

March 5, 2024

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

There was a meeting of the Randolph County Planning Board on March 5, 2024, at 6:00 PM in Meeting Room A, Randolph County Office Building, 725 McDowell Rd, Asheboro, NC. Chairman Pell called the meeting to order and welcomed those in attendance.

2. Roll call of the Board members.

The County Planning staff completed the roll call of the members of the Board as they arrived at the meeting. Reid Pell, Ken Austin, Melinda Vaughan, Brandon Hedrick, Kemp Davis, John Cable, and Reggie Beeson were present. County Planning Director Tonya Caddle and County Attorney Ben Morgan were also present, along with County Planning staff members Kayla Brown, Melissa Burkhardt, David Harris, Cory Hartsoe, Kim Heinzer, Tim Mangum, and Eric Martin.

3. Consent Agenda:

- Approval of agenda for the March 5, 2024, Planning Board meeting.
- Approval of the minutes from the February 6, 2024, Planning Board meeting.

*On motion of Davis, seconded by Austin, the Board voted 7-0 to **approve** the Consent Agenda as presented.*

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.)*

There were no Conflicts of Interest or *ex parte* communication identified by any Planning Board member.

5. Old Business.

There was no old business for the Planning Board meeting.

6. New Business.

SPECIAL USE PERMIT REQUEST #2024-00000099

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **MC ARMS of NC**, Asheboro, NC, and their request to obtain a Special Use Permit at 4576 High Pine Church Rd, Union Township, Tax ID #7636264207, 10.78 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow the operations of firearms sales and manufacturing to facilitate online sales in an existing building on the property.

Caddle presented the first case of the night to the Planning Board.

Pell opened the public hearing and stated that anyone who wanted to provide testimony on Special Use Permit requests must be sworn in before giving testimony.

Morgan administered the oath to two citizens.

Lucas Mullis, 4005 Stonehill Ln, Matthews, NC, stated that he is a partner in this small business that started six months ago. He stated that the business is applying for a type seven federal firearms license from the Federal Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF). Mullis stated that the business would be taking firearm parts and putting the weapons together. He stated that he and his partner both have full-time jobs, this operation will be part-time, and all sales will be online only, and they will also handle the transfer of firearms for family and friends. Mullis concluded by saying that all assembly would be done with "regular" hand tools.

Bill Cranford, 4576 High Pine Church Rd, Asheboro, NC, stated that he is the property owner and partner in the business. Cranford stated that the existing building will be a location to allow purchases and for customers to come to the site to pick up their purchases.

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

Cable asked if there would be any test firing on the site and the applicants stated it was not their intent to have a test range on the site.

Austin asked about ammunition storage and Cranford stated that the only ammunition on the site would be his personal ammunition.

Cable asked about the safety and security of the site and Cranford stated that there are security cameras on the site along with keypad locks and a six hundred-pound safe where parts or completed weapons will be stored.

Cable stated that this is not the first request of this nature to come before the Planning Board and that he worries about the safety and security of the family and

neighbors and that most applicants take good steps to protect everyone.

K. Davis asked if this would be a gun range and Cranford replied that there would not be a gun range on the site.

Austin asked if the newly assembled weapons would get one serial number and Cranford stated that the new weapons would get one serial number and they would register the weapon and serial number with the ATF along with all other necessary paperwork.

Pell asked if there were any other questions for the Planning Board. Hearing none, Pell asked if there was anyone else in favor of the request who wanted to speak.

Hearing none, Pell asked if there was anyone in opposition to the request. Hearing none, Pell closed the public hearing.

Cable stated that the applicants answered all of the questions and that the Board's approval is necessary to obtain the federal firearms license.

*On the motion of Cable, seconded by Austin, with a vote of 7-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

REZONING REQUEST #2024-00000301

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **MICHAEL C BRADY**, Julian, NC, and their request to rezone 77,480 sq. ft. out of 7.04-acres at 9144 Old 421 Rd, Liberty Township, Tax ID #8708746407, Primary Growth Area, from *HC - Highway Commercial District* and *RA – Residential Agricultural District* to *HI-CD - Heavy Industrial - Conditional District*. The proposed Conditional Zoning District would specifically allow the recycling, crushing, screening, and sorting of rock, concrete, and asphalt into usable products.

Caddle presented the second case on the Planning Board agenda.

Pell opened the public hearing.

Michael C Brady, 9144 Old 421 Rd, Julian, NC, rose to address the Planning Board and stated that he owns the property and is leasing the land to Piedmont Triad Transportation and Grading and that this company is running the operation.

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

K. Davis asked Brady about his current business, and he stated that he does automotive work and that the rock crushing is being done by Piedmont Triad Transportation and Grading. K. Davis asked if this was the closest operation of this

type to the megasite and Brady answered that it is the closest site to the megasite.

Caddle stated that this request is before the Planning Board tonight due to an anonymous complaint and subsequent inspection and Notice of Violation of the *Randolph County Unified Development Ordinance* since the site is not properly zoned for this operation.

Austin asked about the length of the lease and Brady stated that it is a one-year lease with options to renew.

Morgan asked about the type of equipment and Brady said that he did not know other than the rock crusher and a trackhoe.

Austin asked about the frequency of trucks going from this site to the megasite. Brady said that some days no trucks go to the site and other days there might be two trucks going between the sites.

Beeson stated that the operation was taking big rocks and making them into small rocks and Brady stated that Beeson was correct and that the rocks would be crushed, loaded, and used as needed at the megasite.

Beeson asked about the hours of crushing and Brady stated that the crushing never starts before 7:30 am and the employees are gone by 5:00 pm. Brady further stated that his business is there and he does not even know when the employees are there running the crusher and that the trucks coming in and out of the site make more noise than the crusher.

K. Davis asked about the hours of operation and Brady stated it was Monday through Friday from 8:00 am to 5:00 pm. K. Davis asked about the "intent of the lease" and if the operation would continue after the megasite construction was completed and Brady stated he assumed that the operation would close once the construction was completed

Morgan explained the public hearing procedures for the citizens attending the meeting in that the applicant goes first, those in favor of the request speak next and then the opposition to the request gets to speak next followed by the applicant who can address any concerns raised by citizens.

Pell asked if there were any other questions from Planning Board members. Hearing none, Pell asked if there was anyone else in favor of the request who would like to speak.

Elizabeth Kirkpatrick, 235 Old Quarry Rd, Graham, NC, rose to address the Board and stated that she is an agent with Piedmont Triad Transportation and Grading. Kirkpatrick stated that the current lease will expire on October 3, 2024, and that the company currently has several contracts with Toyota Battery Manufacturing and the

work may continue on for some time. Kirkpatrick said that the company might be interested in staying at this site after the megasite construction is completed. Kirkpatrick also told the Planning Board that the company is not selling the rock but recycling the rock to be used on the megasite. She also stated that there are trackhoes and excavators on the site and the site will not be open on Saturday or Sunday. She also stated that the truck will not be operating if it is raining and that, on average, there are one to two trucks at the site as needed. Kirkpatrick concluded her remarks by saying that at the end of the lease prior, they would return the site to its previous condition and provide Brayd with a gravel parking lot.

K. Davis asked if there would be any permanent buildings on the site and Kirkpatrick stated that there would be no buildings.

Austin asked about the trucks and Kirkpatrick stated that the trucks belonged to the company.

Austin asked if there had been any complaints or inquiries from the neighbors and Kirkpatrick stated that she was not aware of any complaints.

K. Davis asked if the site is only working with rocks from the megasite and Kirkpatrick said that it was a true statement.

Pell asked if there were any further questions from the Planning Board. Hearing none, Pell asked if there was anyone else who would like to speak in favor of the rezoning request.

Tim Booras, 7157 Bobby Jean Rd, Julian, NC, stated that he is one mile away from the site and wants to make sure that this request is done correctly. He mentioned that tractor-trailers were on Old 421 Rd constantly and the road has bad curves. He provided the Board with an information packet. (See exhibit #1.)

Booras asked that the Board add a condition that the exit from the site be on Bulb Rd and that this area of the County should not be industrial. He also mentioned the three food trucks that park across the road from the request location and he asked the Planning Board to change the speed limit on the roads in this area to make it safer.

Booras talked about the thirty to forty houses that are in Guilford County and why they did not get notices about the public hearing Morgan stated that signs were posted and the *Randolph County Unified Development Ordinance* and North Carolina General Statutes require the County to notify adjoining property owners but that the County line does cause issues with notifications. Booras passed out another packet to the Board. (See exhibits #2-7.)

Austin asked if the signage was good enough and Booras said that there was one sign in front of the location.

Booras stated that he did notice that there were no stormwater measures or erosion control information in the agenda packet and that must be addressed.

Austin asked if Booras had any conversations with the leasing company and Booras replied, "No ."

K. Davis talked about Bulb Rd and the possibility of requiring the traffic to exit the site on Bulb Rd and the possibility of a stop light being installed.

Caddle stated that local North Carolina Department of Transportation (NCDOT) staff attend Technical Review Committee meetings for all cases and they had no comments for this request location.

Austin said it appeared that the business has been operating for a while and that, according to Kirkpatrick, there had been no complaints.

Austin stated the questions or suggestions about the speed limit or stoplights need to be directed to NCDOT as the Planning Board has no control over those issues.

Morgan stated that Planning staff and the Board of County Commissioners have asked NCDOT to address specific concerns but the County is not always successful in these attempts. Morgan also addressed the concept of temporary zoning and stated that the County does not have that as an option and that once a property is rezoned, it will stay that way until there is a change and that any change in the site plan would require a new application to amend the Conditional District Permit.

Cable stated that some of these issues are out of the hands of the Planning Board and that NCDOT does not take much input from the Board.

Lee Musser, 7265 Bulb Rd, Julian, NC, rose to address the Board and she pointed out her house with a red roof on the site plan and she stated that she does not have a problem with the operation as they work the hours and days previously stated and that once the trees bloom, they will not be able to see the site.

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

Cable stated that he had retired from the Guilford County Sheriff's Office in 2015 and that he had written many tickets in this area due to excessive speed.

Beeson asked about the request to move the drive and Musser stated that the site was too wet and she did not want to see the trucks coming in and out of the site.

Pell asked if there was anyone else who would like to speak In favor. Hearing none, Pell asked if there was anyone in opposition to the request who wanted to address the Board. Hearing none, Pell asked if Brady or Kirkpatrick wanted to respond to any

of the statements made.

Brady stated that he did want to address a few concerns. He stated that the company did look about exiting the site on Bulb Rd but it is too narrow.

Kirkpatrick stated that the homes in Guilford County have over a three-hundred-foot setback and that the company is aware of the rules and regulations regarding stormwater management and erosion control. Kirkpatrick stated that based on the nature of the operation, they are exempt from certain environmental requirements.

Austin asked about erosion control and Kirkpatrick said that the North Carolina Department of Environmental Quality (NCDEQ) does not require them to submit various plans but the company does the necessary work to comply with the requirements.

Pell asked if there were any further questions from the Planning Board. Hearing none, Pell closed the public hearing.

K. Davis asked if the Planning Board could we make a recommendation to NCDOT and Caddle said that staff could make them aware of the concerns raised tonight.

Morgan stated the road issues are not part of the condition district being considered.

Austin stated that this is a perfect example of temporary zoning and why the County should research this issue.

Cable stated that this request shows how these cases are supposed to work with everyone having differing opinions but being polite at the same. Cable stated that life has changed in this area and it is good to keep big rocks off of major roads and he has not heard anyone say that they are against it.

Hedrick stated that the *Randolph County Growth Management Plan* expected there would be incompatible uses and this could be an example of such a use.

*On the motion of Austin, seconded by Cable, with a vote of 7-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

Caddle stated that the request has been approved but there is a fifteen-day appeal period that must pass before the Conditional District Permit will be issued.

REZONING REQUEST #2024-00000126

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **DAVIS INVESTMENT PROPERTIES, LLC**, Randleman, NC, and their request to rezone 1.89-acres at 5567 Old Greensboro Rd, Level Cross Township, Randleman Lake Protected Area

Watershed, Tax ID #7766591509, 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 a two-lot addition to an existing subdivision for Class *B* manufactured homes and above as per the site plan.

Caddle presented the third case of the night to the Planning Board.

Pell opened the public hearing.

Eric Davis, P O Box 452, Randleman, NC, rose to address the Board and said that he was the manager for Davis Investment Properties, LLC, and that they are planning on putting Class *A* mobile homes on the property instead of the Class *B* as shown on the application. E. Davis stated that the homes would be Clayton Homes, and would be registered as real property once the property is sold. E. Davis mentioned that the selling price for the lots in question would be \$225,000.00 and up and would have a one-year warranty. E. Davis also pasted out real estate comps for the Board's review. (See exhibits #8-12.)

K. Davis asked E. Davis if he planned to pave the driveways for the lots, and he replied no but that we would provide enough area for vehicles to turn out on the lot instead of having to back into Old Greensboro Rd.

Vaughan stated that based on the pictures provided by E. Davis the homes will have a lovely interior. Vaughan stated that one of her sons was in the engineering program at North Carolina State University (NCSU) and said that based on the testing done at NCSU and other agencies, people should not complain about the construction of mobile homes since they are built in a factory and then moved on major highways and interstates without any problems.

E. Davis said that all manufactured housing must be United States Department of Housing and Urban Development (USHUD) listed and approved for it to be sold in the United States.

Vaughan stated that manufactured housing can help to address the affordable housing crisis.

E. Davis stated that the manufactured homes he is proposing to put on these lots will be approximately 1,500 sq. ft.

Beeson asked E. Davis about his request for Class *A* manufactured housing and better and E. Davis said that the surveyor had made a mistake on the application.

Hedrick stated that the rezoning application would need to be changed. Planning staff changed the application during the public hearing and it was signed by E. Davis.

Beeson asked about the shape of the Z lot and E. Davis said that he needed to shape the lot this way to give the lot more area and to meet County requirements.

Hedrick said that he was not sure if the lots met the 100 ft. lot width requirement and Caddle and Beeson both said that the information is on the plat showing that the lots do meet the requirements.

E. Davis told the Board that lot number one has been sold.

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

Sybil Burgess Murray, 9833 US Hwy 64 E, Ramseur, NC, passed out exhibit #13. Murray told the Planning Board how E. Davis did not honor the conditions agreed to and imposed on the property that he had rezoned on Weeden St in Staley. Murray read from the Planning Board minutes from March 2023 where they mentioned a thirty-five ft. no-cut buffer. Murray stated that the Planning Board approved the request and it was appealed to the Board of Commissioners. The Board of Commissioners heard the appeal on April 7, 2023, and at that meeting, E. Davis agreed to leave a fifty-foot buffer along the east property line to buffer Olivers Chapel Church. Murray also mentioned that Commissioner Haywood asked about the debris and E. Davis said that the debris would not be burned on the site.

Murray stated that in February of this year, debris burning was occurring on the property and that she called the 9-1-1 Center and the Sheriff's Department and that nothing was done and she felt it was social injustice since this is a predominately African-American community. Murray concluded her remarks by stating that E. Davis is not following the conditions established for the development and he has shown himself to not be reliable

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

Cable asked Murry if she had notified the Planning staff of these problems and concerns. Murray stated that she had not notified the staff as she did not know that she needed to call the staff. Caddle stated that the staff would take her comments as an official complaint.

Rhonda Carreras, 5893 Big Oak Way, Randleman, NC, addressed the Planning Board and said that she was speaking on behalf of James Keith Buie, who lives near the site and did not receive a written notice.

Carreras told the Board about an e-mail to Former County Manager Hal Johnson about this subdivision and was told that Johnson approved the minor subdivision plat for the first three lots and that the development was built quickly and expanded to

more than three lots. She also related that Buie is on municipal water and has very little water pressure and if these additional mobile homes are approved, his water pressure would go down even more.

Pell asked if Buie had contacted the City of Randleman about the water pressure problems and Carreras said that Buie had not contacted the City of Randleman, but when he found out about additional homes, he became worried about the water pressure issues.

Morgan asked how long ago Buie had lived at this site and Carreras replied twenty years.

Carreras talked for a moment about housing affordability and that she had pulled information from the Rocket Mortgage website that showed the County currently has an inventory of 298 single-family site-built on that market in January 2024, and 303 in February 2024. Carreras said that people cannot buy land if it is not available and based upon the survey in the *Randolph County Growth Management Plan*, eighty-five percent of the residents want stick-built homes and that by allowing manufactured housing, the County is not providing justice to its citizens. Carreras concluded her remarks by asking the Planning Board to follow the plan.

Chris Andreoli, 5626 Dashwood Dr, Pleasant Garden, NC, rose to address the Planning Board. He stated that Providence Township has the most manufactured homes and mobile homes than anywhere else in the County. Andreoli said that is a place for manufactured homes but this is not the location due to the tax liabilities imposed on the citizens since site-built homes bring in more tax revenues.

Andreoli also stated that the County zoning ordinance needs to be updated since the County is experiencing so much growth. He stated that the US Hwy 220 Business corridor is prime for growth and it needs water and sewer to maximize the resources of the County. Andreoli states, "We must have well-managed zoning with a mix of quality housing" and stated that the Planning Board has done a great job trying to control growth.

Andreoli talked about other properties that E. Davis owns and he stated that they are not well maintained, and that E. Davis is using the loopholes in the zoning ordinance to do what he wants on the property that he owns and that there is a potential for mismanagement. Andreoli asked the Planning Board to deny this request because it is not well planned and the Board needs to close the loopholes to prevent this type of development from happening again. In closing, he asked the Planning Board to, "follow the plan."

Austin asked Andreoli about the loopholes that E. Davis is using to do his development. Andreoli talked about the placement of manufactured homes on properties and the location of a manufactured home at the traffic circle at US Hwy 220 Business N and Providence Church Road. Andreoli stated that the placement of

manufactured houses needs to be managed, well planned and for the Board to "lock it down and control what is going in County."

Cable asked Andreoli to suggest a place for a manufactured home to be located.

Morgan asked if there was any information available to show the number of manufactured homes that are in parks as opposed to manufactured homes that are on individually deeded lots. He continued that the State has passed statutes to make it harder to regulate manufactured housing but the citizens in this case are talking about changing the process to make it even harder for manufactured housing and that the Boards hear the concerns of the citizens and we have to look at the individual needs. Morgan asked for more concrete recommendations from the community to address their concerns but the County is limited in what can be done based on the general statutes.

Andreoli stated that if a property owner has a twenty-acre parcel and wants to put a manufactured home on the property for a child, that is different than a subdivision but the County allows E. Davis to continue setting up manufactured homes.

Austin stated that the County does have plans in place to have managed growth, but that there are people who can buy site-built homes and some people can only afford manufactured housing, and that options cannot be removed. Austin stated that this request is not for a manufactured home park but a subdivision where the owner of the manufactured home will also own the lot. Austin concluded that the County needs affordable housing and it is addressed in the *Growth Management Plan* and the Board has to balance the need carefully.

Andreoli asked about protection for people building site-built homes and Morgan agreed that there needs to be protections but the citizens need to tell the Boards how it can be better accomplished.

Andreoli stated that he did not understand the definition of a manufactured home, manufactured home park, and a subdivision.

Austin asked about the difference between manufactured housing and affordable housing.

Caddle defined a manufactured home from the *Randolph County Unified Development Ordinance*, "a manufactured home or mobile home is a structure as defined in NCGS 143-145 (7)" and in this request, E. Davis wants to divide the property into multiple parcels that will be sold with one manufactured home on each lot and the home would be a Class A or better as defined by the *Randolph County Unified Development Ordinance* so it could be a site-built house.

Cable stated that the Planning Board tries to strike a balance for housing types and that the Board is seeing more requests from family members to be able to put

manufactured homes on their property for a child or parent

Hedrick stated that he wanted to clarify a point and stated that North General Statute 160D-910, Manufactured Homes, has been in place since 1987 and that the General Assembly keeps making changes to the laws, and that the County has done a good job of controlling the growth where it is allowed and several court cases shows the limits of the power the County has in controlling manufactured housing. Hedrick stated that any changes would have to be started at the North Carolina General Assembly and they would eventually flow down to the County but that he feels that the trend from the State is toward more affordable housing.

Adreoli said that the County can put controls on how the process works. Morgan stated that the public hearing is being held because E. Davis is going beyond what is allowed in the *Randolph County Unified Development Ordinance*. Andreoli stated that he is not against manufactured homes and that he owns one in another county in a planned development.

Austin stated that E. Davis has said in the public hearing that these manufactured homes will have the titles destroyed and will be listed as real property with the Tax Department.

Mary Alice Asbury, 260 Red Cedar Ct, Randleman, NC, addressed the Planning Board and told how she relocated to the area in 2017 and that she loves the area but they do have well problems. Asbury stated that these new manufactured homes will have an impact on the wells in the community. She also stated that it is difficult to buy a site-built house in the County and that the average price in July 2023, was between \$157,000 to \$259,000, and that she doubts that a manufactured home will sell for \$250,000. She concluded her remarks by saying that E. Davis is buying up property and selling manufactured homes on the lots and they are not pleasing.

Beeson stated that this is a request is for a subdivision.

Asbury asked why people are not paying for better housing as manufactured homes, causing home prices to drop and the roads are not being maintained, which causes the tax burden to increase. She also distributed a packet of pictures of close manufactured home parks and other development in the area. (See exhibits #14-17 .) She also stated that the manufactured homes would use more water than a site-built home.

Cable stated that he was confused about the water usage being different based upon the housing type--each home would potentially use the same amount of water and that there is no difference in water used based on housing type, Cable also stated that the County Planning is outstanding and if there is a true zoning violation, they need to be notified so it can be investigated and handled.

Caddle stated that Code Enforcement is complaint-based and that staff do not have

the time to ride around the County looking for violations.

Cable stated that so many times the Board hears that no one wants to live beside a particular project but that the County has a great staff and the citizens should allow the staff to do their job.

Pell called for a five-minute recess.

Upon resuming the meeting, Pell asked if there was anyone else in opposition who wanted to address the Board. Hearing none, Pell asked E. Davis if he wanted to respond to the comments or questions raised by the opposition.

E. Davis stated that growing pains are never fun and that Old Greensboro Rd has municipal water and there is a fire hydrant at the corner of the property. E. Davis said that he did not know if the manufactured homes would impact the water but he had a soil scientist review the property for septic systems and both lots have already been approved for the septic systems.

E. Davis stated that these homes are being sold and built in a factory just like modular homes.

Morgan stated that he wanted to address a couple of points. Morgan stated that the County cannot control whether the property is rented or sold and the Board cannot require the lots to be sold.

E. Davis stated that he does have rental property but the manufactured homes are not Class A homes and not everyone takes care of their homes and it will not look good if the property is not maintained.

E. Davis addressed the concern on Weeden Street and stated that he had hired someone to do timbering and the contract stated that the fifty foot no-cut buffer must remain but he has not been to the site to measure it and he did not know that the timber company had been burning the timber but he would check and have it stopped. E. Davis concluded his remarks by stating that there is a huge need for affordable housing and that he cannot make everyone happy but the homes he is proposing for this property are increasing in value.

K. Davis asked if the request is for Class A manufactured homes instead of site-built homes and E. Davis said that it was driven by the housing and real estate brokers are saying they are having problems with homes over \$300,000 and at this target price, more people can afford the manufactured homes.

Cable asked about the appeal mentioned earlier and K. Davis asked where it was located, They were told that the appeal was on property in Staley and that it had no bearing on this rezoning request.

Morgan stated that the Planning Board can use the information supplied by Murray as they wish.

Hedrick asked about the thirty-five ft no-cut buffer along the State roads and Caddle said it is required by the *Randolph County Unified Development Ordinance* and it would be a code violation if it is not replaced.

Beeson said that he thought it would be cheaper for the developer to leave the buffer before the request was heard than to have to replant the buffer later.

Hedrick stated that since this is rezoning, the thirty-five ft no-buffer would be a Code Enforcement issue.

Pell stated that the requirement is already in the *Randolph County Unified Development Ordinance*.

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

Hedrick asked if the rezoning application had been updated and he was told that the application had already been updated and signed by E. Davis.

Pell asked if there were other questions from the Planning Board. Hearing none, Pell closed the public hearing.

Beeson said that he is a lifelong resident of Randolph County and is opposed to manufactured home parks and that this request is a step up from a manufactured home park.

Hedrick talked about the economic involvement and that the Planning Board can consider that this site has public water and that the rules allow more density since it has public water and Austin agreed.

K. Davis asked if the Planning Board was still considering the request on Old Greensboro Rd and he was told the Board was still on the Old Greensboro Rd rezoning request.

*On the motion of Hedrick, seconded by Austin, with a vote of 6-1, Cable voting no, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

Caddle stated that the request has been approved but there is a fifteen-day appeal period that must pass before the Conditional District Permit will be issued.

REZONING REQUEST #2024-0000121

The Randolph County Planning Board will hold a duly published and notified

legislative hearing on the request by **DAVIS INVESTMENT PROPERTIES, LLC**, Randleman, NC, and their request to rezone 10.32-acres on St Peter Church Rd, Level Cross Township, Randleman Lake Critical Area Watershed, Tax ID #7766273107, Primary Growth Area, from *RA - Residential Agricultural District* to *CVOR-CD - Conventional Subdivision Overlay Restricted - Conditional District*. The proposed Conditional Zoning District would specifically allow a five-lot subdivision for Class A manufactured homes and above as per the site plan.

Caddle presented the next case of the night to the Planning Board.

Pell opened the public hearing and called for the applicant to address the Planning Board.

E Davis addressed the Planning Board and said that this request was the same as the request on Old Greensboro Road that the Board had just heard. He said it would be the same type of homes, brick foundations, and that the titles would be dissolved at the property closing making the manufactured homes listed as real property. The home sites on lots two and three have already been permitted and all lots will have their own septic system and well. E. Davis did state that these homes would sell for more money than the homes on Old Greensboro Road due to the larger lot sizes.

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

Hedrick asked about the shaded area on lot number two and E. Davis stated that the shaded area will be for the septic system for lot number one.

K. Davis asked how much of the property was cleared and E. Davis estimated that less than an acre had been cleared but that he did sell timber as select cut, E. Davis said that lot number four was cleared and that lots number five, six, seven and eight have been select cut. K. Davis asked about the thirty-five-foot no-cut buffer and E. Davis stated that the trees had already been removed. E. Davis stated that due to the topography of the land, the manufactured homes must be close to the road. K. Davis asked about the buffer on lots one, two, and three and he was told by Caddle that those lots had already been approved as a minor subdivision since it was three lots.

Caddle read from the *Randolph County Unified Development Ordinance*, Article 600, Section 618, where it says, "Forest harvested properties (clear-cut properties) planned for major subdivision development shall maintain a minimum thirty-five feet of existing uncut buffer along all existing State maintained roads." Caddle stated that the first three lots in the minor subdivision would not need the buffers replanted.

Austin asked E. Davis if replanting the buffers would be a problem and E. Davis said that he would do what was needed to meet the requirements.

K. Davis stated that the Planning Board could not give a variance from required buffers as outlined in the *Randolph County Unified Development Ordinance*.

Austin asked about the map showing streams on it and Caddle replied that the streams on the map were from a project the County did in 2007 but we cannot be certain that the streams are there and that Planning Staff uses the data produced by the United States Geological Survey (USGS) since they are the official source of the data.

K. Davis asked if the NCDOT has supplied any comments and he was directed to the information contained in the *Randolph County Technical Review Committee Report and Map Amendment Evaluation* that is included in the agenda packet.

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

Joy Sparks, Piedmont Triad Regional Water Authority, P O Box 1326, Randleman, NC, stated that the Piedmont Triad Regional Water Authority (PTRWA) owns and operates Randleman Lake which is a WS IV-Critical Area. The PTRWA desired to ensure water quality for Randleman Lake and when properties are for sale close to the lake, PTRWA tries to purchase the property to protect the lake. Sparks stated that PTRWA had tried to purchase this property several years ago but someone offered a high price that the PTRWA could not march. Sparks stated that the PTRWA does own a two-hundred-foot buffer around the entire reservoir to protect the lake and the water quality. She stated that this request is approximately five hundred feet from Randleman Lake and that the property had been clear cut and there are concerns about increased sediment and stormwater run-off into the lake. Sparks asked the Planning Board to protect Randleman Lake and deny the request.

Cable asked Sparks to restate her numbers and she stated that the PTRWA has a two-hundred-foot buffer and Caddle stated that this request is outside of the PTRWA buffer around the lake.

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

Mimi Allen, 432 St Peter Church Rd, Randleman, NC, addressed the Board and asked if there is a good place to put a manufactured home or a modular home. Allen said, "Not in front of my house."

Allen stated that she sold the property several years ago and did not sell it to E. Davis and she was told that the property would not be used for a manufactured home park and it would only allow three site-built homes. Allen stated that everything is gone now and she can see everything looking out her front windows. Allen then asked if anyone on the Planning Board was related to E. Davis. K. Davis stated that

they only share a last name. Allen concluded her comments by stating that everything she was told several years ago is now different and the only thing the Board is concerned with is making money.

Austin asked Allen about the PTRWA offer to purchase the property and she stated that the property was her brother's property at that time.

Carmen Mollette, 459 St Peter Church Rd, Randleman, NC, addressed the Planning Board and said that someone had put a manufactured home close to her house and it was now demolished and she no longer has any privacy, and her water is now muddy. Mollette stated she is now going to have to put up a fence.

Roger Green, 352 St Peter Church Rd, Randleman, NC, talked about the environmental issues caused by the number of wells and septic systems and if there would be any buffers to prevent stormwater run-off. Green stated that the water is going somewhere and it is only going to get worse.

K. Davis stated that part of the approval process is going through Environmental Health and their inspection and review process and Environmental Health makes the decisions on approving or denying wells and septic systems based on State rules.

Austin stated that if E. Davis got the necessary permits and approvals to install the septic system, he could do it.

Hedrick stated that part of the permitting process is controlled by the North Carolina Department of Environmental Quality (NCDEQ) and that E. Davis will have to go through their permitting process and that citizens should contact NCDEQ if there are any problems.

Pell asked if anyone else wanted to speak in opposition to the rezoning request. Hearing none, Pell asked E. Davis if he wanted to address the concerns raised by the community.

E. Davis addressed the concerns raised by the citizens and stated that only a portion of lot number one, two, and three are clear-cut and that the property naturally flows down to the lake.

Austin asked E. Davis how much of the parcel had been clear and he replied that he did not know but it was probably a couple of acres and maybe as much as five to six acres. E. Davis stated that the property has not been clear cut as stated earlier by Sparks. E. Davis said that he did try to control the erosion and stormwater run-off and if he is disturbing less than one acre of land, he does not need to get a Soil Erosion Control Plan approved by the State and that he would get the Soil Erosion Control Plan when he did disturb more that one acre of soil.

Pell closed the public hearing for discussion among the Planning Board.

Hedrick stated that since the site is in the Randleman Lake Protected Area, there are different minimum lot size requirements and that these lots meet those requirements.

Cable told the citizens that this is the venue where people can talk about their concerns and that the Planning Board does not try to pass the buck and sometimes the Board takes on too much information. Cable continued that that are other State agencies that control some parts of the development process and the Board's hands are often tied but that the zoning compliance is under the Planning Board's control. Cable said that the Board does well in trying to weigh everything out and they do not always agree but everyone does their due diligence and tries to listen to each side of the issues.

K. Davis told the citizens that his last name was the same as the applicant and if he thought he could not make an impartial decision, he would recuse himself from the case.

Beeson said that the property is clear-cut, and there is a lot of slope, and that E. Davis should have reached out to PTRWA or NCDEQ before doing anything but that this Board has little control over drainage. Beeson said this request is a major subdivision and the necessary measures were not undertaken to control erosion or stormwater run-off.

Austin stated that he agreed with Beeson.

Cable stated that he assumed the two-hundred-foot buffer that is owned by the PTRWA is still in trees and it appears that E. Davis did not go on to someone else's property.

Austin stated that it would be hard to determine the slope and how wet the area already is based on the amount of rain in the past couple of days.

Hedrick asked Caddle if the Planning staff could find a resolution to the issues and Caddle said staff will have to enforce the thirty-five-foot no-cut buffer and no permits would be released until the buffer is replanted.

Vaughan stated that it would be good to buffer the lake.

K. Davis said that there is a buffer between the PTRWA property and E Davis' property.

Austin said he was not happy with the application at this point and that he did not know what the proper step should be for the Board. Caddle said that the Planning Board can deny the request and if it is denied, E. David would have to wait one year to resubmit the request unless the Board determined that the request was

"substantially different."

Cable said that there are a lot of issues and the Board members may not be on the same issues and it is not easy to make these decisions. Cable stated that he had reservations on the previous request and has even more on this case and he does not feel comfortable with the request.

Pell related that if the request was denied, E. Davis would have to wait one year to resubmit. Pell said that E. Davis could ask the Board to table the request to allow him time to redesign the request if he wanted to use the time to address the concerns.

Morgan stated that E. Davis could withdraw his request at any time but once a decision has been made by the Planning Board, it can be appealed to the Board of Commissioners or it has to wait for one year.

Austin stated that he had concerns over the fact that half of the property has been cleared and he does not know what can be done about the erosion and run-off at this time.

Eric Davis withdrew the application at this time.

Morgan stated the E. Davis had withdrawn his application but he can turn in a different application and this whole process starts again including the Neighborhood Information Meeting and the Planning Board meeting.

REZONING REQUEST #2023-00003175

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **NASH DUGGINS**, Asheboro, NC, and their request to rezone 41.60 acres out of 56.87 acres at the end of Farmwood Ln, Cedar Grove Township, Tax ID #7639173975, Secondary Growth Area, from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a seventeen-lot site-built subdivision as per the site plan.

Caddle presented the last case of the night to the Planning Board.

Pell opened the public hearing.

Nash Duggins, 1503 Badin Ln, Asheboro, NC, addressed the Board and said that this proposal would finish the construction of the Farmwood subdivision. Duggins stated that these homes may not be as nice as the homes in Phase Four but they would have the same minimum square footage requirements. Duggins did inform the Planning Board that the proposed deed restrictions in the agenda packet were

incorrect and he would get new covenants to the Planning Staff as soon as possible.

K. Davis asked about the housing and Duggins said that they would be the same as the previous sections of the Farmwood subdivision.

Austin asked about the water and septic situation at the site and Duggins stated that he had hired a private soil scientist to evaluate the property and each lot would have its own septic system and well.

Beeson stated that it appeared the Duggins did not have opposition as opposed to phase four. Duggins stated that this would be the end of the Farmwood subdivision and that he does not intend to cross Taylor's Creek to do any further development.

Pell asked if there was anyone else In favor of the request to address the Planning Board.

Ann Shaw, 1555 McDaniel Dr, Asheboro, NC, addressed the Planning Board and said that at the end of the Neighborhood Information Meeting, everyone was happy with the request. Shaw also pointed out errors in the proposed covenants.

Pell asked if there was anyone else In favor of the request to address the Planning Board. Hearing none, Pell asked if there was anyone in opposition to the request. Hearing none, Pell closed the public hearing.

Morgan stated that he appreciated the way the community acted during the Neighborhood Information Meeting as those can sometimes get very personal.

Hedrick stated that the thought it was a good plan especially since it shows internal roads.

Vaughan stated that she feels like this will be a nice development.

Cable stated that the homes in the subdivision will offset the manufactured housing that was approved earlier in the meeting.

*On the motion of Davis, seconded by Cable, with a vote of 7-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

Caddle stated that the request has been approved but there is a fifteen-day appeal period that must pass before the Conditional District Permit will be issued.

7. Update from the Planning Director.

The Randolph County Planning Board will hold a duly published legislative hearing on required updates to the *Randolph County Unified Development*

Ordinance as required by changes made by the North Carolina General Assembly. These changes are necessary to remain compliant with applicable general statutes.

Caddle briefly discussed the legislative updates to the *Randolph County Unified Development Ordinance* as given to the Board at its February meeting.

There was no discussion among the Board since the updates are required due to changes in the North Carolina General Statutes.

*On the motion of Hedrick, seconded by Austin, with a vote of 7-0, the Board voted to **recommend approval** to the Board of Commissioners that the proposed text amendments be adopted.*

- Proposed changes to the *Randolph County Unified Development Ordinance* as it pertains to the *HC - Highway Commercial* zoning district.

Caddle presented the proposed changes to the *HC - Highway Commercial* zoning district. Caddle said it was staff intended to break the uses into areas that match the *Growth Management Plan* and present it to the Planning Board to allow them to make any changes they felt were necessary.

Beeson stated that he would like to see two options for billboards and those are different requirements based upon a standard billboard versus an electronic billboard.

K. Davis stated that the Planning Board could get into more detail at the next meeting and decide how to proceed moving forward.

8. Adjournment.

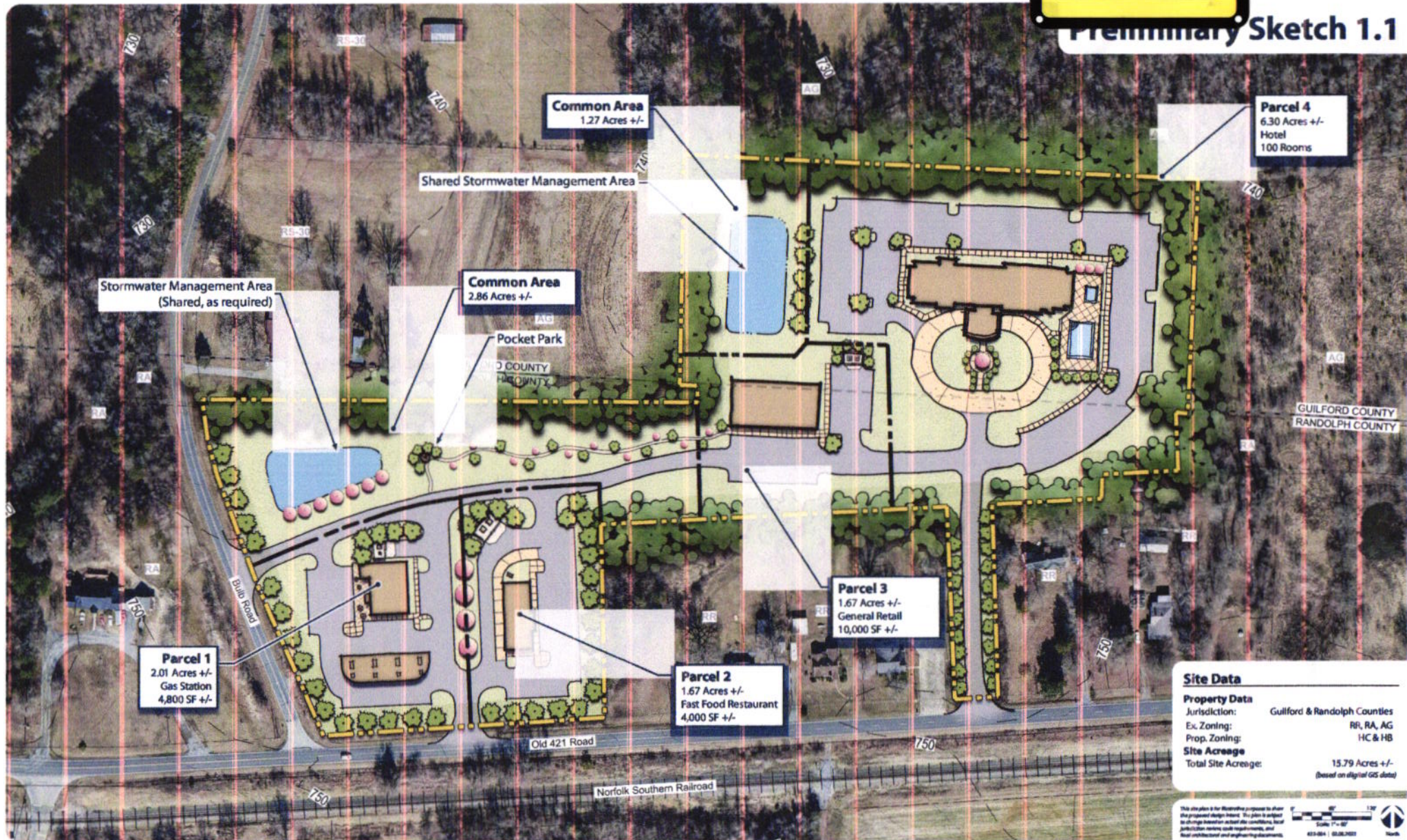
At 9:33 pm on motion of Cable, seconded by Davis, the Board voted 7-0 to adjourn. There were sixty citizens present for the public hearing.

Chairman

Clerk to the Planning Board

**Approved by the Randolph County Planning Board
April 2, 2024**

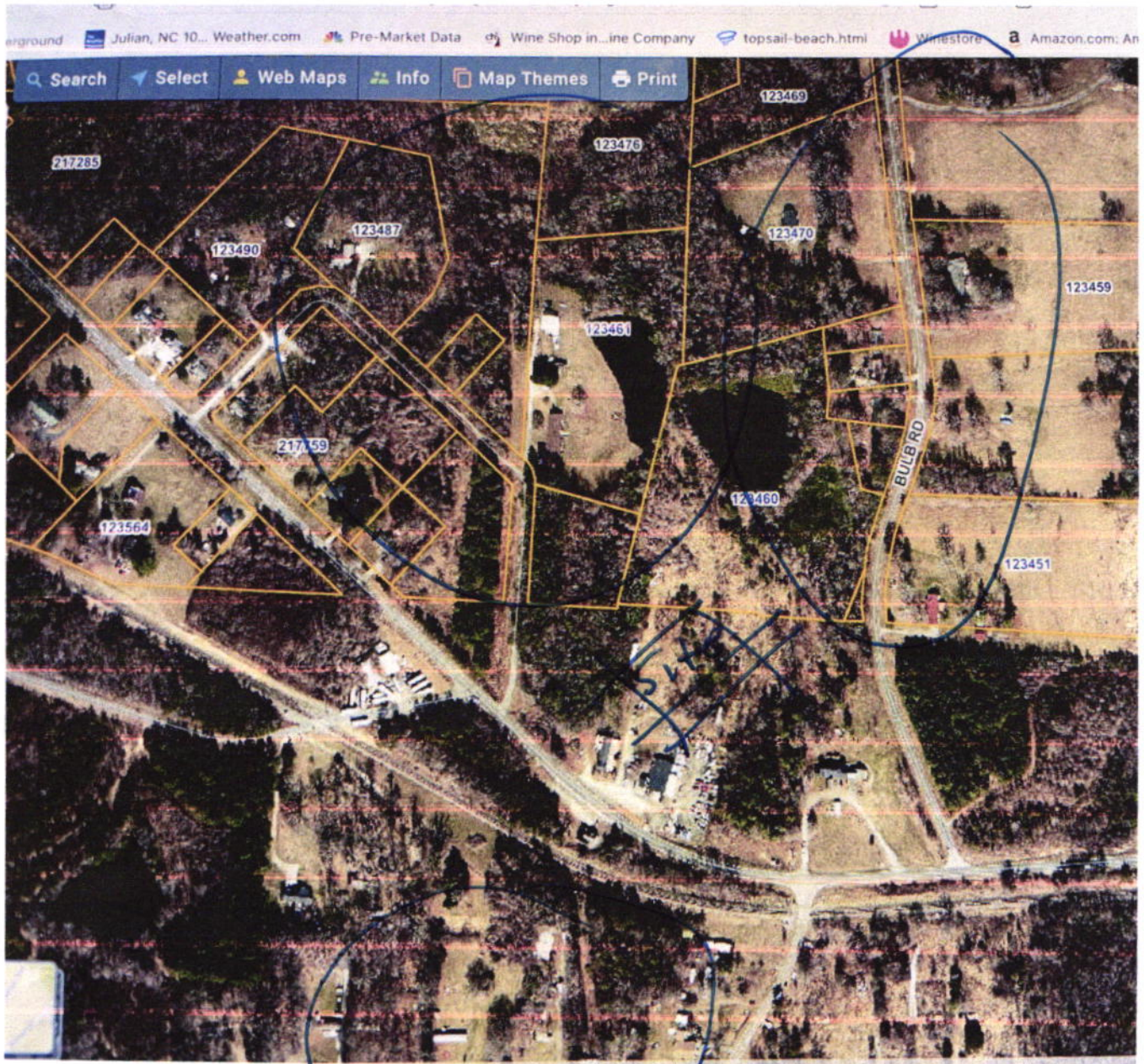
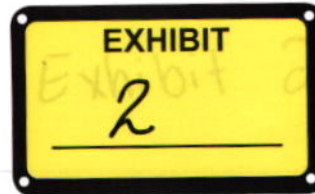
Preliminary Sketch 1.1



Guilford/Randolph Site

Guilford and Randolph Counties, NC

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Subject:
Date: March 5, 2024 at 7:53 AM
To: cotedefeve@gmail.com



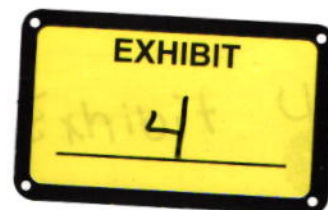
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From: Tim Booras cotedefev@gmail.com
Subject:
Date: March 5, 2024 at 2:02 PM
To: cotedefev@gmail.com



Sent from my iPhone

From: Tim Booras cotedefeve@gmail.com
Subject:
Date: March 5, 2024 at 2:00 PM
To: cotedefeve@gmail.com



From: Tim Booras cotedefeve@gmail.com 
Subject:
Date: March 5, 2024 at 2:02 PM
To: cotedefeve@gmail.com



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From: Tim Booras cotedefeve@gmail.com
Subject:
Date: March 5, 2024 at 2:01 PM
To: cotedefeve@gmail.com



Sent from my iPhone

From: Tim Booras cotedefeve@gmail.com 
Subject:
Date: March 5, 2024 at 2:02 PM
To: cotedefeve@gmail.com



Sent from my iPhone

Client Full



5541 Old Greensboro Road Randleman, NC 27317

MLS#: 1119780 Sub Type: Residential/Manufactured
 Tax Parcel: 7766591301
 Subdivision: None
 Neighborhood:
 Zoning: res City Limits:

Status: Closed
 County: Randolph Sold Price: \$222,000
 Yr Built: 2023 Sold Date: 11/20/2023
 Structure: Manufactured



General Information

Story #: 1 Style: Beds: 3 Baths: 2/0 Blt Info: New
 Comp Dt: Foundation: Rooms
 Basement Type: Crawl Space
 Fireplace: 0
 Total Htd SF: 1,475
 Htd SF Main: 1,475
 Htd SF Up Lvl:
 Htd SF Low Lvl:
 Lot Dimensions: 1ac
 Elementary:
 Middle School:
 Acres: 1.00
 Unfin SF Low Lvl:

Room Info	Level	Dimensions	Room Info	Level	Dimensions
Living Room	Main	X	Kitchen	Main	X

Primary On Main: Yes

Full Baths: 2

Half Baths: 0

Main: 2

Main: 0

Upper: 0

Upper: 0

Lower: 0

Lower: 0

Features

Exterior Finish: Vinyl Porch: Fenced: Pool: No
 Parking: Driveway

Utilities

Heating: Heat Pump Heating Fuel: Electric Cooling: Heat Pump
 Water Heater: Electric Water: Public Sewer: Septic
 Energy Features:

Informational

Directions: 220 Bus. S. to Old Greensboro Rd. House is located 2 house before the school.

Public Remarks: Beautiful, brand new Clayton Home! Located in Randleman, NC in the Level Cross community. Nearby cities include: Randleman, Asheboro, Greensboro, Liberty, and High Point. The location is also a short driving distance to the new Toyota Mega-site location.

Home Owner Assoc: No HOA Fee 1:
 Tax Map: Tax Block:
 Seller Rep: Owned property for less than one year
 Financing Opt: Cash, Conventional, FHA, VA
 List Office: Eric Davis Realty

HOA Fee 1 Pd:
 Tax Lot:
 Tax Rate: 0.0000
 Tax Value: \$0
 Tax Year: 2023
 Tax Amount: \$0
 Type of Sale:



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Client Full

4934 Branson Davis Road Sophia, NC 27350

MLS#: 1118552 Sub Type: Residential/Manufactured
 Tax Parcel: 7746-51-5167
 Subdivision: None
 Neighborhood:
 Zoning: RA City Limits:
 Legal Desc: CRAVEN & RICHARDSON;PT L4 BMPB36-PG13

Status: Closed
 County: Randolph
 Yr Built: 1993
 Structure: Manufactured

List Price: \$235,000
 Sold Price: \$235,000
 Sold Date: 10/30/2023



General Information

Story #: 1 Style: Blt Info: Existing
 Comp Dt: Beds: 3 Baths: 2/0 Rooms
 Basement Type: Foundation: Crawl Space
 Fireplace: 1/Living Room
 Total Htd SF: 1,690
 Htd SF Main: 1,690
 Htd SF 3 Fl:
 Htd SF Up Lvl:
 Htd SF Low Lvl:
 Lot Dimensions: NONE
 Elementary:
 Middle School:
 Addl School:
 Acres:
 Unfin SF Low Lvl:
 Call School Board
 0.85

Room Info	Level	Dimensions	Room Info	Level	Dimensions
Living Room	Main	18ft 3in X 16ft 3in	Kitchen	Main	19ft 0in X 9ft 2in
Dining Room	Main	10ft 4in X 9ft 1in	Den	Main	16ft 5in X 12ft 7in
Primary Bedroom	Main	14ft 8in X 12ft 7in	Laundry Room	Main	7ft 3in X 6ft 1in
2nd Bedroom	Main	12ft 6in X 12ft 5in	3rd Bedroom	Main	12ft 7in X 10ft 4in

Primary On Main: Yes

Full Baths: 2 Main: 2 Upper: 0 Lower: 0
 # Half Baths: 0 Main: 0 Upper: 0 Lower: 0

Features

Exterior Finish: Vinyl Porch: Fenced: Pool: No
 Parking: Driveway

Utilities

Heating: Heat Pump Heating Fuel: Electric Cooling: Central
 Water Heater: Electric Water: Well Sewer: Septic
 Energy Features:

Informational

Directions: I 73 S towards High Point, exit 89, R at exit, L at Coltrane Mill, L Davis Country, R Branson Davis, Property on the R

Public Remarks: Amazing, this is better than a new home awaiting a new owner. Seller has left no stone unturned on this property as this is ready. New updates include electrical, New HVAC, New light fixtures, new kitchen cabinets, new granite countertops in kitchen, New stainless appliances, New LVP Flooring throughout, New Bathroom Vanities, New Paint inside and out, and so much more. Not to mention, this property is conveniently located near highways but Low County taxes and NO HOA. Make your appointment today! Agent is owner.!

Home Owner Assoc: No HOA Fee 1: HOA Fee 1 Pd:
 Tax Map: Tax Block: Tax Lot:
 Seller Rep: Owned property for less than one year Tax Rate: 0.7835 Tax Year: 2022
 Financing Opt: Cash, Conventional, FHA, VA Tax Value: \$60,370 Tax Amount: \$473
 List Office: Re/Max Realty Consultants Type of Sale:



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Client Full

4496 Old Edgar Road Sophia, NC 27350

MLS#: 1131368

Tax Parcel: 7736-62-5095

Subdivision: None

Neighborhood:

Zoning: RA

Legal Desc: R1528;N

Sub Type: Residential/Manufactured

City Limits:

Status: Closed

County: Randolph

Yr Built: 1994

Structure: Manufactured

List Price: \$215,000

Sold Price: \$233,100

Sold Date: 02/06/2024



General Information

Story #: 1

Comp Dt:

Basement Type:

Attic:

Fireplace:

Garage/Carport:

Total Htd SF:

Htd SF Main:

Htd SF 2 Fl:

Htd SF Up Lvl:

Htd SF Low Lvl:

Land Desc/Topo:

Style:

Beds: 3

Baths: 3/0

Foundation:

Access Only

1/Living Room

3/Detached Carport

1,865

1,865

Elementary:

Middle School:

High School:

Acres:

Unfin SF Low Lvl:

Clear, Fence(s), Pasture Land, View

Blt Info: Existing

Rooms

Crawl Space

New Market

Randleman

Randleman

0.94

Primary On Main: Yes

Full Baths: 3

Half Baths: 0

Main: 3

Main: 0

Upper: 0

Upper: 0

Lower: 0

Lower: 0

Exterior Finish: Vinyl

Exterior Features: Deck, Fenced, Gazebo, Remarks

Appliances: Slide-In Oven/Range

Parking: Carport, Driveway, Gravel, Paved

Porch: Yes

Fenced: Yes

Pool: No

Heating: Heat Pump

Water Heater: Electric

Energy Features:

Heating Fuel: Electric

Water: Well

Cooling: Central

Sewer: Septic

Directions: Starting on US-311, Continue onto NC-1993, Continue onto State Rd 1009, Turn left onto Marlboro Church Rd, Turn right onto Old Edgar Rd, Destination will be on the right. Look for JRE sign.

Public Remarks: Welcome to your countryside oasis! Nestled on just under an acre of picturesque land, this stunning 3 bed / 3 bath w bonus room home offers a perfect blend of tranquility and comfort. Surrounded by expansive cattle pastures, this more than 1,800 sq ft home provides a rare opportunity to experience the beauty of rural living without sacrificing convenience. Boasting an elegant gated entrance, open floor plan, spacious rooms, over-sized back deck, large 3-car carport and more! Schedule a showing today and discover the serenity that awaits you in this idyllic setting.

Home Owner Assoc: No

Tax Map:

Seller Rep:

Financing Opt:

List Office:

HOA Fee 1:

Tax Block:

Owned property for at least one year

Cash, Conventional, Other

(see Remarks)

Justus Real Estate Inc

HOA Fee 1 Pd:

Tax Lot:

Tax Rate:

Tax Value:

0.8000

\$152,830

Tax Year:

Tax Amount:

Type of Sale:

2023

\$993

Client Full

5554 Covered Bridge Road Trinity, NC 27370

MLS#: **1120977** Sub Type: **Residential/Manufactured**
 Tax Parcel: **7703753388**
 Subdivision: **Thayer Plantation**
 Neighborhood:
 Zoning: **res** City Limits:

Status: **Closed**
 County: **Randolph**
 Yr Built: **2023**
 Structure: **Manufactured**

List Price: **\$229,000**
 Sold Price: **\$230,000**
 Sold Date: **11/29/2023**

**General Information**

Story #: **1**
 Comp Dt:
 Basement Type:
 Fireplace: **0**
 Total Htd SF: **1,475**
 Htd SF Main: **1,475**
 Htd SF Up Lvl:
 Htd SF Low Lvl:
 Lot Dimensions: **1.9ac**

Style:
 Beds: **3** Baths: **2/0** Blt Info: **New**
 Foundation: **Crawl Space**
 Elementary:
 Middle School:
 Acres: **1.90**
 Unfin SF Low Lvl:

Room Info Level Dimensions
Living Room **Main** **X**

Primary On Main: **Yes**

Full Baths: **2** Main: **2** Upper: **0** Lower: **0**
 # Half Baths: **0** Main: **0** Upper: **0** Lower: **0**

Features

Exterior Finish: **Vinyl** Porch: **Yes** Fenced:
 Parking: **Driveway** Pool: **No**

Utilities

Heating: **Heat Pump** Heating Fuel: **Electric** Cooling: **Heat Pump**
 Water Heater: **Electric** Water: **Well** Sewer: **Septic**
 Energy Features:

InformationalDirections: **Hoover Hill Rd to Covered Bridge Rd. House is on the right.**

Public Remarks: ***** Back on the market at no fault due to the seller. 2023 Clayton Explorer home located on a beautiful viewing hill-top! 1 year manufactured warranty. This tract of land also has an additional lot included with the price. In close driving distance to Trinity, Archdale, High Point, and Asheboro.**

Home Owner Assoc: **No** HOA Fee 1:
 Tax Map: Tax Block:
 Seller Rep: **Owned property for less than one year** HOA Fee 1 Pd:
 Financing Opt: **Cash, Conventional, FHA, VA** Tax Lot:
 List Office: **Eric Davis Realty** Tax Rate: **0.0000** Tax Year: **2023**
 Tax Value: **\$0** Tax Amount: **\$0**
 Type of Sale:



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EXHIBIT
9-10





Vaughan asked if there is some type of EPA approval required for this type of facility. **Cable** said he was unsure. He said there is a long list of requirements including proper lighting, privacy fencing, and a big insurance bond and the inspections are standard across the State.

Cable said he would love to see Gordon expand his business and haul for the Highway Patrol but he does not feel this residential area is the best location.

Davis asked Cable if he would like to make a motion based on his previous statements and asked to check the Special Use reminders for denying or approving the request.

Beeson said he has an issue with a commercial operation in a residential area causing possible environmental issues.

Cable said he also has concerns that the request is not compatible with the area, that it could endanger the public health or safety of residents, and it could have an adverse effect on the value of adjoining property.

Cable made 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, or will not be in harmony with the area and in general conformity with the Randolph County Unified Development Ordinance. **Beeson** seconded the motion to **DENY** the Special Use Permit.

Pell, having a proper motion and second, called the question on the motion to deny the Special Use request. By a show of hands, the motion was adopted unanimously.

Johnson presented the second case along with site plans, and pictures of the site and surrounding properties.

REZONING REQUEST #2023-00000043

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **DAVIS INVESTMENT PROPERTIES, LLC**, Randleman, NC, and their request to rezone 10.01 acres on Weeden St, Columbia Township, Tax ID #8734196253, Primary Growth Area, from RA - Residential Agricultural District to CVOR-CD - Conventional Subdivision Overlay Restricted - Conditional District. The proposed Conditional Zoning District would specifically allow a six-lot subdivision for Class A mobile homes as per the site plan.

Pell opened the public hearing and called for anyone wishing to speak in favor of the request to come forward.

Eric Davis, Randleman, NC, explained to the Board his plan to have six new home sites, allowing double-wide homes with brick skirting which will be valued from two hundred to two hundred, twenty thousand dollars. He said the property is located near the new megasite where homes are needed. He also said the sites would be fully cleared and each lot will have a conventional septic system and wells installed.

Bunting asked if he understood correctly that each individual lot would have a septic and well. **Davis** answered yes. He said he has already had the soil evaluated and each lot should have a gravity-fed septic system.

Johnson asked where the driveways would be located. **Davis** said he spoke with Jennifer Britt from NCDOT earlier in the afternoon and she approved the revised map, with shared driveway locations as provided on a map given to the Board members before the meeting. (*Exhibits 1A & 1B*).

Kemp Davis said with the new map proposal, it limits the number of driveway access to the road and asked if there would be a turn-around area for each lot. **Davis** answered yes.

Cable asked if there would be six-lots with three driveways. **Davis** answered yes.

Beeson said he saw in the original information, that NCDOT recommended there be two hundred feet between each drive. **Davis** said NCDOT did recommend the two hundred feet between the driveway accesses but his surveyor, Daniel Tanner, has been trying to obtain the actual rules that require that recommendation since December with no result. He said he drove to NCDOT earlier in the afternoon and asked Ms. Britt for an explanation and she said "that's the way they want it", so they had the survey redrawn to comply. He said he developed another subdivision up the street and they are all one-hundred-foot lots with individual driveways.

Johnson asked if the homes are new, the approximate size, and the cost of the homes. **Davis** said they would average fourteen to fifteen hundred square feet, which creates affordable housing, with an average cost of two hundred thousand dollars.

Pell asked if there was anyone else that would like to speak in favor of the request. Hearing none, **Pell** asked if anyone would like to speak in opposition to the request.

Doug Nixon, Staley, NC, came forward to address the Board. He asked if the lots would be similar to a mobile home park situation or if they would be owned individually. He said he has concerns for safety because of the volume and speed of traffic nearby.

Pell said he will have Mr. **Davis** address all of the concerns after everyone has spoken.

Maggie Dunn, Staley, NC said she has lived in Staley since 1989 and has a vested interest in the development of Staley. She said she has only recently gotten involved with the development that is taking place in Staley. She said she knows that Mr. Davis went unattested with the development which took place nearby located just off of Weeden St. She said many of the landowners in Staley were unaware of how the property was being developed so they are present to make a voice regarding this request.

Dunn said she has several questions regarding the development. She said she would like to know if Mr. Davis is planning to clear all of the trees on the property or leave a buffer for the surrounding residents, how this development is going to affect property values, and how it will affect the Rocky River watershed. She said the 200 ft. minimum requirement between driveways will be impossible with six proposed lots.

Dunn said the analysis information presented by the Planning Department is very dated and does not represent what the community wants in Staley. She said she called the Randolph County sheriff's department and asked for the number of calls relating to several of the mobile home developments and there have been forty-three calls in the last twelve months for drug overdoses, domestic violence, as well as shootings and this is not what the Staley community wants and it is not a good development.

Pell said Dunn mentioned that the property is located in the Rocky River watershed and the information given to the Board says the property does not contain any streams, that the property is not located within a flood zone, and the site does not lie within any watershed. **Dunn** said the information is wrong.

Hedrick told Ms. Dunn if she has evidence to present, she is more than welcome to do so.

Johnson said the watershed requirements for residential development are that each lot has a minimum of 40,000 square feet per residence. He said that if the entire property was located within a watershed, it meets the requirements for development.

Dunn asked Johnson if he was stating that the watershed did not matter. **Johnson** said he did not say that. He said it meets all the requirements even if it were located in a watershed.

Travis Pugh, Liberty, NC, said he is a fourth-generation farmer of a 165-acre farm just south of this property. He said he is not against development but is for maintaining the integrity of the neighborhood. He said he is concerned with traffic and safety. He said he is also concerned about the effects development will have on him because he applies a lot of animal waste which is permitted and regularly inspected. He said he realizes that Randolph County is beginning to transition but he feels there is a need for maintaining "a little countryside" for agriculture.

Paul A. (unable to determine last name from sign-in sheet or recording of the meeting), Staley, NC, said he is a realtor and would like everyone to know that the manufactured homes are built to the Department of Transportation specifications and not to the US Department of Housing and Urban Development (HUD). He said the last thing we need is something that will degrade our County and there have been people here that have spoken about where they stand on this matter.

Elizabeth Pate, 382 Browns Crossroad Rd, Staley, NC asked about whether or not there would be individual well and septic allowed for the development because she owns 5 acres and was only allowed one septic on her property.

Morgan said a lot of the times, developers will hire soil scientists to evaluate the soil before a request to find out the potential for development, and if approved, the developer will then have to have the County approve the sites for individual systems for permitting a home.

Hedrick said the applicant did provide a soil map showing potential approvals for individual septic locations.

Carol Lobisser, 1395 Langley Rd, Staley, NC, said although this request is for ten acres, there is a power line easement that does not allow ten usable acres which seems to make the houses more condensed. She said she understands there will be a need for housing due to Toyota and valuable housing for young families but feels this may not be the best use for this piece of property. She said Toyota is advertising the investment of billions of dollars and asked if they really want this type of development.

Pell asked Davis if he would like to address some of the concerns and answer questions.

Eric Davis said he understands the concerns. He said he has hired a soil scientist and the property has good soil, allowing each lot to have its own septic system. He said Toyota hires blue-collar workers and this type of housing fits the budget of those workers. He said these are not people that are participating in illegal activities, they are people that need affordable housing for which they can obtain a loan. He said he is a farmer as well and has a love for land but also has a love for people and people need homes.

Eric Davis said these are nice, affordable homes with brick foundations, and not everyone can afford half-million-dollar homes.

Kemp Davis asked what the average costs of the homes he has provided in the area.

Eric Davis said the last home he closed on cost \$199,500.00. **Kemp Davis** asked what the market is supporting for blue-collar families. **Eric Davis** said most of the pre-qualification letters he has received are for approximately \$225,000.00. He said maybe one day they will afford a 2,000 sq. ft. home on 20 acres that cost \$400,000.00 but they have to start somewhere.

Cable asked about the power line on the property mentioned earlier. **Eric Davis** said

there is a power line easement between lots five and six and lot six is wider to accommodate for the easement.

Johnson asked if these lots are potential rentals. **Eric Davis** said they will be individually owned, not rentals.

Cable asked if there would be a buffer maintained for the adjoining properties. **Eric Davis** said he originally planned to clear-cut the property but after hearing the concerns, he will only cut the trees needed for the placement of the homes, septic system, and well which will probably leave trees on the back.

Hedrick asked **Eric Davis** if he is aware that he has to leave a thirty-five no-cut buffer along the state-maintained roads if he plans to clear-cut property. He also asked Davis if he has had any conversations with the adjoining church property. **Eric Davis** said he had a community meeting for the development and no one showed up except him.

Hedrick asked if the chassis would be removed from the homes. **Eric Davis** answered yes.

Vaughan said she understands how disturbing it is to see change because she is seeing a change in the Farmer area and unfortunately if you do not want to see a property change, you must buy it. She also said she is happy to see the number of driveways reduced with the 200 ft. requirement from NCDOT. She appreciates the concerns of the citizens and also feels their pain.

Cable said he knows everyone is passionate and the Board is passionate as well. He said there is a large crowd tonight and it does not mean you're right or wrong, it just means you have a large crowd. He said the Board has listened to each of you and your concerns and he knows that change is not easy. He thanked the citizens for coming and sharing their concerns because this process is what makes our County great.

Hedrick said the County is aware of the need for the *Growth Management Plan* to be updated in this area of the County and a group is currently working on those changes. He said there will be a public meeting regarding those changes which should be announced soon.

Hedrick said the applicant has based his proposal on the current requirements of the *Unified Development Ordinance* and it is the Board's job to decide on meeting the requirements as it is currently written and it is his understanding that the same property would allow a three-lot division without coming before the Board for approval. **Johnson** said three lots would be considered a minor subdivision allowing single-wide, double-wide, or modular homes, and would not require approval from the Board. **Hedrick** said this request holds the housing type to a little higher standard.

Beeson said he understands the concerns, he grew up on a farm and still lives on a farm, but things are changing with new developments. He said no one wants to hear the term

"trailer park" and this is a far cry from that and the homes will not be rentals, they will be individually owned.

Johnson said there was a time when single-wide homes and mobile home parks were being developed all over the County and because of the *Growth Management Plan* and zoning there have been no new mobile home parks in a long time. He said this request is for owner-occupied, double-wide homes with brick foundations for \$200,000.00. He commended the citizens for being involved and expressing their opinions.

Hedrick said the property is located in a primary growth area. He said he commends **Davis** for obtaining preliminary soil evaluations and recommendations from NCDOT for consideration by the Board although they are not required for the Board to make a decision. He said one thing that gives him pause is that there is no buffer consideration for the church property located to the East of the request.

Cable said he believes the request falls within the requirements laid out in the *Unified Development Ordinance*, and the current *Growth Management Plan*.

Kemp Davis said he understands wanting to maintain the character of the area but if the Board goes by the regulations set forth by the *Unified Development Ordinance* and the *Growth Management Plan*, it is hard to deny something that meets the criteria. **Cable** agreed.

Cable said he would make a motion, including the revised map and letter from NCDOT (referring to *Exhibits 1A & 1B*), as provided to the 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, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. **Beeson** made a second to the motion to APPROVE the rezoning request. **Pell**, having a proper motion and second, called the question on the motion to approve the rezoning request, and the motion was adopted unanimously.

Johnson explained the 15-day waiting period for a possible appeal and a permit will follow that waiting period.

Johnson presented the last case along with site plans, and pictures of the site and surrounding properties.

REZONING REQUEST #2023-00000337

Special Meeting April 17, 2023 – Zoning Appeals

The Randolph County Board of Commissioners met in special session at 6:00 p.m. in the 1909 Randolph County Historic Courthouse Meeting Room, 145 Worth Street, Asheboro, NC. Chairman Darrell Frye, Vice-Chairman David Allen, Commissioner Hope Haywood, Commissioner Maxton McDowell, and Commissioner Kenny Kidd were present. Also present were County Manager Hal Johnson, Assistant County Manager William Johnson, County Attorney Ben Morgan, Clerk to the Board Dana Crisco, and Deputy Clerk to the Board Jenny Parks

County Manager Hal Johnson reviewed the following request:

MARGARET L. DUNN, has requested an appeal for the decision made by the Randolph County Planning Board to approve a rezoning for 10.01 acres on Weeden Street, Columbia Township, Tax ID #8734196253, Primary Growth Area, from RA – Residential Agricultural District to CVOR-CD – Conventional Subdivision Overlay Restricted – Conditional District. The proposed Conditional Zoning District would specifically allow a six-lot subdivision for Class A mobile homes as per the site plan.

Mr. Johnson shared that there is a bill at the State level being considered that could take away the local level decision making from local government regarding the appeals process such as this one throughout North Carolina. He is proud of what Randolph County has done over the past decades in land use planning and development. He hopes that this right is not taken away from the local elected officials.

Chairman Frye said, to follow up on Mr. Johnson's point, the proposed change in zoning authority is alarming. Local elected officials could have this decision making right taken away. If this legislature is passed, the State would then make the decision on issues such as this. This legislature has been introduced into the House and the Senate.

Public Hearing

Chairman Frye opened the Public Hearing at 6:05 p.m. and closed it after anyone wanting to speak had done so.

Eric Davis, PO Box 452, Randleman, the applicant of the initial zoning request, presented two photographs of the type of homes that will be placed on the property in question (following these minutes as Attachment A). Mr. Davis stated the homes will be new Clayton homes, between 1,400 and 1,600 square feet in size, that come with a one-year warranty from the manufacturer. The price for these homes is approximately \$230,000 per home. He stated that he was a real estate broker and understands that there is a shortage of homes currently. In his recent experience when placing this type of home on the market, these homes are under contract within two to three days. Mr. Davis stated that there is a church at the back, right corner of the property whose members had some concerns regarding privacy. He said that he would leave a buffer on the lot that adjoins the church to respect the privacy of the church. The lots will only be cleared for septic tank, the well, and the home.

Mr. Johnson asked Mr. Davis if there were preliminary soil evaluations done on each of the lots in question. Mr. Davis stated they were done and the soil there would suffice for six homes with three bedrooms each.

Vice-Chairman Allen asked about the driveways and if Mr. Davis had driveway permits. Mr. Davis stated that he has met with NCDOT in person and they have permission for the driveways to be placed side by side to help with the traffic flow, so every two lots would have driveways adjacent to each other.

Commissioner Haywood asked if there would be room for someone to turn their car around. Mr. Davis said they will be putting in turn-arounds beside the home so the homeowner can back into a turn-around and move forward into the road.



Commissioner Haywood stated that in the material presented, Mr. Davis would not be burning the debris. It will be removed and several options were mentioned but not specified. Mr. Davis said that the debris would not be burned, but instead taken to a pulp wood facility that is nearby.

Keith Burgio, 3450 Weeden Street, Staley, said he lives beside the lot that Mr. Davis just purchased and is in favor of the appeal. He moved to this current location to get away from people. He does not like people and does not like neighbors. Mr. Burgio asked if Mr. Davis was building homes or buying mobile homes to place on this property. He said that he has talked to his marketing people and the value of his home will depreciate because of the mobile homes. He has no trespassing signs on his property, but the surveying crew that Mr. Davis had do the survey were fifty feet on his property. He stated that he has a dead tree that has fallen from Mr. Davis' property that is destroying several trees on his property and that nothing has been done about it. Mr. Burgio does not approve of this at all. He currently has peace and quiet, tranquility, he gets away from everyone. He and his wife purchased this property so no one would be around them. If this zoning appeal is denied, then he will have people right in his yard. He does not want to have neighbors and he doesn't want to be around anyone. He has trail cameras on his property and he does not want to see any contractors nor workers coming onto his land, anyone at all, or they will be prosecuted.

Carol Lobisser, 1395 Langley Road, Staley, stated she is in favor of the appeal. She said that she understood that the survey did not include the power line easement and asked if there was an updated survey that included it. Ms. Lobisser asked if people were going to be allowed to purchase this property with a 100-foot power line easement on the parcels. She understands development, but feels that six lots are too many for this parcel and she prefers stick built homes because she wants to see the county grow nicely and look nice. She feels that this development will not look as nice as the other properties in the area due to them not being stick built homes.

Doug Nixon, 668 South Main Street, Staley, said he knows that with the Toyota Site in Randolph County and Wolf Speed in Chatham County there is growth coming to both sides of Staley. Staley is an old town with a lot of stick built houses, and there are many lifetime residents that live there. He is concerned with there being six houses shoved in this parcel of land. There are several big trucking companies that travel the road in front of the property and from a safety aspect he would like to see the number of homes lowered to possibly three instead of six. Mr.

Nixon stated that when someone usually presents mobile homes for sale, the first buyers are normally great, they take care of their property and there is no crime. But the second, third, and fourth buyers of these mobile homes are not as conscientious. Staley Cove is a great example of this, the Sheriff's Department is constantly being called to come out. He did not have any logs of how many times the Sheriff's Office has gone into Staley Cove for domestic violence calls and drug use. He stated that with the companies that are coming into the town of Staley, they would like to offer nice residential places for them to live and not turn it into a "trailer park corner" of the County.

Travis Pugh, 6372 Gold Field Road, Liberty, spoke in favor of the appeal and does not want this property rezoned. He owns the property south of the parcel in question, as well as a parcel that joins one corner of the property. Mr. Pugh stated that he was not against development, but being a farmer, he is very biased about land use. He works with a dairy farmer, Art Koopman, one of the biggest dairy farmers in the area that he is aware of. He and Mr. Koopman are trying to purchase these tracks of land at development prices when they know about them. Mr. Pugh asked what are we going to do when there is no more agricultural land to farm, what are we going to do when we can't feed ourselves anymore. He said that he did not know the property was for sale or he would have purchased the land to keep this parcel from being developed. He understands that the Commissioners have said the area is in primary growth, but he wants them to remember what this county and this country were founded on; agriculture. He stated that if the neighbors knew this land was for sale there would not be an issue of rezoning now, as the neighbors would have purchased the property. The neighbors of this property did not know what Mr. Davis wanted to do with the land, and they were never made aware of what was going on with the land. Mr. Pugh asked that the number of homes be cut back from six.

Chairman Frye reminded the citizens that Mr. Davis can put three single-wide mobile homes on this property without and zoning.

Margaret Dunn, 352 West Franklinville Street, Staley, stated she is the person who submitted the appeal to this development. She said that the power line easement was never depicted on the map which severely limits the road frontage and the number of lots that the neighbors think are reasonable for this location. Ms. Dunn stated she had a number of concerns with this rezoning request such as the watershed, power line easement, and the transportation and safety issue, which was already addressed. This land is in a low portion of Weeden Street putting the driveways in a blind spot. Ms. Dunn stated that she has spoken with someone at DOT who gave the safety analysis on the original rezoning request that went before the Planning and Zoning Board. She said this person told her she should take notes of how many wrecks occur there and then report it to the board. She feels this is not how safety should work. Safety should be a proactive process not reactive. She said that the location of this property is very dangerous from a road standpoint. She was not sure how many of the Commissioners have been out to this property. Ms. Dunn stated that these manufactured houses do not meet HUD requirements. The property owners in Staley that have nice homes and property are not interested in manufactured homes, because they are not going to boost their value.

Ms. Dunn stated that another issue with this rezoning is long-term development for Randolph County. She stated that Randolph County is an agricultural county. Randolph County was number

one in beef and corn, number two in dairy, number six in poultry and hay in the State. Randolph County is number one in the country for tobacco and sweet potatoes and number two in hogs and turkey. Those citizens that live in Randolph County have a long-term interest in what is happening in the county. Ms. Dunn said that if those sitting in front of her did not have any vested interest in the citizens of Randolph County, then they did not need to be there. She said, right now, the country is in a crisis in terms of agricultural food production and we should all be committed to North Carolina and certainly Randolph County since we are such a large producer of agriculture.

Ms. Dunn submitted fifty-five affidavits from her small community with her original appeal opposed to the rezoning of this property. She stated that she brought fifty-one more with her to this meeting, and could have gotten more if she had the time to do so.

She thanked the Board for allowing her to be a part of this process and she hopes the Board has listened to her voice along with the voices of others that have spoken. She said they are concerned about their community and the future of their community. She also thanked the Board for the meeting that will be held on Tuesday, April 18, 2023, at Eastern Randolph High School regarding the Growth Management of Northeast Randolph County.

Ms. Dunn said that she was not opposed to Mr. Davis offering housing for people, but certain housing brings in all kinds of crime to our county. She would like to see stick built homes placed on the property instead of manufactured homes. She would like to see a buffer on the property line of the church as well as Mr. Burgio's property. If the church is going to get a certain buffer, then it needs to be in writing.

Ms. Dunn stated that no one knew what was happening on the property until after the fact. She stated that she filed the appeal shortly after March 7, 2023. After she asked several of the surrounding property owners, only Mr. Burgio was notified of the appeal in writing of this appeal meeting. There is a problem with transparency in this community and they do not know what is going on until after the fact. Ms. Dunn stated that with the current distrust of the Federal and local government, when communities do not get notified of what is going on with items such as this, it gives the community more distrust in the local public officials.

Commissioner Haywood asked who is responsible for notifying the citizens of things such as this. Mr. Johnson stated that the Planning Department was responsible. Ben Morgan, County Attorney, stated that signs are placed on the property. Every adjacent property owner is notified in writing. It is advertised on the County's website.

There was a concern by several in attendance that the sign that is posted is too small and is hard to see.

Bill Scotton, 1839 Browns Crossroads Road, Staley, spoke in opposition to the rezoning of this property. He stated that the area to the south of the property was agricultural as well as the properties to the north and east of the property in question. He expressed concerns with these homes being put on approximately 100 feet of land and being so close together. He said that six double-wide trailers would not fit the area at all. The members of the church had no idea of what was being proposed and he stated the sign that was posted was too small for people to see and it

was posted in the weeds. Mr. Scotton suggested there needs to be a larger sign posted for a better visual.

Ms. Dunn stated that she knows Mr. Johnson keeps talking about all of the manufacturing business in Staley, however, there are none. There is an old pallet company in Staley that has approximately six employees, an old furniture place that is now a business that paints front bumpers, and the Main Street Grill. Staley is not a booming metropolis.

Discussion

Chairman Frye questioned whether or not the landowners would share driveways. Mr. Davis stated that the driveways would be adjacent to each other, not shared.

Vice-Chairman Allen asked where the house would be sited on the parcel with the power line. Mr. Davis stated it would be sited to the right of the power line easement.

Chairman Frye asked Mr. Davis if he had built any stick built developments. Mr. Davis said he was a licensed general contractor and had built stick built homes in the past.

Chairman Frye asked if Mr. Davis considered stick built homes for the property in question. Mr. Davis said no, because, in his opinion, affordable housing is very needed for this area indicated by how many days a home is on the market. He stated that this subdivision is not a trailer park. These are nice home with brick underpinning built to high standards. These homes are inspected by HUD and they do have a HUD label. Mr. Davis said that these homes are not your typical 1980 double-wide. He understands that some people do not want change and some do not want development and he respects that, but if he cannot build homes here, where can he build them. He stated that if you look at the housing on adjacent streets, the homes are manufactured homes.

Commissioner Kidd asked if a buffer was in the current plan for the church that sits to right of the property line. Mr. Davis stated it was not in the current plan, but the honorable thing to do would be for him to give the church a buffer. He was not sure of how much of a buffer he could allow due to the septic system placement.

Commissioner Haywood said that currently when you go by the church you cannot see the property when she went to look at it. When looking behind the church you currently see trees there. Mr. Davis stated the right thing to do would be to leave a buffer on the church property line.

Vice-Chairman Allen asked if placing the buffer between the dashed lines on the map, lot six, of the parcel that is adjacent to the church would give Mr. Davis enough room for a well and septic tank. Mr. Davis stated that it would be. Mr. Davis stated that he could pump the septic line under the power line if needed.

Chairman Frye asked if each lot would have their own septic system. Mr. Davis stated they would have their own septic system.

Commissioner Haywood asked how many of the parcels are still for sale. Mr. Davis said that in his other subdivision, he has two up for sale and both are under contract and one is not listed

yet. He is working on a third contract and the sign will go up by the end of this week. Commissioner Haywood stated she had seen the sign.

Mr. Davis said that the value of these manufactured home has increased over the past several years. Two and three years ago these homes were selling for around \$160,000 each, now those same homes, even used, will bring over \$200,000.

Vice-Chairman Allen asked what the dimensions of these homes were. Mr. Davis said they are typically 28 x 56 feet, with some being a little larger.

Commissioner McDowell asked what size buffer would be left for the property that borders the church. Mr. Davis said he could do a minimum of 25 feet or more, that he would leave as much of a buffer as he could.

Commissioner McDowell asked how many of the lots have been sold or are under contract. Mr. Davis stated that he has not listed anything in this subdivision.

Commissioner Haywood asked if Mr. Davis had started clearing the lots. Mr. Davis said they have started clearing, but stopped due to the rain.

Chairman Frye asked if Mr. Davis would consider a twenty-five foot buffer on the property line that the church is on. Mr. Davis said he would. Chairman Frye asked if he would consider a buffer on the property line of Mr. Burgio. Mr. Davis said that he does not think that would be feasible due to the lot only being 100 feet wide. The lot would not be buildable if there were a 25-foot buffer on that property line.

Vice-Chairman Allen said that this was in his area of the county and he empathizes with the citizens in this area. After driving out to the property in question, he did notice that there are some site view issues along the road frontage where the driveways would be placed, however those issues do not seem to be catastrophic, but that is a DOT issue. Vice-Chairman Allen stated that he could see the sign that was posted. He realizes that it is not an ideal situation, but he is not sure something could be prevented from being developed there. He empathizes with the agricultural community, but also understands housing needs to be provided too. He stated that he knows the citizens of Staley do not want change, nor does he. However, he understands that change is coming, commercialization and industrialization are coming whether it is liked or not and we all have to make the best of it. Mr. Davis could have planned to place single wide mobile homes on this property, but with the type of manufactured homes he has proposed, and the parcels being on a main road, he doesn't think that area will become a high crime area. Vice-Chairman Allen stated he would like to see something different on this land, but we have to honor the rights of those that own property as well.

Vice-Chairman Allen said that the County is trying to let property owners know more about what is going on, and they will be doing that tomorrow night at Eastern Randolph High School with the Northeast Randolph County Growth Management Plan meeting. There is always going to be growth, where the growth will be is the question. He encouraged everyone to come to the meeting tomorrow night.

Vice-Chairman Allen stated that he was not sure if a 25-foot buffer would be enough along the church property line. He asked if 50 feet would be enough for the buffer. Commissioner McDowell agreed that a 50-foot buffer would be appropriate. Mr. Morgan asked Mr. Davis if he would accept the 50-foot buffer. Mr. Davis stated he would consent to a 50-foot buffer on the eastern property line as shown on the site plan and would amend the application to state this.

Vice-Chairman Allen stated that the Board is hearing this request new. What happened during the Planning Board Meeting does not have any impact on the Board's decision tonight.

Commissioner Haywood stated that her sense of the citizen complaints is because people don't care for change. The problem for them with the housing is not what it looks like now, it's what it will look like 20-30 years from now after the property has gone through several owners. She stated that these homes look good and they provide housing for citizens.

Chairman Frye stated the application has been amended and the land owner has signed it as amended, showing a 50-foot buffer.

On motion of Allen, seconded by Haywood, the Board voted 5-0 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 the addition of a 50-foot buffer on the parcel with the power line behind the church, also incorporated into the motion and that the request is also consistent with the Randolph County Growth Management Plan.

Adjournment

At 7:14 p.m., on motion of Allen, seconded by Kidd, the Board voted 5-0 to adjourn.

Darrell Frye, Chairman

David Allen

Kenny Kidd

Maxton McDowell

Hope Haywood

Dana Crisco, Clerk to the Board

*Weeden
Acres*







EXHIBIT

14



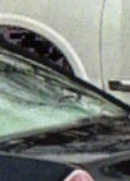






DOLLAR GENERAL

9494







DAVIS MOBILE HOME PARK

215 Holder Inman Rd.
Randleman, NC 27317

498 -2421 / 434-3893
498-4588

LOTS 01-26







Brennan Place

Mobile Home Park

Owners: James

336-













10

SUGGS

MOBILE HOME
PARK

10131 US HWY

220 BUS N







**LEVEL CROSS
METHODIST CHURCH**





6602

HOLDER INMAN RD.

**Hidden Forest
Mobile Home Park**







