

October 8, 2024

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

There was a meeting of the Randolph County Planning Board on October 8, 2024, at 6:30 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. Pell reminded those in attendance that the *Planning Board Rules of Procedure* state that anyone wishing to speak must sign up to speak and that speakers other than the applicant are limited to three minutes.

2. Roll call of the Board members. (Completed by staff.)

The County Planning staff completed the roll call of the members of the Board as they arrived at the meeting. Reid Pell, John Cable, Reggie Beeson, Ken Austin, Brandon Hedrick, Susan Thompson were present. Kemp Davis and Melinda Vaughan were absent. 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, Dustin Grant, Tim Mangum, and Eric Martin.

3. Consent Agenda:

- Approval of agenda for the October 8, 2024, Planning Board meeting.
- Approval of the minutes from the September 10, 2024, Planning Board meeting.

*On the motion of Cable, seconded by Austin, the Planning Board voted 6-0 to **approve** the Consent Agenda as presented in the agenda.*

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.

SPECIAL USE PERMIT REQUEST #2024-00022026

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

quasi-judicial hearing on the request by **JOHN ALLEN HARRINGTON, SR**, Asheboro, NC, and their request to obtain a Special Use Permit at 6201 Abner Rd, Union Township, Tax ID #7635604850, 16.69 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a third residence for a family member.

The Planning Board returned to the Special Use Permit request of John Allen Harrington, Jr. which was tabled from the September 9, 2024, Planning Board meeting. Caddle presented the site plans and pictures of the request location.

Morgan administered the oath to Harrington.

Harrington stated that he had spoken to his attorney and the family member and he is planning to leave the property as it is currently configured.

Morgan asked for clarification and Harrington stated that he was going to leave the property as it is currently configured and will not split the property at this time.

Pell asked Harrington if he was going to keep the lot the same and Harrington replied, "Yes."

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

Beeson asked if Harrington was going to install a new driveway for the new residence and Harrington stated that the lot had already been cleared and graded and the driveway was installed.

Cable asked Harrington if he was okay with the way everything had been proposed and Harrington replied, "Yes." Cable said that he was glad that the Planning Board had waited a month before deciding on this Special Use Permit request.

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

No other speakers signed up to address the Planning Board and Pell closed the public hearing.

Cable said that the Planning Board had heard everything at the last meeting and Harrington feels good about the proposal and that the Planning Board should move forward and make a decision on the request for a Special Use Permit.

*On the motion of Hedrick, seconded by Cable, with a vote of 6-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

6. New Business.

SPECIAL USE PERMIT REQUEST #2024-00022027

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **BRANDON S. T. HICKS**, Troy, NC, and their request to obtain a Special Use Permit at 6570 Randall Hurley Rd, Union Township, Tax ID #7624764568, 10.24 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a second residence for a family member.

Caddle presented the first new business of the night, the Special Use Permit request of Brandon S T Hicks at 6570 Randall Hurley Rd, Troy, NC, including the site plans and pictures.

The Planning Board was informed that the applicant was not present for the public hearing.

*On the motion of Cable, seconded by Beeson, with a vote of 6-0, the Planning Board voted to **table** this request until the next Planning Board meeting. (This request was later withdrawn by the applicant and the applicant submitted a plat to divide the property. County Planning Staff approved the plat.)*

SPECIAL USE PERMIT REQUEST #2024-00022028

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **BETSY LUCK FRAZIER**, Trinity, NC, and their request to obtain a Special Use Permit at 547 Potters Way Rd, Richland Township, Bear Creek Balance Watershed, Tax ID #7674321548, 1.7 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a second residence for a family member. Property Owner: Charles Herman Luck

Caddle presented the next agenda item of the night, the Special Use Permit request of Betsy Luck Frazier at 547 Potters Way Rd, Seagrove, NC, along with the site plans and pictures.

Morgan administered the oath to Betsy Frazier.

Frazier told the Board she is requesting a second residence to enable her to help care for her father. She said the driveway and septic are already on the property.

Pell asked if there were any questions from the Board.

Cable asked if the driveway is located on Potters Way. Frazier answered yes. She said she plans to reconnect everything as it was previously on the property.

Austin also asked if there is power, water, and septic on the property and if there is a building located on the property. Frazier answered yes. She said there was an old barn on the property. Frazier told the Board that her father would live with her in the future if necessary.

Hedrick asked if the residence would be a mobile home or a site-built home. Frazier said it would be a mobile home. She said there was a two-bedroom home on the property previously and she planned to replace it with another two-bedroom mobile home.

Hedrick asked if the underpinning would be masonry. Frazier said the home would have underpinning, but it would not be masonry.

Morgan explained to Frazier that if the request was approved, there was no guarantee that the parcel could be split in the future, so if it were to be sold, the second residence would be sold as part of the parcel as well.

Having no additional questions from the Board and no one else signed up to speak regarding the case, Pell closed the public hearing for discussion or a motion.

Cable said people are finding alternate ways to support family and commend them for wanting to take care of family. He said the Board is starting to see more of these cases every month.

*On the motion of Cable, seconded by Beeson, with a vote of 6-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

SPECIAL USE PERMIT REQUEST #2024-00022029

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **JILL ISLEY PARKER**, Ramseur, NC, and their request to obtain a Special Use Permit at 5378 Erect Rd, Coleridge Township, Tax ID #8607699449, 8.98 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a second residence for a family member.

Caddle presented the next agenda item of the night, the Special Use Permit request of Jill Isley Parker at 5378 Erect Rd, Ramseur, NC, including the site plans and pictures.

Morgan administered the oath to the Parkers.

Pell opened the public hearing.

Mr. Parker said their request is similar to the previous request and said they would like to help take care of his older mom and allow her to have her own space. He said they have spoken to some of their neighbors who have no opposition to their request. He provided some affidavits for those neighbors (**Exhibit 1**).

Austin asked about the approximate location of the proposed residence to the existing home and Parker said it would be approximately twenty-five feet away due to mobility issues.

Austin asked if the residence would be a mobile home. Parker said they planned to build a metal building with engineered plans.

Austin asked if the residence would require a new septic system. Parker answered no. He said Environmental Health has said they would allow them to hook on to the existing system.

Morgan explained again that if the request was approved, there was no guarantee that the parcel could be split in the future, so if it were to be sold, the second residence would be sold as part of the parcel as well. Mr. Parker said understood.

Cable commended the Parkers for taking care of a parent.

Pell asked the Board if they had any additional questions. Having none, Pell closed the public hearing for discussion or a motion.

*On the motion of Austin, seconded by Beeson, with a vote of 6-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

REZONING REQUEST #2024-00022023

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **JEFFREY M. WEBSTER**, Randleman, NC, and their request to rezone 22.12 acres on Racine Rd, Providence Township, Polecat Creek Balance Watershed, Tax ID #7777817275 and 7777819737, Rural Growth Area, from *RA - Residential Agricultural District* to *RLOE-CD - Rural Lot Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a four-lot subdivision for site-built homes only. Additional Property Owner: Jason D. Demay

Caddle presented the first rezoning item of the night, the Rezoning Request of Jeffrey M Webster on Racine Rd and Birds View Rd, Randleman, NC, including site

plans and pictures.

Pell opened the public hearing.

Jeffrey Webster, 4545 Racine Rd, Climax, explained to the Board that his request was the opposite of the previous cases because he is trying to divide his property for children to have in the future hoping they will take care of him.

Pell asked the Board if they had any questions.

Austin asked if the driveway for tract two would go through tract three and Webster answered yes and that it would enter off of Racine Rd and the other lots would have their access from Birds View Rd.

Beeson asked about the right-of-way along the property line.

Austin asked if the mailboxes would be on Racine Rd and Webster answered, "Yes."

Beeson asked if the new residence in the back would use the easement and Webster answered yes and stated that the other lots would probably be vacant for some time.

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

Beeson stated that Webster was just planning for the future.

Pell closed the public hearing.

*On the motion of Beeson, seconded by Cable, with a vote of 6-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

REZONING REQUEST #2024-00022030

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **SUSAN RICHARDS**, Asheboro, NC, and their request to rezone 1.24 acres out of 5.24 acres at 207 Andrew Hunter Rd, Franklinville Township, Tax ID #7782707346, Primary Growth Area, from *RR - Residential Restricted District* and *RA - Residential Agricultural District* to *HC - Highway Commercial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by right in the *HC - Highway Commercial District*.

Caddle presented the last rezoning item of the night, the Rezoning Request of Susan Richards, 207 Andrew Hunter Rd, Asheboro, NC, including site plans and pictures.

Pell opened the public hearing.

Susan Richards, 207 Andrew Hunter Rd, 27205, told the Board that she has lived on the property for four years, and she has witnessed the growth in the area. Richards told the Planning Board that she had made this property a part of the United States Department of Agriculture farming program and that she had a vision. Richards said that her vision is to be a part of the community and to work within the *Rural Growth Area* requirements and that she would be living on the property and another part of her vision was to supplement others in the community.

Richards then talked about buffers on the property and potential uses of the property if the request was approved.

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

Cable stated that he felt that Richards had a vision but maybe not a full plan for the property.

Beeson asked Richards if she was considering constructing a building on the property and Morgan said that the question was not relevant since it was a straight rezoning request.

Austin asked about Richards driveway and she pointed to the drive in **Exhibit #2**.

Austin stated that Richards driveway presents a problem due to drainage and run-off and Richards stated that she has been talking with Ross Lackey about "recreating" the drive and with the North Carolina Department of Transportation about replacing the existing culvert.

Cable stated that, based on the pictures of the site, there is a drainage problem now.

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

Pell stated that the request was for a straight rezoning and that is all the Board can consider.

Alan Hallman, 198 Andrew Hunter Rd, Franklinville, addressed the Planning Board and stated that he has no problem with the request as long as people do not use his driveway or yard.

Matt Snider, 258 Willow Lake Rd, Franklinville, stated that his property has a four-acre pond and wants to know who is responsible if the pond breaks. Snider stated that the pond and any contamination could cause problems in the area, and he wants to make sure that everything is maintained. Snider stated that if the request is going to help the area, he is okay.

Hedrick discussed the site plan with Snider and explained the request and stated that this request should not impact the pond.

Richards stated that she had been in contact with North Carolina Stormwater Reclamation and they are working to address the runoff problems.

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

Pell closed the public hearing.

Cable said that there were only two people in opposition and after getting their questions answered, they seemed to be okay with the request and that he sees this request is meeting the goals of the *Randolph County Growth Management Plan*.

Beeson said that he is opposed to straight rezonings as the Planning Board has to consider the request without much information, but there is not much that Richards can do on a one-acre parcel and the size will cause its own limitations.

Pell stated that the drainage issues could also limit the development.

Hedrick stated that he agreed with Beeson and the property is creating its own buffer at the rear and it seems that the concerns are going to be minimized.

Cable said that Richards had boxed herself into limited uses.

*On the motion of Cable, seconded by Beeson, with a vote of 6-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

7. Update from the Planning Director.

Caddle told the Planning Board members that the November 12 meeting will be at the 1909 Historic Courthouse, 145-C Worth St, Asheboro, at 6:00 pm.

Caddle also reminded the Planning Board about their work session on October 29, 2024, with lunch being served at 12:30 pm and the meeting starting at 1:00 pm. The purpose of the work session is to review the proposed commercial amendments to the *Randolph County Unified Development Ordinance*. The meeting will be 1909 Historic Courthouse, 145-C Worth St, Asheboro. *(This meeting was moved to Meeting Room A, Randolph County Office Building, 725 McDowell Rd, Asheboro, due to the Historic Courthouse being unavailable the day of the meeting).*

8. Adjournment.

At 7:31 pm on motion of Austin, seconded by Beeson, the Planning Board voted 6-0 to adjourn.

Chairman

Clerk to the Planning Board

**Approved by the Randolph County Planning Board
November 12, 2024**

Randolph County

Zoning Board

Dear Sir/ Madam,

As signed below, I am stating approval of the zoning request for Jill Parker at 5378 Erect Road. This request is for an In-law house in the size of 20x40x12 on the property.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stephen Pell", is written over a horizontal line. The signature is somewhat stylized, with the first name "Stephen" being more legible than the last name "Pell".

date: 10/06/2024

Stephen Pell, 5295 Erect Rd.

Randolph County

Zoning Board

Dear Sir/ Madam,

As signed below, I am stating approval of the zoning request for Jill Parker at 5378 Erect Road. This request is for an In-law house in the size of 20x40x12 on the property.

Sincerely,

Cindee M. Stout date: 10-06-2024

Cindee M Stout

Randolph County

Zoning Board

Dear Sir/ Madam,

As signed below, I am stating approval of the zoning request for Jill Parker at 5378 Erect Road. This request is for an In-law house in the size of 20x40x12 on the property.

Sincerely,

Carol Ann Cox date: 10/6/24

Carol Ann Cox, property address: 5416 Erect Rd.

Randolph County

Zoning Board

Dear Sir/ Madam,

As signed below, I am stating approval of the zoning request for Jill Parker at 5378 Erect Road. This request is for an In-law house in the size of 20x40x12 on the property.

Sincerely,

William Oldham + Jill Oldham

date: 10/5/24

William Timothy Oldham and Jill H Oldham, 5483 Erect Rd.



