



RANDOLPH COUNTY

PLANNING AND DEVELOPMENT

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

July 12, 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 July 12, 2022, Planning Board meeting.
 - Approval of the minutes from the June 14, 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 #2022-00001383

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.

6. New Business.

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.

The Chair or the Clerk to the Board shall administer an oath to all witnesses speaking for or against this Special Use Permit Request per the Randolph County Unified Development Article 600, Section 620 (E).

SPECIAL USE PERMIT REQUEST #2022-00001657

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 a 24 ft. x 24 ft. existing building as per the site plan.

The Chair or the Clerk to the Board shall administer an oath to all witnesses speaking for or against this Special Use Permit Request per the Randolph County Unified Development Article 600, Section 620 (E).

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.

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.

7. Adjournment.

Attachments



RANDOLPH COUNTY PLANNING BOARD

MINUTES

June 14, 2022

There was a meeting of the Randolph County Planning Board on Tuesday, June 14, 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 Pell, Vice Chairman, *present*;
- John Cable, *present*;
- Kemp Davis, *absent*;
- Melinda Vaughan, *present*;
- Reggie Beeson, *present*;
- Barry Bunting, Alternate, *present*, taking the place of Kemp Davis; and
- Brandon Hedrick, Alternate, *present*, taking the place of the vacant seat.

County Attorney, **Ben Morgan**, was not present for the meeting. Randolph County Associate Attorney **Aimee Scotton** was present for the meeting.

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

Pell called for a motion to approve the consent agenda as presented.

Consent Agenda:

- Approval of minutes from May 3, 2022, Planning Board meeting and Zoning Board of Adjustment meetings.
- Approval of the agenda for the June 14, 2022, Planning Board meeting.

Joyce made the motion to approve the consent agenda as presented, with **Cable** making the second to the motion. The motion was adopted unanimously.

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

Hearing none, **Dale** stated that the old business cases for **Koger** and **Lineberry** from the May 3, 2022, meeting have been withdrawn. **Dale** stated that the **Koger** case was

withdrawn after the May Planning Board meeting and the **Lineberry** request was withdrawn the afternoon of tonight's Planning Board meeting. **Dale** apologized to anyone present that was in attendance for either of the cases.

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

SPECIAL USE PERMIT REQUEST #2022-00001375

The Randolph County Planning Board will hold a Quasi-judicial Hearing on the request by **MARK POWERS**, Denton, NC, and his request to amend an existing Special Use Permit at 5989 Brantley Gordon Rd, Concord Township, Tax ID #6698675536, 3.96 acres, RA - Residential Agricultural District. It is the desire of the applicant to amend an existing Special Use Permit to specifically allow an automotive repair shop in an 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 came forward and took the oath.

Mark Powers, 5989 Brantley Gordon Rd, took the oath regarding his request. **Powers** stated that he has started having health issues since 2014 and is now semi-retired but wants to continue to do auto repair if he can. **Powers** stated that he has been doing this work for 37 years and, due to his health, would like to be closer to home.

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.

Vaughan stated that business this in her area of the County. **Vaughan** stated that she has received many compliments from **Powers** clients and that he runs an efficient business and that based on the site plan the development should not upset anyone since the building is behind **Powers'** house. **Vaughan** also stated that **Powers'** neighbors are also family members and did not think that **Powers** would do anything to impact his family members.

Vaughan 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*. **Bunting** 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 2022-00001378

The Randolph County Planning Board will hold a Legislative Hearing on the request by **ANITA BOBO**, Asheboro, NC, and her request to rezone 0.92 acres at 180 Sawyersville Rd, Back Creek Township, James Bobo and Karen Gibson Subdivision, lot five, Tax ID #7721960380, Secondary Growth Area, from *RR - Residential Restricted* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow a beauty shop 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.

Anita Bobo, property owner and the owner of Nita's Boutique at 514 E Dorsett Ave, Asheboro, stated that her business has been at the same location for 45 years. **Bobo** related to the Board that she wanted to purchase a salon upon graduation from beauty school and she started renting a space then grew into a larger business and she was able to purchase the building where her shop is currently located. The property owners have died, and the heirs notified her in February 2022, that the existing shop would have to move from the property. **Bobo** stated that the existing shop is 1,000 sq. ft. and has two chairs and most of the sites she looked at were around 600 to 800 sq. ft. and the rent would be over \$1,000.00 per month and she continued to look in the City of Asheboro for a location but could not find anything. **Bobo** said she remembered her late husband's property and how he wanted her to move to this location at some point and now would be a good time to move to the property that she owns. **Bobo** stated that she wants to move her shop to this land to help customers and keep the prices low for her customers and return something to the community.

Heather Joyce, 214 Sawyersville Rd, rose to address the Board. **H. Joyce** states that she is the daughter of **Bobo** and it is a large open lot. **H. Joyce** said that several people had asked why she and her mother would want the beauty shop at this location. **H. Joyce** stated that many customers get off work between 7:00 pm and 8:00 pm and many of the

locations that they have looked at are not handicapped accessible and it is important to **Bobo** for customers with wheelchairs or other special needs to be able to access the beauty shop and if it is closer to home it allows her to keep an eye on her mother and the beauty shop. **H. Joyce** said that the neighbors are welcoming, and they have heard nothing negative from the community and the local church Board is also backing **Bobo** in her request. **H. Joyce** said that she is in favor of the request even though she will be able to see the beauty shop and all the traffic.

Richard Cooper, II, rose to address the Planning Board and stated that he is the renter of the mobile home at 180 Sawyersville Rd and he wants to see the beauty shop move to this location and he sees no problem with the request.

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

Cable said that is hard to go against the church especially since they are supporting this request. **Pell** and **W. Joyce** said that both of their mothers had gone to Nita's Boutique. **W. Joyce** stated that this business would be a low impact and a good business for this area. **Cable** stated that he likes the fact that she cannot be kicked off her land and this is another success story for a Randolph County citizen having a business needing to move to a different location to allow the business to continue.

Vaughan said that this request is a "win-win" for this side of the County. The Planning Board earlier approved an automotive repair shop close to this location and moving the existing beauty shop to this location, the property owner cannot go wrong.

Bunting stated that he is aware of this family and knew **Bobo's** husband and that **Bobo** has run a good business for a long time.

Bunting 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.

REZONING REQUEST #2020-00001389

The Randolph County Planning Board will hold a Legislative Hearing on the request by **DAVIS INVESTMENT PROPERTIES, LLC**, Randleman, NC, and their request to rezone 3.61 acres at US 220 Bus N, Level Cross Township, Hazel B Hayes Subdivision lot number three, Randleman Lake Protected Area Watershed, Tax ID #7757779761, Primary Growth Area, from *RA - Residential Agricultural District* to *CVOM-CD - Conventional Subdivision Overlay Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow the creation of three new lots 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.

Eric Davis, President of Davis Investment Properties, LLC, rose to address the Planning Board. **Davis** said that this parcel used to be part of a bigger track that was divided several years ago. **Davis** said that they plan to place Class A mobile homes on the property that would also have brick foundations. **Davis** said that in the Level Cross area there is not much available for sale or rent for mobile homes. **Davis** stated that he already has one permit for a mobile home to be put on the property and he informed the Planning Board that there is an intersection of US Hwy 220 Bus N and Holder Inman Rd to the left and an approved site for a Duke Energy substation to right. **Davis** said he hoped to help the community by providing affordable housing and that he would be willing to answer any questions.

Cable asked if the property would be served by public utilities and **Davis** said that the property will be served by septic systems and wells.

Bunting asked if each home would have its own separate septic system and well or would there be one septic system and well to service the property. **Davis** said that each mobile home would have its own septic system and well.

Cable asked about the site plan since it appears that the property was using off-site septic systems and **Davis** said that all the septic systems will drain to one field but there is enough space and line for the proposed three homes. **Davis** said that two of the mobile homes will be facing US Hwy 220 Bus N and the other home will be facing Holder Inman Road.

Cable asked how large the mobile homes would be and **Davis** answered that the homes would be around 1,400 square feet.

Hedrick asked who would be responsible for maintaining the septic fields and **Davis** responded that it will be the responsibility of the property owner as shown on the site plan.

Beeson asked a question about the location of the septic field for lot three and **Davis** showed the Planning Board where the septic area will be located.

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.

Keith Presnell, 6155 Old Walker Mill Rd told the Planning Board that he lives in the area and that there are already mobile home parks in the area and the mobile home parks have bad reputations and that he sees no reason to have more mobile home parks in the Level Cross area. **Presnell** stated that mobile homes bring down the property values and destroy other properties in the area and that he did not want to see another mobile home park in the area.

Dale told **Presnell** these homes are not for rental purposes and that the people that live on the property will own the property.

Cable asked **Presnell** if he was against the rezoning request because of empty spaces in mobile home parks in the Level Cross area and **Presnell** answered, "Yes."

Beeson stated that he could understand **Presnell's** concern, but this is not a mobile home park but a planned subdivision. **Presnell** said that if the lots are for personal use he would not be opposed if the people are not moving in and out of the homes.

Joyce asked **Presnell** if he understand that these mobile homes will be sold with brick foundations and **Presnell** said he did not understand that requirement.

Pell asked if there was anyone else wishing to speak in opposition to the rezoning request. Hearing no one, **Pell** closed the public hearing for discussion and a decision by the Planning Board.

Brian Lewis, 617 Holder Inman Rd, stood to address the Planning Board and stated that he lives across the street from the request location, and he wanted to know what it would do to his property values.

Pell reclosed the public hearing after **Lewis** spoke to the Planning Board.

Cable stated that it was clear that **Presnell** did not have all the facts, so it is the job of the Planning Board to set the record straight. **Cable** further stated that just because something is being proposed as a mobile home park is not a reason to deny rezoning and **Lewis'** question of value is a good question but that it is not a question for this Board.

Cable stated that this is a good concept that encourages home ownership, that it appears to be well planned out, and that he does not see the request as decreasing property value.

Hedrick stated that right now the property is currently zoned *RA – Residential Agricultural* and it currently allows a single wide and the question is more about density, but it helps that **Davis** had already done the septic system and well evaluations.

Joyce 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.

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

REZONING REQUEST 2022-00001383

The Randolph County Planning Board will hold a Legislative Hearing on the request by **ERIC L SMITH**, Sophia, NC, and his request to rezone 4.58 acres at 3321 Jess Smith Rd, Tabernacle Township, Garland Lee Hawkins Estate Subdivision lot number three, Tax ID #7724295330, Secondary Growth Area, from *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 forward and address the Planning Board.

Eric Martin, Deputy Zoning Administrator, stated that he had talked with **Smith** earlier in the day and **Smith** had to take someone to the hospital and he hoped to be at the Planning Board meeting.

Cable made the motion to table this request until **Smith** can attend the Planning Board meeting. **Joyce** gave the second to the motion.

Pell called the question on the motion to table this rezoning request until **Smith** was available to address the Planning Board, and the motion was adopted unanimously.

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

REZONING REQUEST 2022-00001411

The Randolph County Planning Board will hold a Legislative Hearing on the request by **TMR HOLDINGS, LLC**, Thomasville, NC, and their request to rezone 2.15 acres at 7139 Wright Rd, Trinity Township, Lake Reese Balance Watershed, Tax ID #6796018058, Primary Growth Area, from *RA – Residential Agricultural District and LI – Light Industrial – Conditional District* to *RA - Residential Agricultural District*.

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

Tina Robinson, 2316 Heritage View Ln, rose to address the Planning Board and stated that the subdivision where she lives has added thirty homes and she wants to move from her current residence to build a house on the property.

Cable asked if the house would be site built and **Robinson** responded, “Yes.” **Cable** asked if the house would access Wright Rd and **Robinson** answered, “Yes.”

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 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 including the hours of operation to be from 8 am until 6 pm Monday through Friday and from 8 am until 5 pm on Saturday, 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.

PROPOSED AMENDMENTS TO THE RANDOLPH COUNTY UNIFIED DEVELOPMENT ORDINANCE

Dale presented information regarding the proposed amendments to the *Randolph County Unified Development Ordinance*. (See Exhibit # 1)

Dale related to the Planning Board how rapid development in the County caused the County to look at different options for subdivisions and one of the options that were adopted is the *Cluster Overlay Subdivision*. **Dale** said that the option was only used a few times and the developers that did pursue the option have expressed they wish they had never tried to use the option as it has not proven to be worth the time and additional expenses.

Dale stated that he had talked with some developers to see what could be done about the *Cluster Overlay Subdivision* to make it a more viable option when it comes to new development. Most of the developers said that the current 50% required open space is what is causing the most issues when looking at surrounding jurisdictions that allow for as little as 30% open space that allows the developer to decrease the lot size and, in return, they could get more building lots from the same amount of property. **Dale** also stated that in *Rural Growth Areas*, the 50% open space requirement and three-acre minimum lot size requirement does not make a lot of sense.

Dale said that the updated regulations will create a situation of a well-designed subdivision that has open space, internal roads serving the houses, and preserving land while also allowing amenities such as playgrounds, walking trails, and other options that will allow developers to develop more house sites while developing the same amount of land in a normal subdivision. **Dale** said he did not know if the proposed amendments would result in the changes recommended by developers, but it is a start to be responsive to the housing needs.

Beeson said that water supply should be the first question when considering this type of subdivision and he thinks that these types of developments should be on public water and sewer but did also realize that developers could run into issues such as cost and the location of the closest public water and sewer.

Cable said that the concept of a cluster subdivision would be good to help with the dilemma of drives and bus stops being along a road every one-hundred-foot. **Cable** stated that he thinks this Board has done a good job of seeing the various issues and trying to correct them to lessen the impact. **Cable** did say that he did not know if the County could get public water to every proposal, and he would hate to see this requirement slow development in the County.

Joyce said that the Board of County Commissioners has talked for years about developing a public water and sewer system, but the cost is now too high for the County to consider, and it should be left to the developer to worry about providing water to their developments.

Beeson mentioned a concern about septic systems being so close to well and **Dale** stated that the State has rules that control how close a well can be to a septic system.

Pell mentioned how some subdivision proposals have designated areas for off-site septic systems.

Hedrick related to the Board members that he has been looking at open space requirements from other counties like Chatham and Wake County and that the *Randolph County Unified Development Ordinance* makes the rules clearer than other counties as some offer point systems based on various scenarios, but most have a required 40% open space and stated that the 40% open space allows septic systems and wells layouts and home sites. **Hedrick** said that the open space requirements allow the County to grow but also help to preserve the rural character of the County. **Hedrick** further stated that he would encourage buffers to avoid the appearance of one lot after another lot along the road. **Hedrick** stated that several journals he had reviewed showed that open space adds to the County tax base long-term more than developed property and that he is for development but would prefer to see the amendments require a 40% open space and he would like to see more use of the cluster subdivision concept used in the County.

Vaughan said that she is glad that the Planning Board is addressing this situation now because if the County does not get control of development, we would eventually be seeing plans for developments that are not allowed in other counties. **Vaughan** said that the citizens will be able to better afford homes and that people love Randolph County for its rural character and neighborhoods. **Vaughan** stated that many people are buying larger parcels of land and it is very important that we have neighborhoods to make the development look like Randolph County.

Cable told the Board that it will especially important that the County has adequate controls to address issues around the US Hwy 421 Corridor and the Greensboro-Randolph County Megasite area. **Cable** stated that people want to be in Randolph County and the County wants the megasite to flourish. **Cable** said that many want to live and work in Randolph County and that the small businesses keep coming back to the Planning Board to expand their businesses. **Cable** stated that is a good problem to be having to face these issues and it is a testament to the County supporting the small businesses and he would like to strengthen this and keep the public “face” of Randolph County. **Cable** said getting new citizens to Randolph County can cause the family to remain in the County. **Cable** said that he prefers the street concept as found in cluster subdivisions as the streets are shorter and there is usually only one drive on the main State roads which makes them safer for the traveling public.

Dale said that roads in cluster subdivisions are usually not as long and therefore, it reduces the cost to the developer.

Hedrick related various peer-review articles that show neighborhoods with cluster or conservation design allow walking access, which has shown benefits for long-term community health.

Vaughan said that all you must do is go to Cary or Pittsboro to see examples of uncontrolled growth. **Vaughan** related an article that stated if a jurisdiction was close to an Interstate highway, the area would transition to be an urban area in twenty years.

Cable asked what the next move should be.

Dale said that the Planning Board could recommend that the Board of County Commissioners approve the amendments as presented to the Planning Board and make the changes to the proposed amendments as recommend by the Board of County Commissioners.

Hedrick said that if the County lowers the open space requirements to 30% it would be harder to raise that amount later.

Vaughn stated that she agreed with **Hedrick's** statement.

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

Philippe White rose to address the Planning Board and told them about a subdivision he has seen off Mount Hope Church Rd. The subdivision is approximately 50 acres in size and all the development is on one side of the property with the remainder in open space and which helps to keep the "country" aspect.

Dale Beane addressed the Planning Board that the rural part of the County has rural roads and large tracks of land, that 40% open space is still high density, and that he would not want to see individual drives along the road. **Beane** said the best option would be to require public water and sewer in place so it will not impact the water table. **Beane** said the biggest challenge is the need to expand the infrastructure.

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

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

Hedrick said that the proposed amendments could potentially help build the infrastructure down the road but that expanding water and sewer will help expand density, but the Planning Board is limited in what it can do.

Dale stated that the County is not in the public water and sewer business.

Pell said that installing public sewer lines is so expensive due to construction costs and the requirements of the systems.

Hedrick said that when looking at landscapes around the world, the most visually appealing are the “village concept” where you will see high densities in the villages, and low densities outside of the village providing the rural area, and the Planning Board should do what it can to help to accomplish this look for Randolph County and that the Planning Board needs to look at requiring buffers around subdivisions.

Cable stated that he did not want to require public utilities but that he would love to have Davidson Water everywhere. **Cable** said that the Planning Board is trying to create something good, but it could potentially slow down growth if it is not handled correctly. **Cable** suggested that maybe cluster subdivisions near municipalities should look at public water and sewer and use that as a feature for marketing these developments.

Joyce said it would be nice to have public water and sewer utilities, but it is very expensive to developers, and it is usually not cost-effective to do the engineering work and the costs associated with getting easements across other properties to get it to the proposed subdivision. **Joyce** said that public water and sewer are good to have but it is too hard to do in the more rural areas of the County. **Joyce** related how some developers have told him the most expensive things in development are the road construction costs and these increases are passed along to the future owners.

Dale stated that the cluster subdivision concept would result in shorter roads for developers. **Joyce** said that **Dale’s** statement is true, but the developers still must see this as a positive concept.

Cable relayed to the Planning Board that when he purchased his house, he tried to connect to Davidson Water and, at that time, it was going to cost \$10,000.00 to connect but Davidson Water is now in the area due to Wheatmore High School and that the County should not require public water and sewer but recommend connecting to existing public water and sewer.

Hedrick asked about the cost of drilling wells as opposed to running public water lines. **Hedrick** said that other jurisdictions that he had looked at called this type of development a *Planned United Development* or a *Conservation Subdivision*. **Hedrick** asked the Planning Board if the County should call it a *Conservation Subdivision* instead of a *Cluster Subdivision*. **Dale** said he thought the name change is a good idea and could be pursued.

Cable said that everything is all about the marketing of the development and the County and what it has to offer.

There was discussion among the Board members on how to proceed at the point. **Pell** asked **Scotton** to recap what she heard from the Board members.

Scotton recapped what the Planning Board was saying as follows:

- The Planning Board is in favor of the concept as proposed in the amendments but wants the Board of County Commissioners to consider

changing the open space requirement to between thirty or forty percent;

- The Planning Board would like to require or recommend the future cluster subdivisions have access to public water and sewer but the concept may be more than the County or developers can tackle at the time; and
- The Planning Board is in favor of the concepts as outlined in the proposed amendments but let the Board of County Commissioners make the final decision on all the issues raised during the discussion.

Beeson said that what **Scotton** relayed to the Planning Board is correct and is the feeling of the Planning Board.

Scotton asked about the name change from *Cluster* to *Conservation* subdivision and asked what the Planning Board wanted to do regarding a name change. **Hedrick** said the name change could happen now or later as he did not see it as a big issue. **Scotton** advised the Planning Board that it is better to make all the changes at one time instead of taking a small amount to the Board of Commissioners every couple of months to make more changes.

Cable stated that this is what he is wanting to do.

Hedrick make the motion to **RECOMMEND APPROVAL** to the Randolph County Board of County Commissioners that the amendments to the *Randolph County Unified Development Ordinance* that are included in the Planning Board agenda, submitted during the *Randolph County Unified Development Ordinance* amendment presentation, incorporated into the motion, along with the change of the name from *Cluster Subdivision Overlay* to be *Conservation Subdivision Overlay* and for the Board of County Commissioners to set the open-space requirement to forty percent. **Bunting** seconded the motion.

Pell called the question on the motion to recommend approval of the proposed amendments to the *Randolph County Unified Development Ordinance* as specified in the motion, and the motion was adopted unanimously.

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

The meeting adjourned at 7:34 p.m., with 21 citizens present.

**RANDOLPH COUNTY
NORTH CAROLINA**

Planning Director

Deputy Clerk to the Board

Date





- (d) Service areas, off-street loading facilities, service drives, and dimensions of such areas;
- (e) A title giving the names of the developers, the date, the scale of the plan, and the person or firm preparing the plan;
- (f) Proposed landscaping with property buffers between other uses;
- (g) Location of flood hazard areas and other lands not suitable for development;
- (h) Size and location of signs;
- (i) Location and type of security lighting;
- (j) Water resource and stormwater management provisions;
- (k) Site plans shall be submitted to reduce stormwater impact by designing new development in a manner that minimizes concentrated stormwater flows using a minimum vegetated buffer area.

B. CLO: CLUSTER SUBDIVISION OVERLAY DISTRICT

The *Cluster Subdivision Overlay District* is established to accommodate major residential subdivision developments designed to preserve rural character by the preservation of open space and significant environmentally sensitive areas. The district permits open space, recreational, residential, and limited rural neighborhood business uses that are part of a unified design. The cluster subdivision development provides for the grouping of lots and buildings to conserve open space land resources and promotes innovation in the design of the development to minimize stormwater runoff impacts and other adverse rural environmental impacts. Housing characteristics with the CLO district will be designated *Exclusive (CLOE)*, *Restricted (CLOR)*, or *Mixed (CLOM)*, in conformance with other major subdivision zoning districts. Cluster subdivisions are **not** allowed in the Birkhead Wilderness/Uwharrie Forest Small Area Plan area.

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



Growth Areas and Rural Growth Areas as reflected in the *Randolph County Growth Management Plan*.

(1) PURPOSE AND USES PERMITTED

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

(2) CLUSTER SUBDIVISION DEVELOPMENT STANDARDS AND INTENSITY

The number of housing units, which may be built in a cluster subdivision development, varies according to the amount of open space, as defined herein, which is to be preserved and additional amenities that are to be included.

The total number of building lots or dwelling units in a cluster subdivision development shall be calculated based on the total land area in the tract minus the required ~~fifty-thirty~~ percent open space and any proposed rights-of-ways. Fifty percent of the total area located within a federally designated Class A Flood Zones may be utilized when calculating required Open Space. In a Secondary Growth Area, lot frontage widths may be reduced to ninety feet.

PROJECT AREA	BASE DENSITY	MINIMUM OPEN SPACE REQUIRED
Secondary Growth Area	1 residence per 340,000 sq. ft.	350 %
Rural Growth Area	1 residence per 1.53 acres	350 %

Table 13: Cluster Subdivision Development Standards

(3) DENSITY BONUS

A developer may be granted density bonuses to increase the density within a cluster subdivision development. These bonuses may be granted within a cluster subdivision development only if the developer meets the required standards described below.

One additional residential lot may be given for each of the following:

- (a) Each additional five percent open space;



- (b) Preservation of County Designated Natural Heritage Site;
- (c) Five hundred feet of existing road frontage maintained as open space with a minimum depth of two hundred feet as measured from the road right-of-way;
- (d) Maintain forestation and natural thirty-five feet buffer along existing parcel lines; or
- (e) An approved forestry management plan for open space.

When granting density bonuses, lot sizes may be flexible with a minimum of 20,000 square feet in size within a *Secondary Growth Area* and a ~~one-acre~~ 40,000 square feet minimum within a *Rural Growth Area*. Density within cluster subdivision developments located in designated Watershed Balance or Water Quality Protected Areas shall not exceed mandated requirements.

(4) USES OR ACTIVITIES PERMITTED IN OPEN SPACE AREAS

- (a) Conservation of land in its natural state (e.g., woodland, fallow field, or managed meadow);
- (b) Agricultural uses including raising of crops or livestock;
- (c) Passive recreation including, but not limited to, trails, picnic areas, and community gardens;
- (d) Easements for drainage, access, sewer or water lines or other public purposes;
- (e) Stormwater management facilities for the proposed development or a larger area in compliance with a watershed management plan; or
- (f) Other uses consistent with open space preservation and as approved through the appropriate development approval process.

(5) USES OR ACTIVITIES PROHIBITED IN OPEN SPACE AREAS

- (a) Cutting of healthy trees; re-grading; topsoil removal; altering, diverting, or modifying watercourses or bodies except in compliance with a land management plan or watershed management plan for the property



conforming to the customary standards of forestry, erosion control or engineering; or

- (b) Private driveway connections within the open space area.

(6) OWNERSHIP AND MAINTENANCE OF OPEN SPACE

- (a) Ownership of open space may be handled through one or more of the following and shall be permanently restricted from future development through deed restrictions:

- (i) Homeowner's Association;
 - (ii) Transfer to a private conservation organization; or
 - (iii) Ownership retained by the developer.

- (b) Natural features shall be maintained in their natural condition but may be modified to improve their appearance, function, or overall condition. Permitted modifications may include, but are not limited to:

- (i) Reforestation;
 - (ii) Woodland management;
 - (iii) Meadow management;
 - (iv) Buffer area landscaping;
 - (v) Stream-bank protection; or
 - (vi) Wetlands management.

In no event will a radical change in open space be permitted that would destroy what may have been an initial sales feature for surrounding homeowners, for example, the removal of all timber. The cost and responsibility of maintaining open space and any facilities located thereon shall be borne by the developer, property owner, and/or homeowners association as required by the private deed restrictions.

(7) SITING ON PUBLIC ROADWAYS AND ADJACENT RURAL ZONING DISTRICTS



Cluster neighborhoods shall be placed in such a way as to not be fully visible from the primary thoroughfare. Natural features, such as tree stands and slight rises in topography, shall be retained to allow a rural landscape to adjoin residential zoning districts and existing roads.

(8) DEVELOPMENT CONSIDERATIONS

- (a) Preserve scenic view and elements of Randolph County's rural character by minimizing perceived density by minimizing views of new development for the existing road by use of natural buffers and open space.
- (b) Preserve open land, including those areas that contain unique and sensitive features such as natural areas, streams, wetlands, and flood plains.
- (c) Minimize site disturbance and erosion through the retention of existing vegetation.
- (d) Encourage creativity in the design of residential subdivisions by allowing for greater flexibility and creativity in the design if the development is not greater than that normally allowed in the district.
- (e) Create compact neighborhoods accessible to open space amenities and with strong community identity.
- (f) Open space subdivision design shall be encouraged to maintain the special features that contribute to the rural character such as woodland preservation, preservation of scenic views, and farmland preservation.
- (g) New driveway connections shall be designed in a way to minimize new locations on existing public roads.
- (h) Site plans shall be submitted to reduce stormwater impact by designing new development in a manner that minimizes concentrated stormwater flows using a minimum vegetated buffer area.
- (i) The development shall be designed to limit disturbance in the following areas:
 - (i) Land with a floodway;



- (ii) Wetlands;
- (iii) Groundwater recharge areas; and
- (iv) Critical ecological areas.

C. CVO: CONVENTIONAL SUBDIVISION OVERLAY DISTRICT

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

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

(1) PURPOSE AND USES PERMITTED

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

(2) CONVENTIONAL SUBDIVISION STANDARDS

- (a) All standards as required by the land development regulations contained within this Ordinance.
- (b) Minimum lot sizes as specified by this Ordinance. Lot sizes may be increased as required by soils and other factors particular to the location.
- (c) Designed under the policies and guidelines outlined in the comprehensive land-use plan.
- (d) Subdivision layout and use of land will assure safe and convenient circulation patterns while minimizing the impacts on the established residential areas.



TECHNICAL REVIEW COMMITTEE RECOMMENDATION

IN THE MATTER OF THE APPLICATION FOR 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, and his request to rezone 4.58 acres at 3321 Jess Smith Rd, Tabernacle Township, Garland Lee Hawkins Estate Subdivision lot number three, Tax ID #7724295330, Secondary Growth Area, from *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.

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 subdivisions 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: SMITH, ERIC L. BROOKS, JESSE D.
Address: 3325 JESS SMITH RD
City, St. Zip: SOPHIA, NC 27350

Date: 05/06/2022
Parcel #: 7724295330

Owner: BROOKS, JESSE D
Address: 3325 JESS SMITH RD
City, St. Zip: SOPHIA, NC 27350

Permit #: 2022-00001383
Permit Type Code: PZ 2

Location Address: 3321 JESS SMITH RD
SOPHIA, NC 27350

CONTACT NAME: SMITH, ERIC

Contact Phone: 336 302-4990

PARCEL INFORMATION:

Lot number: 3	Subdivision: GARLAND LEE HAWKINS EST
Acreage: 4.5800	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:	NONE
Class A Flood Plain On Prop?:	NO
Flood Plane Map #:	Flood Plain Map #: 3710772400J

REQUESTED CHANGE:

Area To Be Rezoned:	4.5800
Lot Size Indicator:	ACRE(S)
Proposed Zoning District:	CVOM-CD-CONVENTIONAL SUBDIVISION OVERLAY MIXED CONDITIONAL DISTRICT
Proposed Use(S):	TO ALLOW THE CREATION OF 1 NEW LOT AS PER THE SITE PLAN
Condition(S):	

Total Permit Fee: \$100.00

COMMENTS:

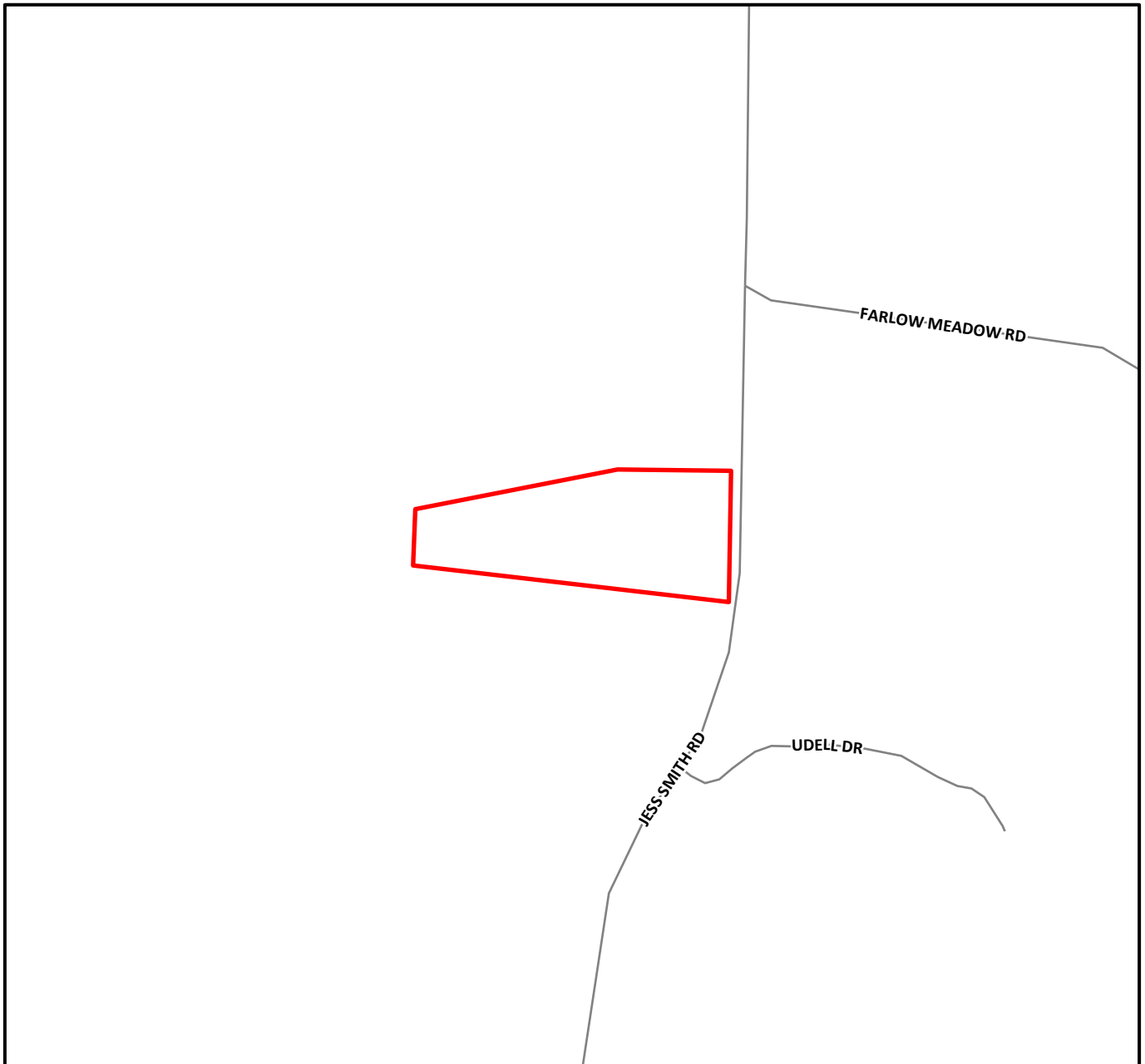
The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin

Authorized County Official

Signature of Applicant:

Smith Request Location Map



Directions to site: 1004 N -
(L) Jess Smith Rd - Site on (L)
approx 600 ft past Udell Dr at
3325 Jess Smith Rd

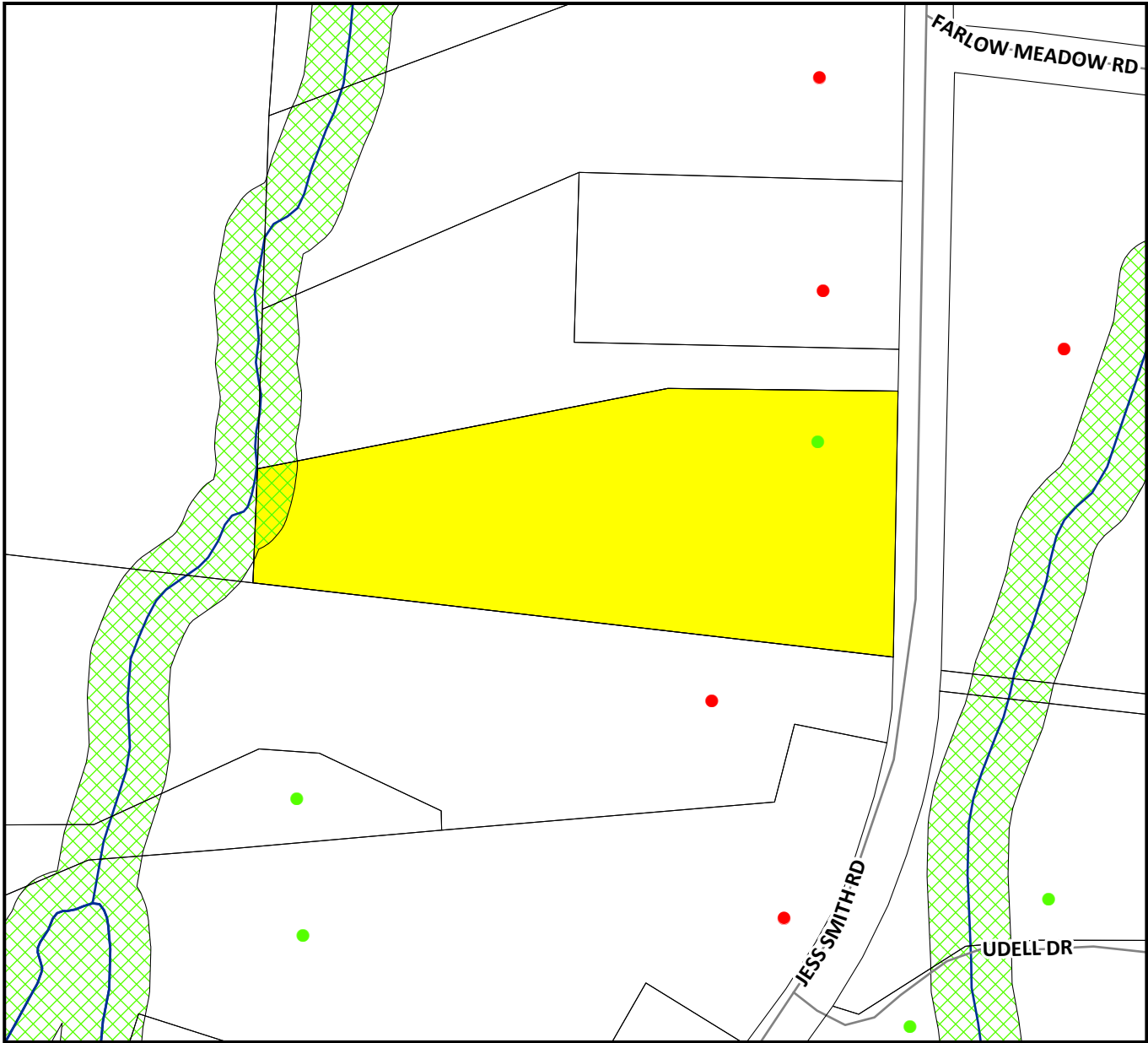


1 inch equals 400 feet

Smith Rezoning Request

Legend

- Parcels
- Structures
- Type
- Permanent Structure
 - Temporary Structure
- Roads
- WaterBodies
- Streams
- 50 ft. Stream buffer
- County zoning
- Districts
- RA



1 inch equals 200 feet

- Notes:
- This project is not located within a special flood hazard area per NCFRIS.
 - Map #: 3710772400J 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.
 - Tax PIN: 7724295330

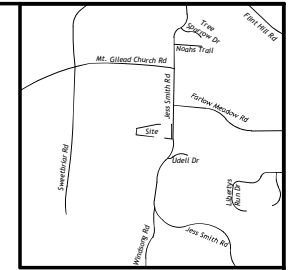
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Randolph County, North Carolina, and that such plat has been approved according to the procedures for approval of minor subdivisions

Date _____ Randolph County Planning Director

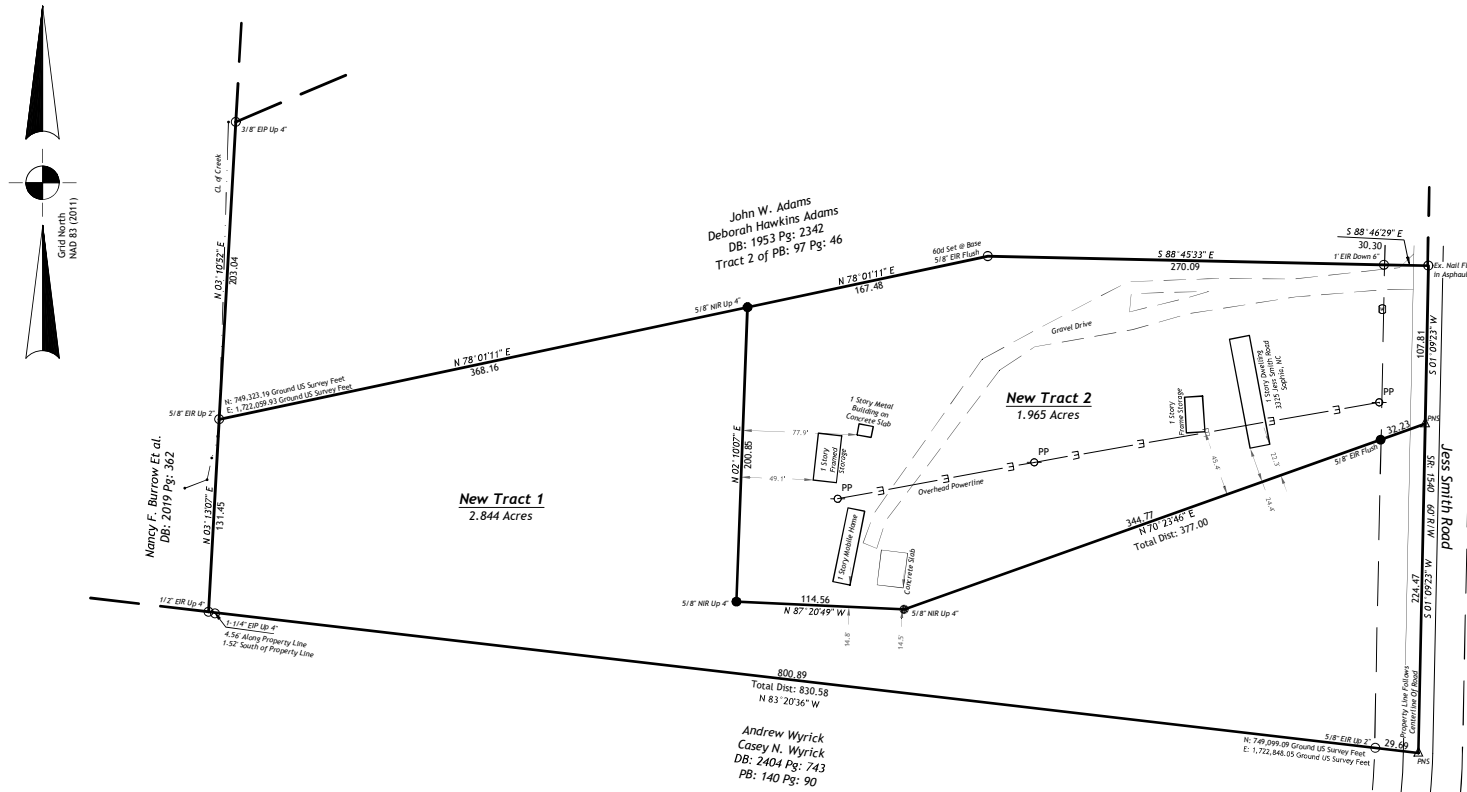
STATE OF NORTH CAROLINA

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.

Date _____ Review Officer



Location Map
(Not to Scale)



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

Owners:
Eric L. Smith
Jesse D. Brooks
3325 Jess Smith Rd
Sophia, NC 27350

Survey For:

Eric L. Smith
Jesse D. Brooks

Tabernacle Township Randolph County
North Carolina April 1, 2022

Deed Book: 2772 Pg: 1437

Plat Book: 97 Pg: 46

Scale: 1" = 60 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, PLLC

Job #: 13839

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 2772, page 1437;

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 1st day of April, A.D., 2022.



- 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: March 30, 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): 0.99989387
 - (9) GPS/GNSS Scale Point:
N: 749,430.96 E: 1,722,779.82 Z: 722.65
 - (10) Units: US Survey Feet

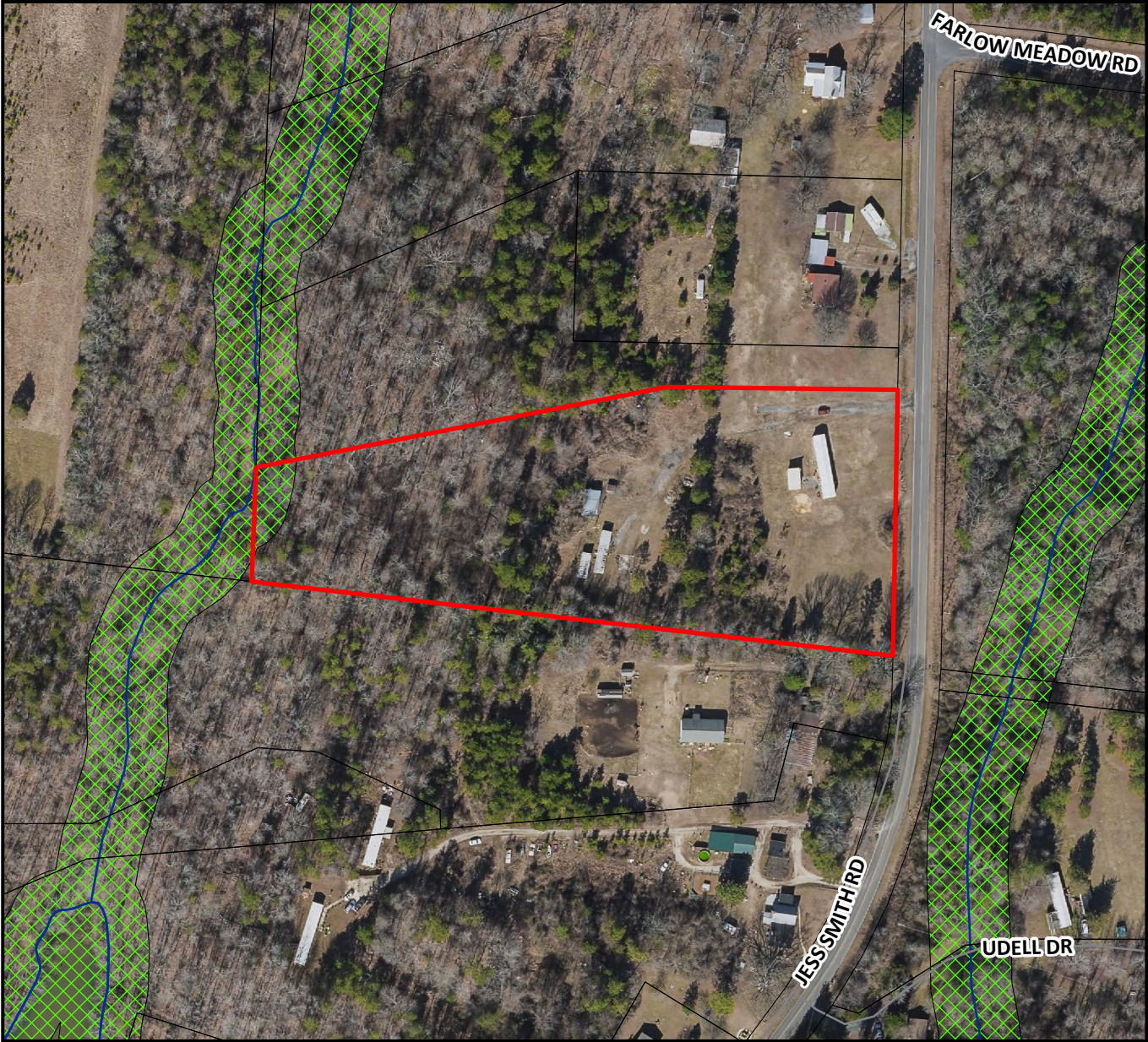
Professional Land Surveyor

L-4787

Smith Rezoning Request

Legend

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



1 inch equals 200 feet

Smith Rezoning Request



Picture 1:
Request location.



Picture 2:
Adjacent residence.



Picture 3:
Adjacent residence.



Picture 4:
Adjacent residence.



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



Picture 6:
Request location on right as seen looking toward Udell Dr.



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY ERIC L SMITH
REZONING REQUEST #2022-00001383**

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 Eric L Smith 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 is generally residential in use and allows for transitional land use patterns.

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: There are several minor subdivisions in this area of the County. The request, as proposed, will help to ensure the long-term quality of life enjoyed by the citizens in the area and prevent unwanted commercial development.

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

- C. **Consistency Analysis:** The majority of the housing pattern in this area are site built homes and the proposed housing type is compatible with the existing housing patterns in the area.

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



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

WHEREAS, a 4.58 acre parcel, having the Randolph County Parcel Identification Number of 7724295330 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 2022-00001383, 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;

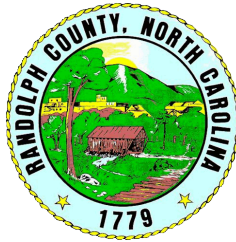
NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *CVOM-CD - Conventional Subdivision Overlay Mixed - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, 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



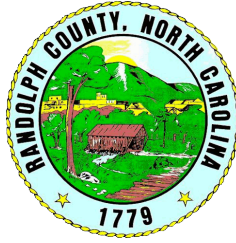
MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

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*.”

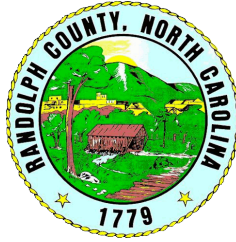
If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



CASE SUMMARY FOR
SPECIAL USE 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, and their request to amend the 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 to amend the existing Special Use Permit to allow an administration building next to the existing middle school as per the site plan.

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



OATH FOR QUASI-JUDICIAL HEARINGS (Special Use Permit Request, Variances or Appeals)

NORTH CAROLINA

RANDOLPH COUNTY

Before opening the public hearing on a case, the Chair must administer an oath or affirmation to those wishing to speak on a specific case. (This oath is specified in NCGS 11-11.)

The Chair should say,

“The Planning Board will now hear testimony for and against this request. Anyone wishing to offer testimony on this request must come forward and take the oath. Only those taking the oath may give testimony for this request.”

“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.”



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

SPECIAL USE PERMIT APPLICATION

Applicant: UWHARRIE GREEN SCHOOL INC
Address: 5154 US HWY 220 BUS S
City, St. Zip: ASHEBORO, NC 27205

Date: 06/07/2022
Parcel #: 7658355370

Owner: UWHARRIE GREEN SCHOOL INC
Address: 5326 US HWY 220 BUS S
City, St. Zip: ASHEBORO, NC 27205

Permit #: 2022-00001656
Permit Type Code: PZ 3

Location Address: 5154 US HWY 220 BUS S
ASHEBORO, NC 27205

CONTACT NAME: WHEAT, CHRIS

Contact Phone: 336 707-2758

PARCEL INFORMATION:

Lot number: 6
Subdivision: UWHARRIE GREEN SCHOOL INC
Acreage: 40.0100
Township: 04 - CEDAR GROVE

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: SPECIAL USE PERMIT
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: 3710765800J

SPECIAL USE REQUESTED: TO AMEND THE EXISTING SPECIAL USE PERMIT TO ALLOW AN ADMINISTRATION BUILDING TO BE LOCATED NEXT TO EXISTING MIDDLE SCHOOL AS PER THE SITE PLAN

Total Permit Fee: \$100.00

COMMENTS:

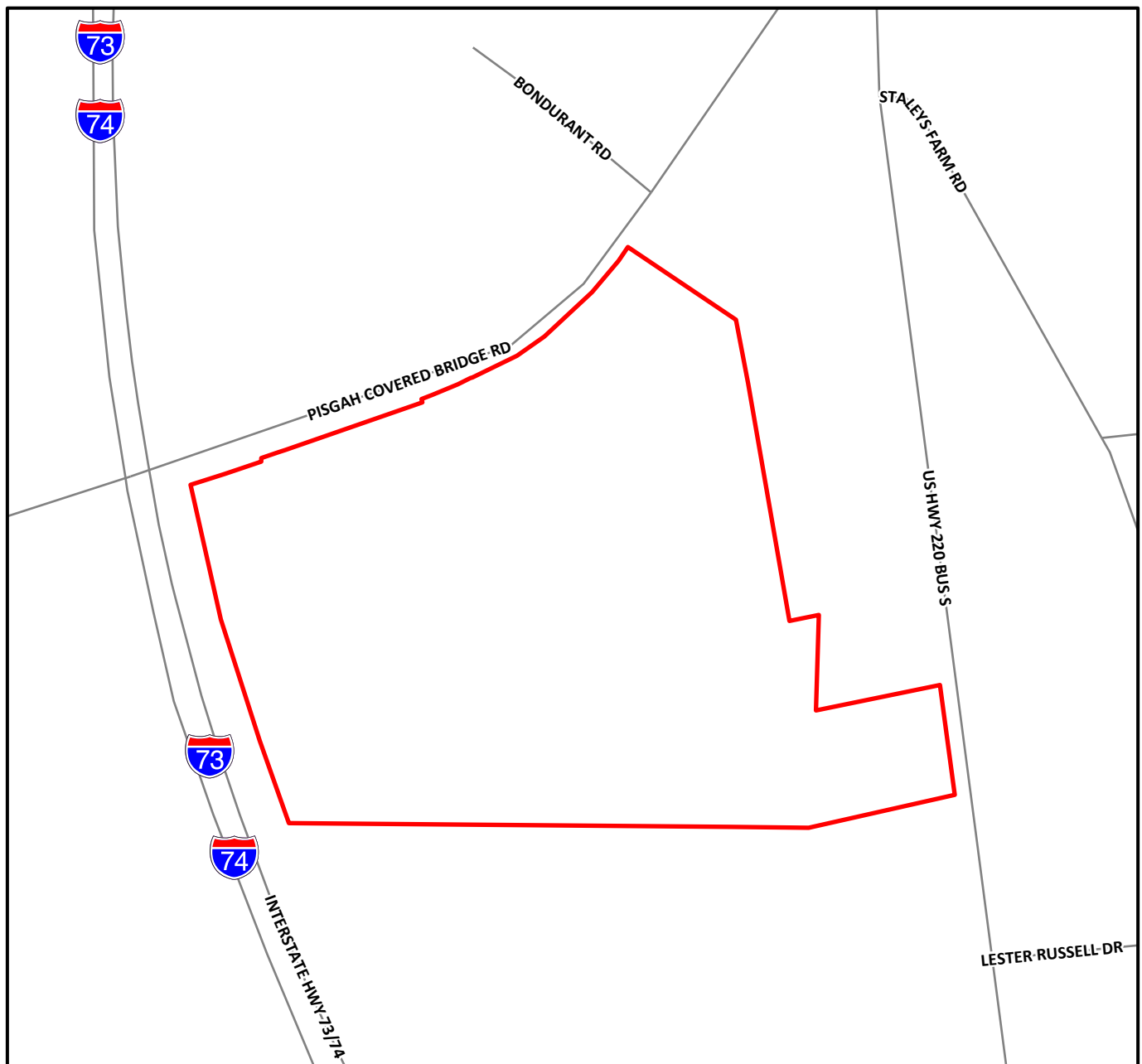
The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph County Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance with all conditions that may be imposed by the Board. It is also acknowledged that any restrictions or conditions imposed shall be binding on the owner/applicants and their successors in interest.

Eric Martin

Authorized County Official

Signature of Applicant:

Uwharrie Green School, Inc., Request Location Map



Directions to site: US Hwy 220 Bus S -
Site on (R_ approx 3/10 mile past
Staleys Farm RD at 5154 US Hwy
220 Bus S.



1 inch equals 400 feet

Uwharrie Green School Inc., Special Use Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



Streams



50 ft. Stream buffer

County zoning

Districts



CS



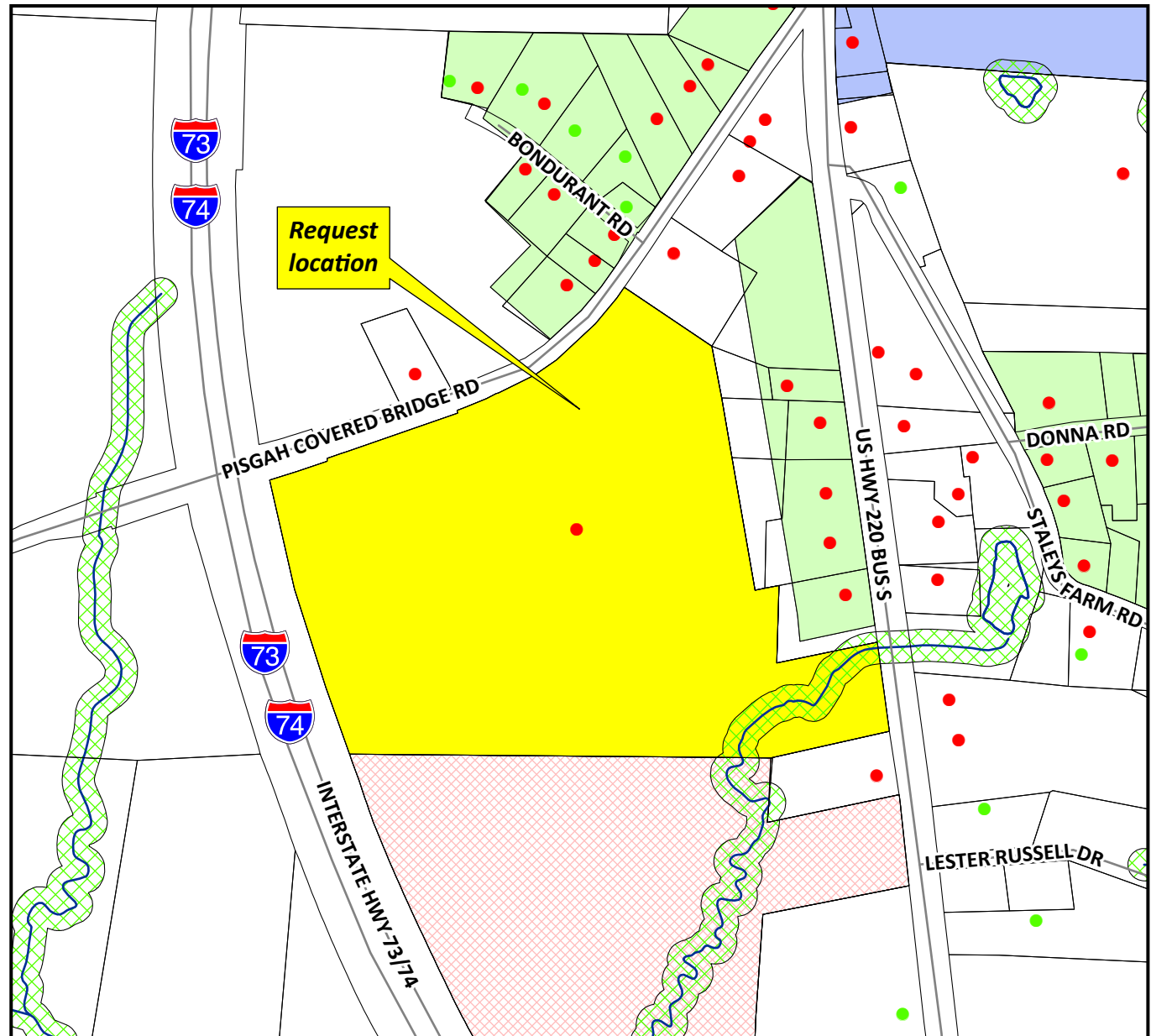
LI



RA



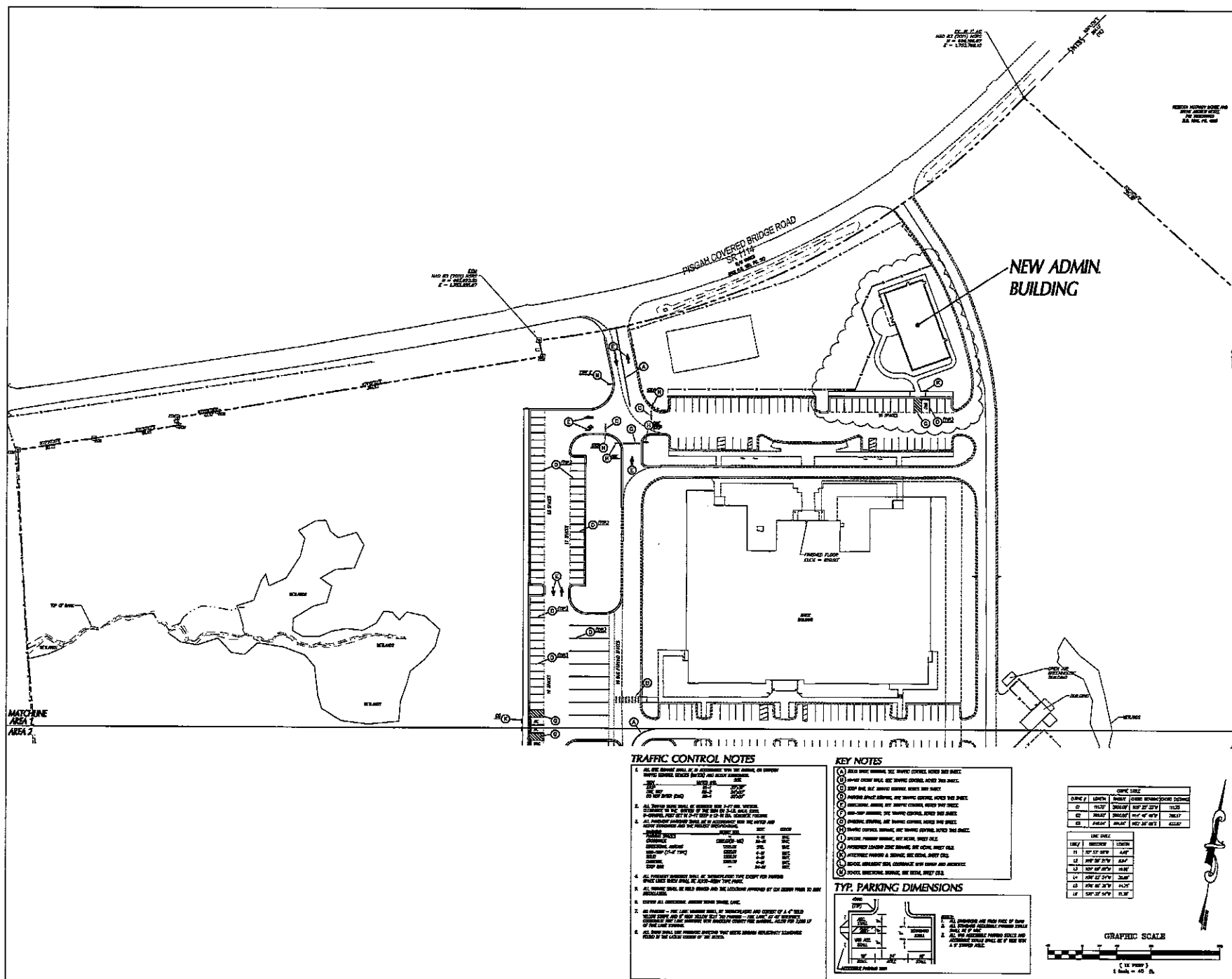
RR



1 inch equals 500 feet



Sheet Number:
C2.4



Uwharrie Green School Inc., Special Use Request

Legend

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



1 inch equals 300 feet



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

SPECIAL USE PERMIT

On the date listed below, the Randolph County Planning Board met and held a public hearing to consider the following application.

Applicant: UWHARRIE GREEN SCHOOL INC
Address: 5326 US HWY 220 BUS S
City, St Zip: ASHEBORO, NC 27205

Date: 8/9/2017
Parcel #: 7658355370

Permit #: 2017-00001533
Permit Type Code: PZ 3

Owner: UWHARRIE GREEN SCHOOL INC
Address: 5326 US HWY 220 BUS S
City, ST ZIP: ASHEBORO, NC 27205

CONTACT INFORMATION:

Contact Name: HUBRICH,STEVE

Contact Phone Number: 919 471-2895

LOCATION INFORMATION:

Township: (04) CEDAR GROVE
INC

Subdivision name: UWHARRIE GREEN SCHOOL

Subdivision lot #: 6

Address: 5154 US HWY 220 BUS S ASHEBORO, NC 27205

ZONING INFORMATION:

Zoning District: RA – RESIDENTIAL AGRICULTURAL DISTRICT
Specialty District: N/A
Watershed Name: N/A
Class A Flood Plain On Prop? NO

USE/CONDITIONS: TO ALLOW FOR AN EXPANSION OF THE UWHARRIE CHARTER SCHOOL CAMPUS TO INCLUDE 40 ADDITIONAL ACRES FOR A MIDDLE SCHOOL AS PER SITE PLAN -

PLANNING & ZONING BOARD APPROVAL DATE: 08/08/2017

Having considered all the sworn evidence presented at the hearing and as reflected in the official minutes of the proceedings, the Board finds that the application is complete, that the applicant complies with applicable requirements of the Randolph County Zoning Ordinance and therefore the application to make use of the above described property for the purpose indicated is hereby **approved**. *The applicant shall complete the development strictly in accordance with the sworn evidence presented at the hearing, as reflected in the official minutes of the proceedings, and the plans approved by this Board, a copy of which is filed in the County Planning Department.*

This permit shall be binding on the owner/applicant and successors in interest.

**RANDOLPH COUNTY
NORTH CAROLINA**

Planning & Development Director

Date

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



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

SPECIAL USE PERMIT

On the date listed below, the Randolph County Planning Board met and held a public hearing to consider the following application.

Applicant: UWHARRIE GREEN SCHOOL INC.
Address: 5154 US HWY 220 BUS S
City, St Zip: ASHEBORO, NC 27205

Date: 3/9/2022
Parcel #: 7658355370

Permit #: 2022-00000324
Permit Type Code: PZ 3

Owner: UWHARRIE GREEN SCHOOL INC
Address: 5326 US HWY 220 BUS S
City, ST ZIP: ASHEBORO, NC 27205

CONTACT INFORMATION:

Contact Name: WHEAT, CHRIS

Contact Phone Number: 336 707-2758

LOCATION INFORMATION:

Township: (04) CEDAR GROVE
INC

Subdivision name: UWHARRIE GREEN SCHOOL

Subdivision lot #: 6

Address: 5154 US HWY 220 BUS S ASHEBORO, NC 27205

ZONING INFORMATION:

Zoning District: RA – RESIDENTIAL AGRICULTURAL DISTRICT
Specialty District: SPECIAL USE PERMIT
Watershed Name: N/A
Class A Flood Plain On Prop? NO

USE/CONDITIONS: TO AMEND EXISTING SPECIAL USE PERMIT TO ALLOW A HIGH SCHOOL NEXT TO THE EXISTING MIDDLE SCHOOL AS PER THE SITE PLAN -

PLANNING & ZONING BOARD APPROVAL DATE: 03/08/2022

Having considered all the sworn evidence presented at the hearing and as reflected in the official minutes of the proceedings, the Board finds that the application is complete, that the applicant complies with applicable requirements of the Randolph County Zoning Ordinance and therefore the application to make use of the above described property for the purpose indicated is hereby **approved**. *The applicant shall complete the development strictly in accordance with the sworn evidence presented at the hearing, as reflected in the official minutes of the proceedings, and the plans approved by this Board, a copy of which is filed in the County Planning Department.*

This permit shall be binding on the owner/applicant and successors in interest.

**RANDOLPH COUNTY
NORTH CAROLINA**

Planning & Development Director

Date

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

Uwharrie Green School, Inc, Special Use Permit Request



Picture 1:
Request location.



Picture 2:
Existing middle school.



Picture 3:
Adjacent residences.



Picture 4:
Adjacent Residence.



Picture 5:
Adjacent Residence.



Picture 6:
Adjacent Russell's Grove Baptist Church.



COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT

IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT
BY UWHARRIE GREEN SCHOOL, INC
SPECIAL USE REQUEST #2022-00001656

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on July 12, 2022, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 5154 US Hwy 220 Bus S for the purpose indicated is hereby **APPROVED**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

HAVING CONSIDERED ALL THE EVIDENCE PRESENTED, THE RANDOLPH COUNTY PLANNING BOARD **Choose the decision**. THE APPLICATION FOR A **SPECIAL USE PERMIT** FOR UWHARRIE GREEN SCHOOL, INC., BASED UPON THE FOLLOWING:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the *Growth Management Plan* for Randolph County.

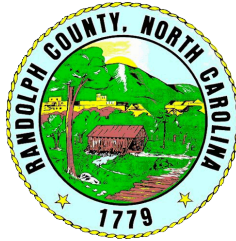
IN WITNESS WHEREOF, the Randolph County Planning Board has caused this Special Use Permit to be issued in its name and the property owners do hereby accept this Special Use Permit, together with all its conditions as binding on them and their successors in interest.

Adopted on July 12, 2022.

Chair, Randolph County Planning Board

ATTEST

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



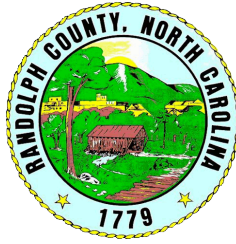
MOTION TO APPROVE SPECIAL USE PERMIT

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **APPROVE** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony 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*.”

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 SPECIAL USE PERMIT

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **DENY** this 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 may materially endanger the public health or safety, or the use does not meet all required conditions and specifications, or the use may substantially injure the value of adjoining property, that the use is not a public necessity and the location and character of use if developed according to the plan(s) as submitted and approved, or will not be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*. ”

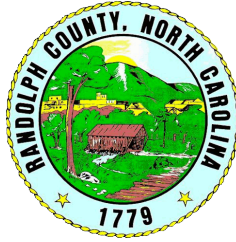
If making a second to the motion, please change to say, “I second the motion . . . ” and continue reading the rest of the motion.



CASE SUMMARY FOR
SPECIAL USE REQUEST #2022-00001657

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **DAVID OWENS**, Asheboro, NC, and his request to obtain a Special Use Permit at 1853 NC Hwy 42 S, Grant Township, Tax ID #7770427220, 2.00 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow the applicant to obtain a Federal Firearms License to hydrodip weapon parts in a 24 ft. by 24 ft. existing building on the property as per the site plan.

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



OATH FOR QUASI-JUDICIAL HEARINGS (Special Use Permit Request, Variances or Appeals)

NORTH CAROLINA

RANDOLPH COUNTY

Before opening the public hearing on a case, the Chair must administer an oath or affirmation to those wishing to speak on a specific case. (This oath is specified in NCGS 11-11.)

The Chair should say,

“The Planning Board will now hear testimony for and against this request. Anyone wishing to offer testimony on this request must come forward and take the oath. Only those taking the oath may give testimony for this request.

“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.”



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

SPECIAL USE PERMIT APPLICATION

Applicant: OWENS, DAVID
Address: 1853 NC HWY 42 S
City, St. Zip: ASHEBORO, NC 27205

Date: 06/07/2022
Parcel #: 7770427220

Owner: OWENS, BARBARA DIANE B LIFE ESTATE
Address: 1855 NC HWY 42 S
City, St. Zip: ASHEBORO, NC 27205

Permit #: 2022-00001657
Permit Type Code: PZ 3

Location Address: 1853 NC HWY 42 S
ASHEBORO, NC 27205

CONTACT NAME: OWENS, DAVID

Contact Phone: 336 736-6939

PARCEL INFORMATION:

Lot number: **Subdivision:**
Acreage: 2.0000 **Township:** 09 - GRANT

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2: RR-RESIDENTIAL RESTRICTED DISTRICT
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: 3710777000J

SPECIAL USE REQUESTED: TO ALLOW FOR A SPECIAL USE PERMIT FOR A FEDERAL FIREARMS LICENSE TO HYDRO DIP WEAPON PARTS IN A 24' X 24' EXISTING BUILDING. AS PER THE SITE PLAN

Total Permit Fee: \$100.00

COMMENTS:

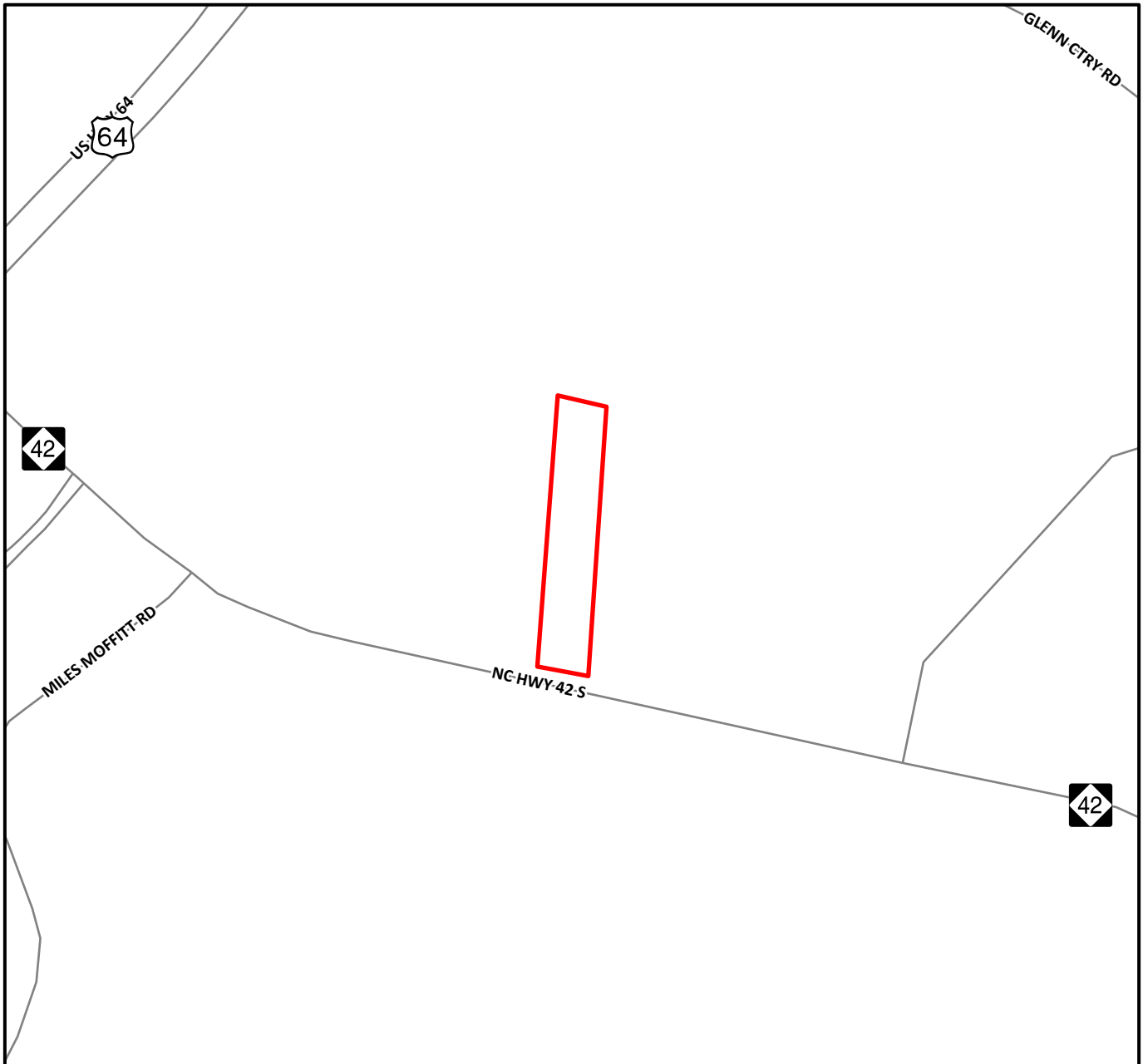
The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph County Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance with all conditions that may be imposed by the Board. It is also acknowledged that any restrictions or conditions imposed shall be binding on the owner/applicants and their successors in interest.

Eric Martin

Authorized County Official

Signature of Applicant:

Owens Request Location Map



Directions to site: NC Hwy 42 S -
Site on (L) approx 2/10 mile past
Miles Moffitt Rd at 1853 NC Hwy
42 S.



1 inch equals 400 feet

Owens Special Use Permit Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Miscellaneous Structures



Roads



Streams



50 ft. Stream buffer

County zoning

Districts



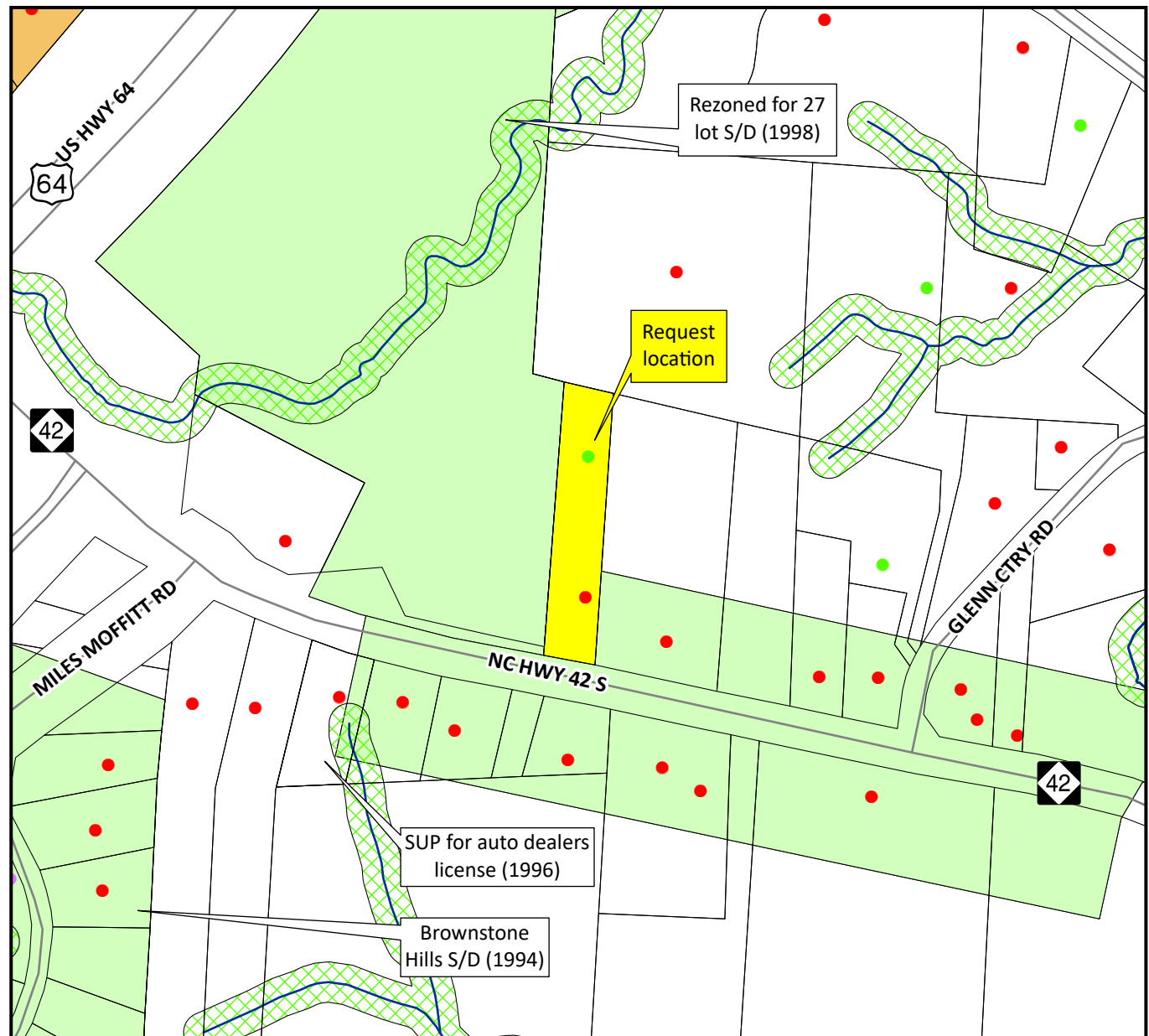
RA



RM



RR

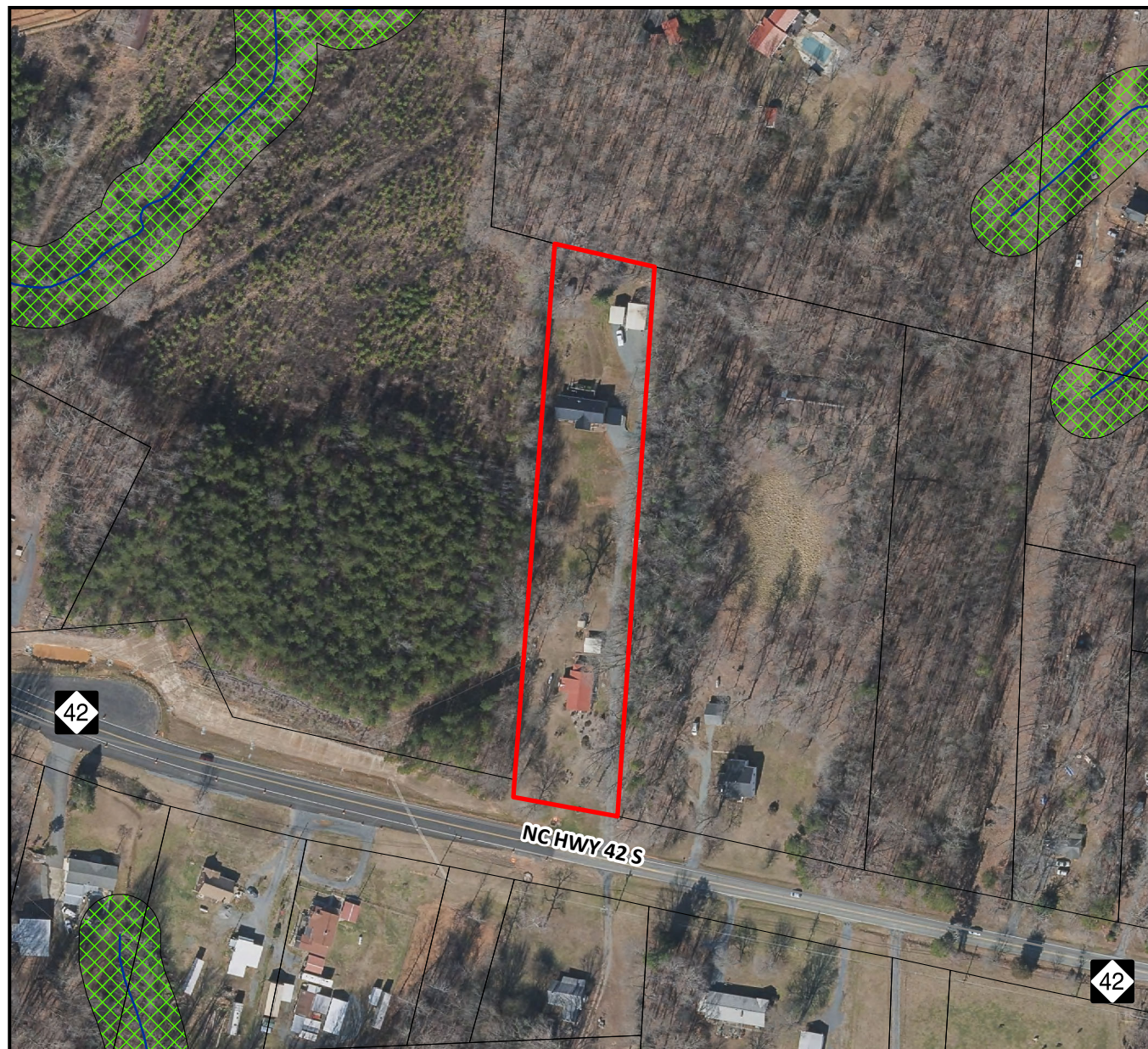


1 inch equals 400 feet

Owens Special Use Permit Request

Legend

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



1 inch equals 200 feet

Owens Special Use Permit Request



Picture 1:
Existing house at
request location.



Picture 2:
Existing mobile
home at request
location.



Picture 3:
Adjacent
residence.



Picture 4:
Adjacent
residence.



Picture 5:
Request location on
right as seen looking
toward US Hwy 64
E.



Picture 6:
Request location on
left as seen looking
toward Glenn
Country Rd.



COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT

IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT
BY DAVID OWENS
SPECIAL USE REQUEST #2022-00001657

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on July 12, 2022, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 1853 NC Hwy 42 S for the purpose indicated is hereby **APPROVED**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

HAVING CONSIDERED ALL THE EVIDENCE PRESENTED, THE RANDOLPH COUNTY PLANNING BOARD **Choose the decision**. THE APPLICATION FOR A **SPECIAL USE PERMIT** FOR DAVID OWENS BASED UPON THE FOLLOWING:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the *Growth Management Plan* for Randolph County.

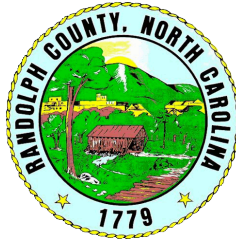
IN WITNESS WHEREOF, the Randolph County Planning Board has caused this Special Use Permit to be issued in its name and the property owners do hereby accept this Special Use Permit, together with all its conditions as binding on them and their successors in interest.

Adopted on July 12, 2022.

Chair, Randolph County Planning Board

ATTEST

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



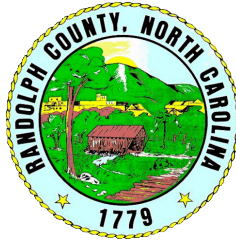
MOTION TO APPROVE SPECIAL USE PERMIT

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **APPROVE** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony 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*. ”

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 SPECIAL USE PERMIT

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **DENY** this 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 may materially endanger the public health or safety, or the use does not meet all required conditions and specifications, or the use may substantially injure the value of adjoining property, that the use is not a public necessity and the location and character of use if developed according to the plan(s) as submitted and approved, or will not be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*.”

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 #2022-00001368

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

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

Date: 05/05/2022

Parcel #: 8712473956

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

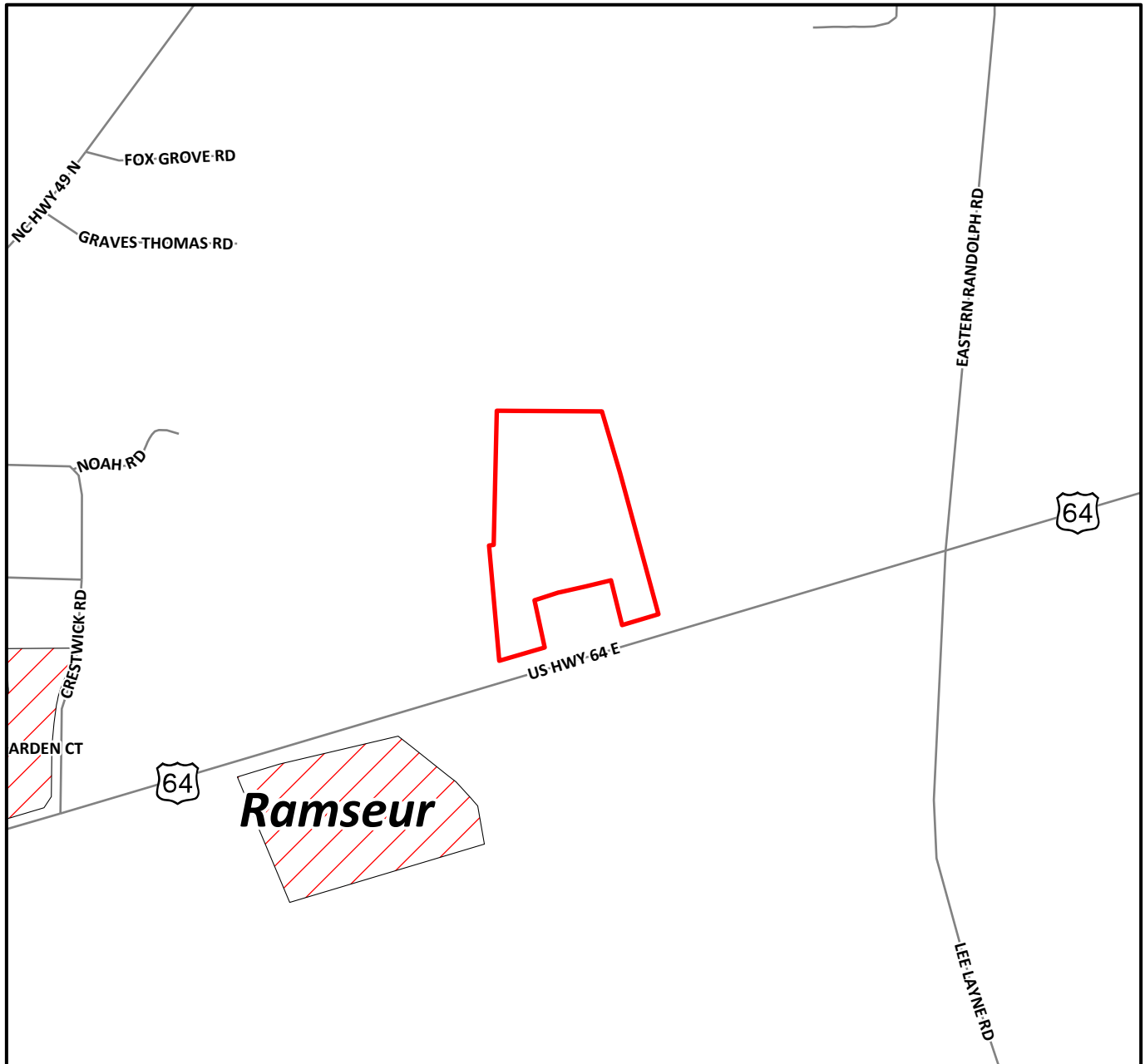
COMMENTS:

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

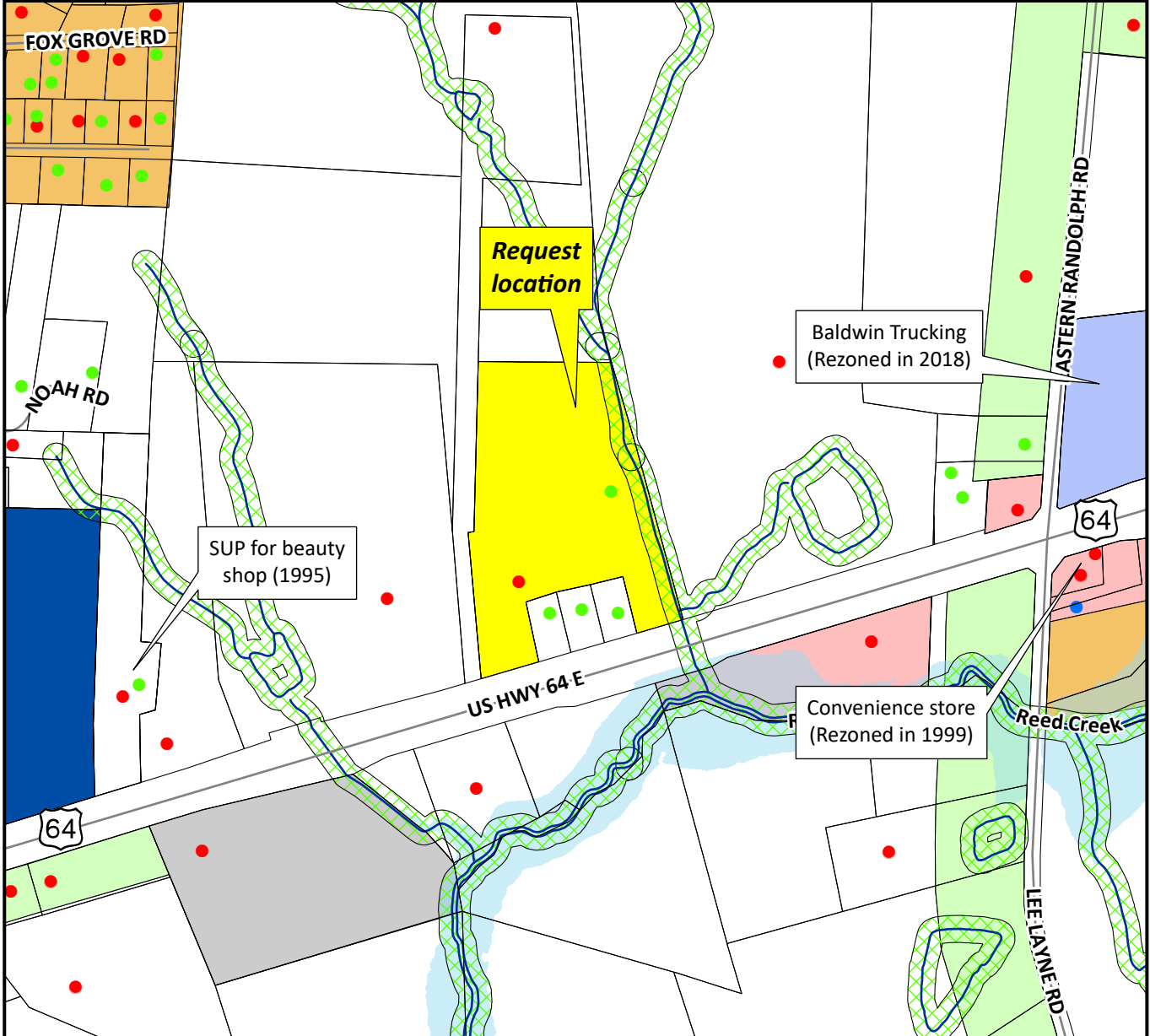
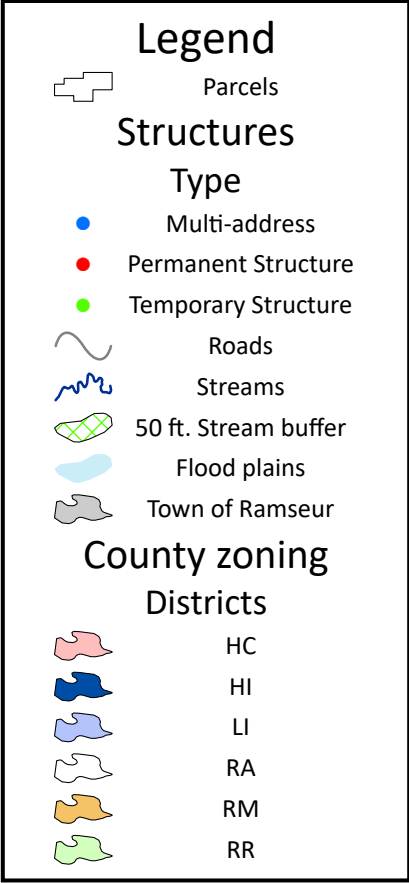


Directions to site: US Hwy 64 E -
Site on (L) approx 4/10 mile past
Crestwick Rd at 7845 US Hwy 64 E.



1 inch equals 750 feet

Garcia Rezoning Request



1 inch equals 600 feet

Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
2. Map #: 37108712001 Effective Date: 1/2/2008
3. Area calculated by coordinate geometry.
4. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
5. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
6. Proposed Use: Residential
7. Tax PIN: 8712473956
8. 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.

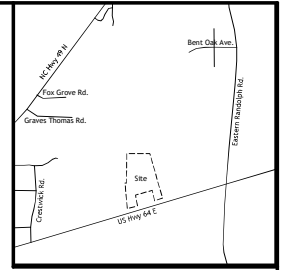
Review Officer _____

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 _____

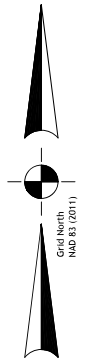
Randolph County Planning Director _____



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
- NGCS Monument
- EN - Existing Nail
- EP - 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
- 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
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- 2.0 Spot Elevation

LINE	BEARING	DISTANCE
L1	N 64° 57' 18" E	20.08
L2	N 00° 50' 00" E	13.26
L3	S 73° 28' 02" W	44.91
L4	S 68° 40' 08" W	58.96
L5	S 68° 40' 08" W	58.65



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, PLLC

Job #: 13713

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

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

Tract 3
5.030 Acres

Tract 2
5.738 Acres

Tract 1
2.100 Acres

Tract 4
1.022 Acres



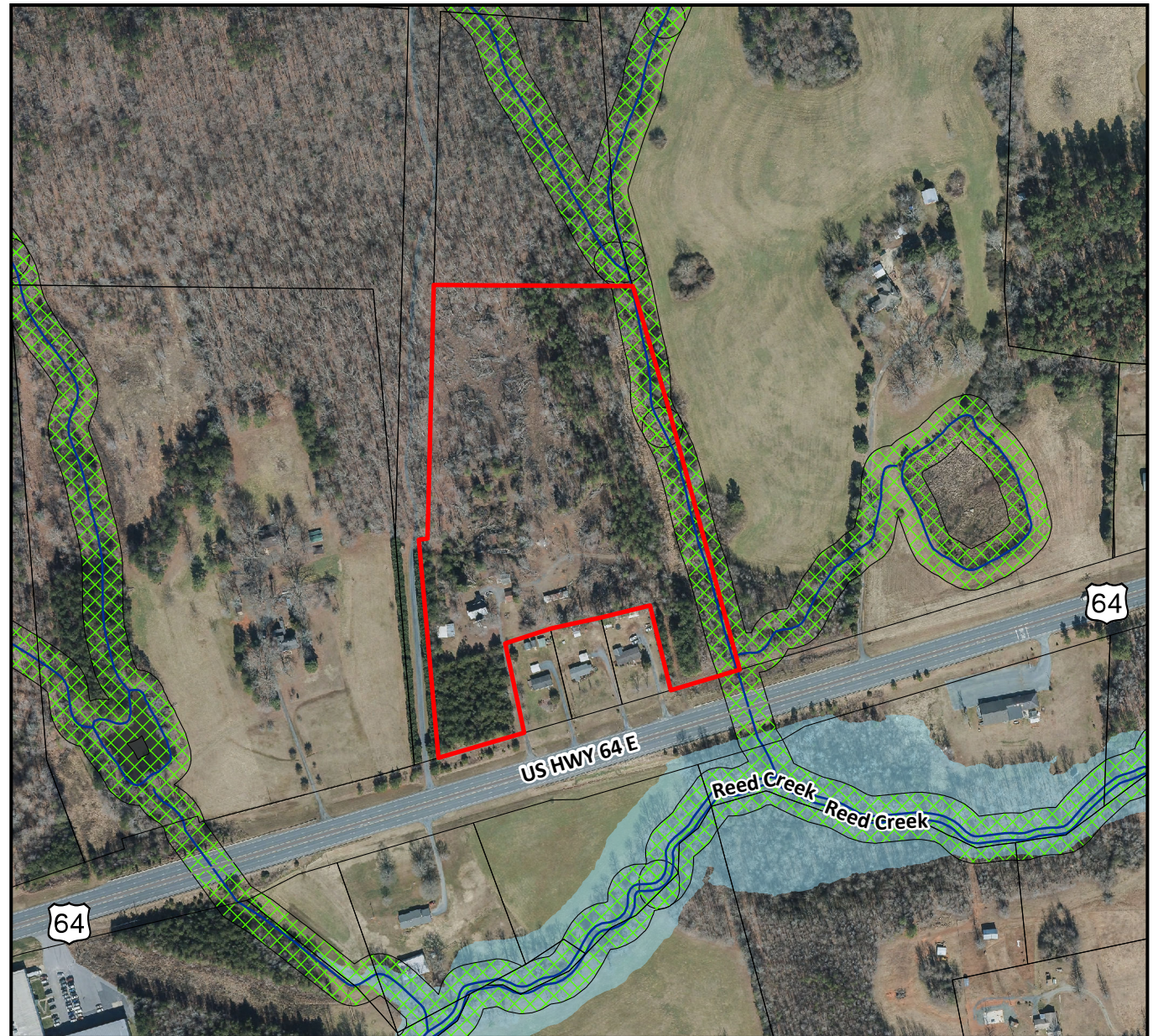
I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:

- (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: N: 727,795.51 E: 1,814,256.13 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



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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

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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

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

--

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154 S Fayetteville St
Suite B
Asheboro, NC 27203
336 625-8000 office
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Daniel

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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:

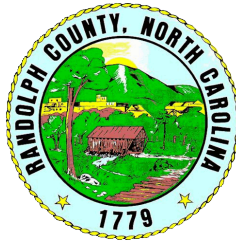
The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and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



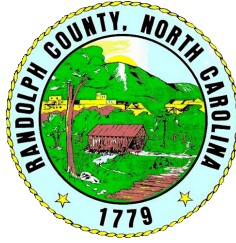
MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

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 #2022-00001661

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **NEW HORIZON BUILDINGS AND CONCRETE, LLC**, Randleman, NC, and their request to rezone 2.45 acres at 2299 Whites Memorial Rd, Franklinville Township, Tax ID #77844020324, Secondary Growth Area, from *RA - Residential Agricultural District* to *LI-CD - Light Industrial - Conditional District*. The proposed Conditional Zoning District would specifically allow rezone 2.45 acres and amend the existing Conditional Zoning District to allow a 60 ft. by 200 ft. building as per the site plan.

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

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

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

Policy 1.3 *The County will encourage new and expanding industries and business which: (1) diversify the local economy, (2) utilize more highly skilled labor force and (3) increase area residents' incomes.*

Policy 3.7 *Sustainable economic growth, environmental protection, and quality of life shall be pursued together as mutually supporting growth management goals.*



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

APPLICATION FOR ZONING CHANGE

Applicant: NEW HORIZON BUILDING AND
Address: 2299 WHITES MEMORIAL RD
City, St. Zip: FRANKLINVILLE, NC 27248

Date: 06/07/2022
Parcel #: 7784402024

Owner: NEW HORIZON BUILDINGS AND CONCRETE
Address: 4047 US HWY 311
City, St. Zip: RANDLEMAN, NC 27317

Permit #: 2022-00001661
Permit Type Code: PZ 2

Location Address: 2299 WHITES MEMORIAL RD
FRANKLINVILLE, NC 27248

CONTACT NAME: TORRES, JESSICA

Contact Phone: 336 799-1106

PARCEL INFORMATION:

Lot number: **Subdivision:**
Acreage: 4.4500 **Township:**

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2: LI-CD-LIGHT INDUSTRIAL CONDITIONAL DISTRICT
Zoning District 3:

Specialty District: SPECIAL USE PERMIT
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: Flood Plain Map #:

REQUESTED CHANGE:

Area To Be Rezoned: 2.4500
Lot Size Indicator: ACRE(S)
Proposed Zoning District: LI-CD-LIGHT INDUSTRIAL CONDITIONAL DISTRICT
Proposed Use(S): TO REZONE 2.45 ACRES AND AMEND THE EXISTING
CONDITIONAL ZONING DISTRICT PERMIT AND SITE PLAN TO
ALLOW FOR A 60 FT X200 FT BUILDING AS PER THE SITE PLAN

Condition(S):

Total Permit Fee: \$100.00

COMMENTS:

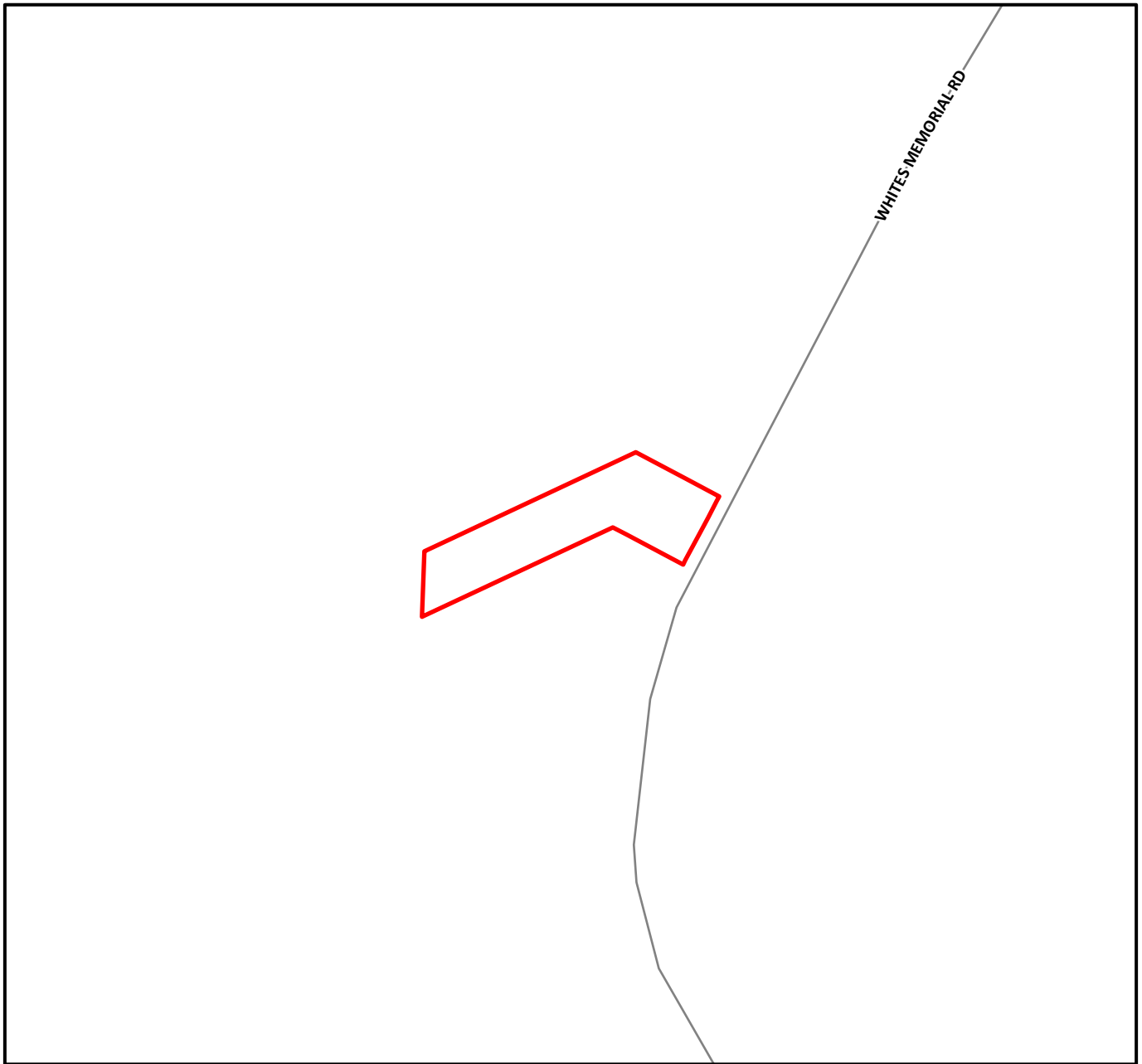
The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin

Authorized County Official

Signature of Applicant:

New Horizon Buildings and Concrete, LLC, Request Location Map



Directions to site: NC Hwy 22 N -
(L) Walker Store Rd - (L) Whites
Memorial Rd - Site on (R) at
2299 Whites Memorial Rd.



1 inch equals 500 feet

New Horizon Buildings and Concrete, LLC, Rezoning Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



Streams



50 ft. Stream buffer



Flood plains

County zoning

Districts



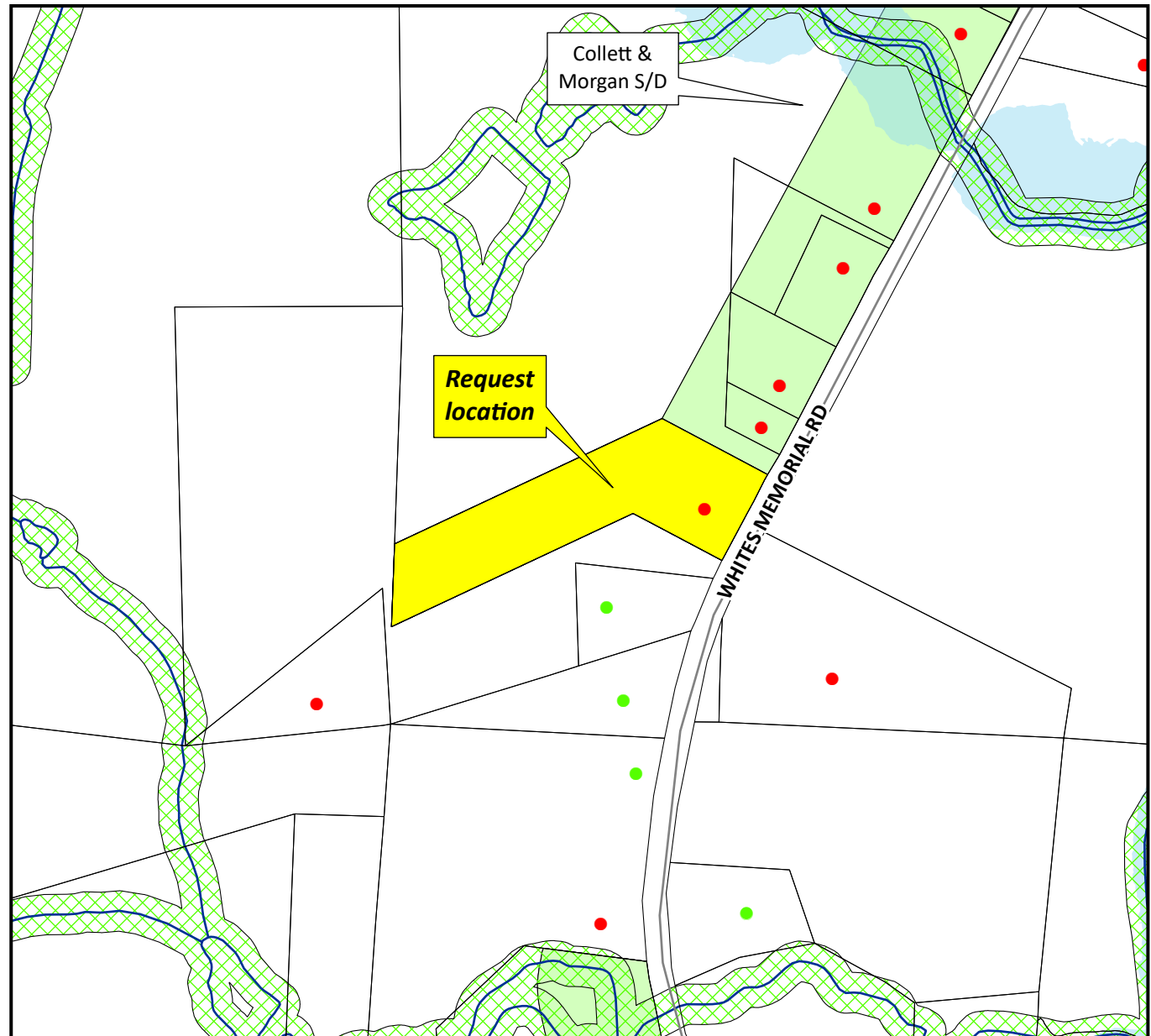
LI



RA



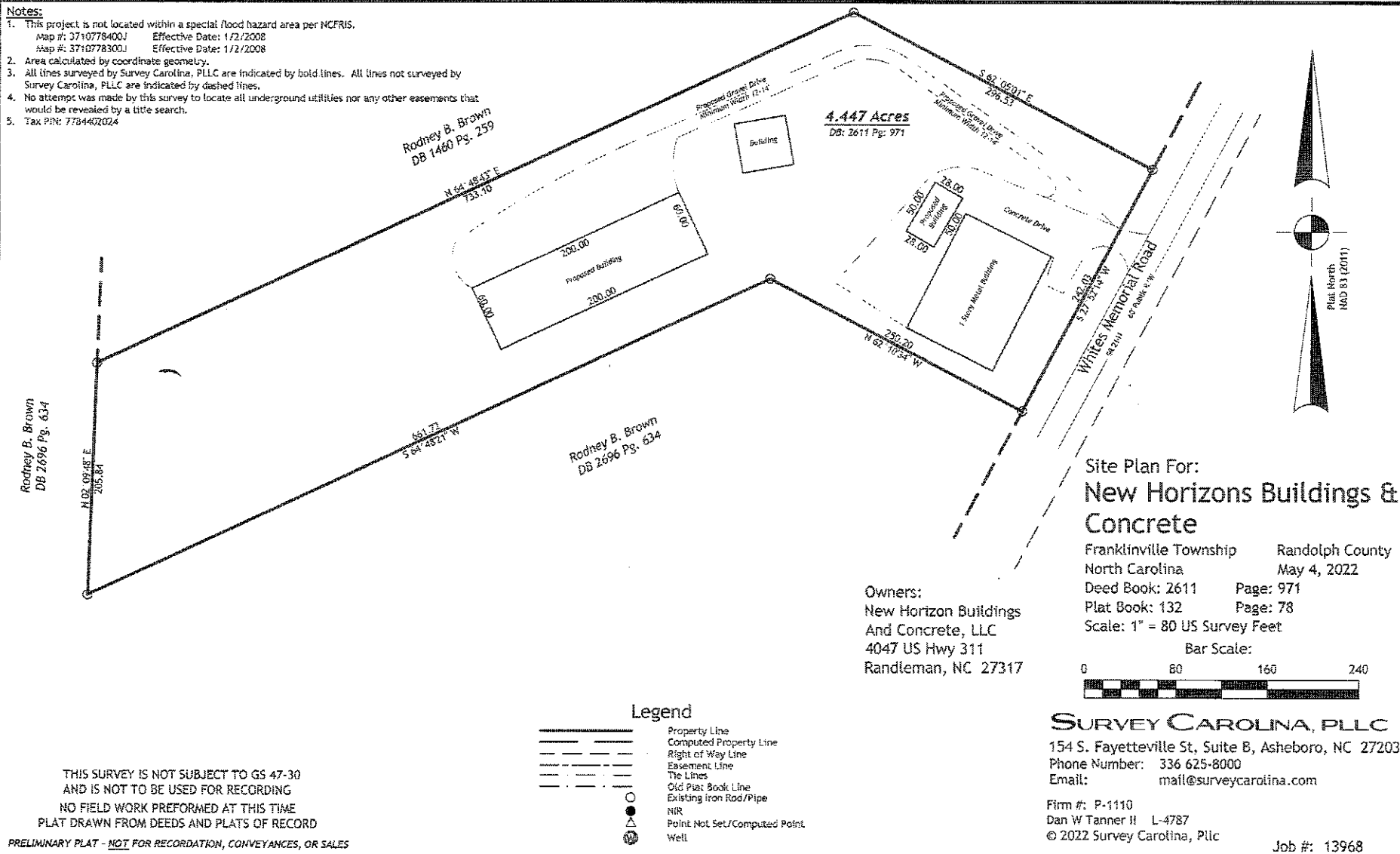
RR



1 inch equals 400 feet

Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710778400J Effective Date: 1/2/2008
Map #: 3710778300J Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by hold 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: 778462024



New Horizon Buildings and Concrete, LLC, Rezoning Request

Legend

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



1 inch equals 200 feet

New Horizon Buildings and Concrete, LLC, Rezoning Request



Picture 1:
Request
location.



Picture 2:
Adjacent
residence.



Picture 3:
Adjacent
residence.



Picture 4:
Adjacent
residence.



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



Picture 6:
Request location on
right as seen looking
toward Carl Allred
Rd.



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

SPECIAL USE PERMIT

On the date listed below, the Randolph County Planning Board met and held a public hearing to consider the following application.

Applicant: BROWN, RODNEY
Address: P O BOX 262
City, St Zip: CEDAR FALLS, NC 27230

Date: 6/4/1996
Parcel #: 7784402024

Permit #: 9601299
Permit Type Code: PZ 3

Owner: JOEY D BAKER
Address: 2634 MOUNTAIN LAUREL LN
City, ST ZIP: ASHEBORO, NC 27205

CONTACT INFORMATION:

Contact Name: BROWN, RODNEY

Contact Phone Number: 910 672-7337

LOCATION INFORMATION:

Township: (08) FRANKLINVILLE

Subdivision name:

Subdivision lot #:

Address: 2299 WHITES MEMORIAL RD FRANKLINVILLE, NC 27248

ZONING INFORMATION:

Zoning District: RA – RESIDENTIAL AGRICULTURAL DISTRICT

Specialty District: N/A

Watershed Name: N/A

Class A Flood Plain On Prop? N/A

USE/CONDITIONS: FOR AUTOMOTIVE AND TRACTOR REPAIR SHOP IN EXISTING 100 X 120 BUILDING
- CONVERTED DATA

PLANNING & ZONING BOARD APPROVAL DATE: 06/04/1996

Having considered all the sworn evidence presented at the hearing and as reflected in the official minutes of the proceedings, the Board finds that the application is complete, that the applicant complies with applicable requirements of the Randolph County Zoning Ordinance and therefore the application to make use of the above described property for the purpose indicated is hereby **approved**. *The applicant shall complete the development strictly in accordance with the sworn evidence presented at the hearing, as reflected in the official minutes of the proceedings, and the plans approved by this Board, a copy of which is filed in the County Planning Department.*

This permit shall be binding on the owner/applicant and successors in interest.

**RANDOLPH COUNTY
NORTH CAROLINA**

Planning & Development Director

Date

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



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

CONDITIONAL DISTRICT PERMIT

Applicant: NEW HORIZON BUILDINGS & CONCRETE LLC Date: 7/12/2018
Address: 223 SHAMMROCK RD Parcel #: 7784402024
City, St Zip: ASHEBORO, NC 27203

Permit #: 2018-00001348
Permit Type Code: PZ 2

Owner: JOEY D BAKER
Address: 2634 MOUNTAIN LAUREL LN
City, ST ZIP: ASHEBORO, NC 27205

CONTACT INFORMATION:

Contact Name: ESUCTIA,CATHY Contact Phone Number: 336 932-3805

LOCATION INFORMATION:

Township: (08) FRANKLINVILLE
Subdivision name: Subdivision lot #:
Address: 2299 WHITES MEMORIAL RD FRANKLINVILLE, NC 27248

ZONING INFORMATION:

Zoning District: LI-CD – LIGHT INDUSTRIAL – CONDITIONAL DISTRICT
Growth Management Area: SECONDARY GROWTH AREA
Specialty District: N/A
Watershed Name: N/A
Class A Flood Plain On Prop? NO
Area rezoned: 2.00 A

USE/CONDITIONS: TO ALLOW SMALL BUILDING MANUFACTURING IN EXISTING STRUCTURE ON SITE
- AS PER SITE PLAN

PLANNING & ZONING BOARD APPROVAL DATE: 07/10/2018

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>



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY NEW HORIZON BUILDINGS AND CONCRETE, LLC
REZONING REQUEST #2022-00001661**

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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

1. Determination of Consistency with the *Growth Management Plan*.

A. Consistency with *Growth Management Plan* Map

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Secondary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is along US Hwy 64 E which is a major transportation corridor.

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

Policy 1.3 *The County will encourage new and expanding industries and business which: (1) diversify the local economy, (2) utilize more highly skilled labor force and (3) increase area residents' incomes.*

Consistency Analysis: As part of the *Randolph County Growth Management Plan*, the County sees the need for new and existing businesses to located in various areas of the County. The applicant already had a business on the property that has been properly zoned and, due to continued success, they find it necessary to expand. The expansion will utilize the skill labor force and possibly increase the income of the residents and employees.

Policy 3.7 Sustainable economic growth, environmental protection, and quality of life shall be pursued together as mutually supporting growth management goals.

Consistency Analysis: As previously stated, the existing business is experiencing growth and its current location, and the proposed expansion, supports economic development and protects the environment at the same time.

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



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

WHEREAS, a 2.45 acre parcel, having the Randolph County Parcel Identification Number of 7784402024 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 2022-00001661, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

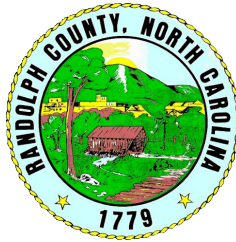
NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *LI-CD - Light Industrial - Conditional District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same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

Adopted on July 12, 2022.

Chair, Randolph County Planning Board

ATTEST

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



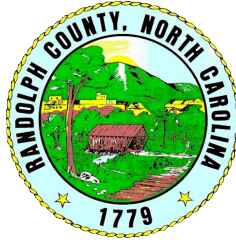
MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

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.