001902, 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;

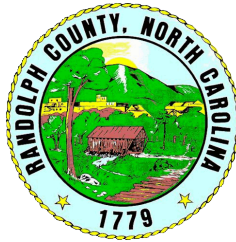
NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *HC-CD - Highway Commercial - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the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

Adopted on August 2, 2022.

Chair, Randolph County Planning Board

ATTEST

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



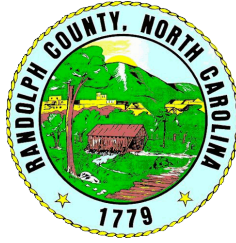
MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

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.