

November 12, 2024

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

There was a meeting of the Randolph County Planning Board on November 12, 2024, at 6:00 PM in the 1909 Historic Courthouse Meeting Room, 145-C Worth St, 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, Kemp Davis, Reggie Beeson, Ken Austin, Brandon Hedrick, and Susan Thompson were present. John Cable was absent. County Planning Director Tonya Caddle and County Attorney Ben Morgan were also present, along with County Planning staff members Kayla Brown, Melissa Burkhart, David Harris, Dustin Grant, Kim Heinzer, Tim Mangum, and Eric Martin.

3. Consent Agenda:

- Approval of agenda for the November 12, 2024, Planning Board meeting.
- Approval of the minutes from the October 8, 2024, and October 29, 2024, Planning Board meetings.
- Adoption of the 2025 Planning Board meeting schedule.

*On the motion of Austin, seconded by Thompson, 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.

There was no old business for the Planning Board.

6. New Business.

SPECIAL USE PERMIT REQUEST #2024-00022031

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **SCOTT MANRING**, Pleasant Garden, NC, and their request to obtain a Special Use Permit at 1663 Providence Church Rd, Providence Township, Polecat Creek Balance Watershed, Tax ID #7777743945, 12.05 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 family members.

Caddle presented the first case of the night, the Special Use Permit request by Scott Manring at 1663 Providence Church Rd, along with the site plans and pictures.

Pell opened the public hearing.

Morgan administered the oath to Scott Manring.

Manring stated that they have an existing garage on the site. They want to renovate the garage and make it a livable space.

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

Davis asked if the new residence would be for family members and Manring stated that it would be used for family members.

Austin asked if the new residence would require a new septic system and well. Manring said that the residence would use the existing well and would have a new septic system.

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

*On the motion of Hedrick, 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 #2024-00022032

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **BRETT & CASSADI WALDEN**, Siler City, NC, and their request to obtain a Special Use Permit at 8070 Manor Rock Rd, Coleridge Township, Tax ID #8730613235, 4.3 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 second case of the night, the Special Use Permit request by Brett and Cassadi Walden at 8070 Manor Rock Rd, along with the site plans and pictures.

Pell opened the public hearing.

Morgan administered the oath to Brett Walden.

Walden told the Planning Board that in July of this year, his father-in-law had a medical emergency and they want to move him into the existing house on the property. Walden said that all drawings were completed and Environmental Health had approved the application for a new septic system.

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

*On the motion of Hedrick, seconded by Austin, 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 #2024-00022033

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **JOSHUA ELLIS**, Ramseur, NC, and their request to obtain a Special Use Permit at 1671 Parks Crossroads Church Rd, Columbia Township, Tax ID #8721356335, 16.25 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: Nancy S. Ellis

Caddle presented the last case of the night, the Special Use Permit request by Joshua Ellis at 1671 Parks Crossroads Church Rd, along with the site plans and pictures.

Pell opened the public hearing.

Morgan administered the oath to Joshua Ellis.

Ellis stated that he currently lives at 1669 Parks Crossroads Church Rd and that he got married in June of this year. Ellis stated that his grandparents live in the existing house and the grandfather recently went into Hospice care and his grandmother wants to live in something smaller. The plan is for Ellis to move into the existing house and the grandmother would move into the smaller residence.

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

Morgan told Ellis that if the request is approved, he may not be able to split the property in the future and Ellis stated that he understood and that he plans to buy the property in the future.

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

Davis asked for clarification of the location of the proposed house and Ellis said the proposed house would be behind the existing house.

Hedrick said that the proposed house would probably not be seen from the road.

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

*On the motion of Hedrick, 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.*

PUBLIC HEARING ON PROPOSED COMMERCIAL AMENDMENTS

Public hearing on proposed commercial revisions to the *Randolph County Unified Development Ordinance*.

Caddle presented the updated draft of the *Randolph County Unified Development Ordinance* that contains text updates including definitions and the new CC - *Community Commercial District*, LC - *Limited Commercial District*, and GC - *General Commercial District* that the Planning Board has discussed over the past months, including a work session on October 29, 2024. Staff have made the changes that had been requested.

Pell opened the public hearing.

Susan Richards, 207 Andrew Hunter Rd, Franklinville, told the Planning Board that she was excited about the proposed changes.

Pell asked if the Planning Board had any questions for Richards. Hearing none, the next citizen addressed the Planning Board.

Stephanie King talked about the issue of allowing more than one house on a piece of property. Caddle said that the discussion that the Planning Board was having tonight might help her situation.

Jonathan Moody, 10367 Randleman Rd, the representative for Carolina Travel Management, asked what would happen to their current *HC - Highway Commercial* zoning. Caddle stated that the zoning would not change and that the *HC*

- *Highway Commercial District* would no longer be used in the County if the recommendations were adopted by the Board of County Commissioners.

Having no other speakers signed up to speak, Pell closed the public hearing for discussion among the Planning Board members.

The Planning Board members discussed various changes that they would like to see changed in the proposed amendments. Some questions required guidance from Morgan.

After the discussion, the following amendments were presented for the Planning Board to consider:

- Do not allow funeral homes in the *Community Commercial District*;
- Pet boarding/grooming to be allowed in the *General Commercial* and *Limited Commercial District* by right and in the *Community Commercial District* by a Special Use Permit;
- Allow transitional houses in *General Commercial*, *Limited Commercial* and *Community Commercial Districts* by right;
- Include the definition of *small box discount stores* as "A retail establishment with a floor area of less than 15,000 square feet, offering a wide variety of new merchandise at discounted prices, averaging under \$10.00. These stores provide convenient shopping options for a range of consumable goods (such as food, paper products, cleaning supplies, health and beauty options, and pet supplies) and non-consumable goods (such as seasonal merchandise, home décor, domestics, and basic apparel.) For the purposes of this Ordinance, these stores are not classified as convenience stores."
- Add a section to the *Table of Permitted Uses for Small Box Discount Stores* showing that the use is allowed in *General Commercial*, *Limited Commercial* and *Community Commercial Districts* by right;
- Add *Small Box Discount Store* to Section 621 of the *Randolph County Unified Development Ordinance* with the following information:
 - Parking: Off-street parking and loading shall be provided per Article 600, Section 634.
 - Signs: Signs shall be permitted as described in Article 600, Section 635.
 - Required Plans:
 - A Level III buffer between residential zoning or current residential uses.
 - Site Plan showing all buildings including dimensions of buildings.
 - Proposed points of access, egress, and patterns of internal circulation.
 - Layout of parking spaces.
 - Location and type of security lighting.
 - No more than seventy percent of the building exterior shall be

metal.

(A summary of all the proposed changes is included in the minutes as Exhibit 1.)

*On the motion of Hedrick, seconded by Beeson, with a vote of 6-0, the Planning Board voted to **recommend approval** to the Board of Commissioners with the above-mentioned changes that the proposed text amendments be adopted.*

Caddle recapped the changes that the Planning Board requested for the commercial text amendments. Caddle indicated that she would reach out to the County Manager to determine how the Board of County Commissioners would move forward with the public hearing and adoption of the proposed amendments.

7. Update from the Planning Director.

There were no updates from the Planning Director.

8. Adjournment.

At 7:34 pm on motion of Austin, seconded by Beeson, the Board voted 6-0 to adjourn.

Chairman

Clerk to the Planning Board

**Approved by Randolph County Planning Board
December 3, 2024**

Summary of Commercial Zoning Changes in the Randolph County Unified Development Ordinance

102: UNIFIED DEVELOPMENT ORDINANCE DEFINITIONS

Add the following definitions to Section 102:

Large Outdoor Sales: An outdoor area that may include a structure larger than 10,000 square feet that is used for the sales of goods and services.

Large Outdoor Storage: An outdoor area that may include a structure larger than 10,000 square feet that is used for the storage of goods and products such as building materials, automobiles, boats, and recreational vehicles.

Pet Grooming: An activity that involves shaving, clipping, or trimming the coat or nails of any pet.

Small Box Discount Store: A retail establishment with a floor area of less than 15,000 square feet, offering a wide variety of new merchandise at discounted prices, averaging under \$10.00. These stores provide convenient shopping options for a range of consumable goods (such as food, paper products, cleaning supplies, health and beauty options, and pet supplies) and non-consumable goods (such as seasonal merchandise, home décor, domestics, and basic apparel.) For the purposes of this Ordinance, these stores are not classified as convenience stores.

Taxi Stand – Park and Ride Lot: A system for reducing traffic congestion in which drivers leave their vehicles in parking lots and travel to other locations on various means of transportation.

Towing Service: A temporary holding place for vehicles that have been towed or impounded. This definition does not include the permanent storage or dismantling of vehicles.

Transitional Housing: Housing designed for the transition from a treatment program back into their community. Transitional housing is intended for individuals and families who are in recovery and require further assistance before living independently.

613: ZONING DISTRICTS ESTABLISHED

A. INTENT OF ZONING DISTRICTS

The following pages include detailed descriptions of the base zoning districts contained within this Ordinance. Overlay Zoning Districts are not included in the following charts since the districts *lay over* the base districts and the specific guidelines are covered in more detail later in this section. *Conditional Districts* are not listed below as there are notes on each page that addresses the Conditional Districts. After the adoption of GC: General Commercial District, LC: Limited Commercial District, and CC: Community Commercial District, the HC: Highway Commercial District shall not be used in Randolph County zoning jurisdiction for future rezonings.

B. **MINIMUM LOT SIZES**

For this Ordinance, all minimum lot sizes shall be computed by excluding any area in a designed right-of-way, and land subject to flooding or land that may aggravate the flood hazard.

Add the following tables to Section 613:

GC: GENERAL COMMERCIAL DISTRICT

PURPOSE

The purpose of the *General Commercial (GC) District* is to provide a place for regional commercial uses and for which a full range of commercial and professional uses may be located that attract customers from a larger service area. The district regulations are designed to protect and encourage the transitional character of the district by permitting uses that are compatible with the surrounding area.

Landscape buffer Level II will be required along adjacent residentially zoned property or adjacent residential uses and a landscape buffer Level III along all property lines for all manufacturing uses.

DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE

<u>Lot size with a minimum of 100 ft. of State road frontage</u>	<u>40,000 sq. ft.</u> <u>Water Quality Critical Area: 80,000 sq. ft.</u>
<u>Lot size with less than 100 ft. of State road frontage</u>	<u>5 acres</u>
<u>Lot width</u>	<u>100 ft. at the building line</u>
<u>Front setback</u>	<u>35 ft. from the right-of-way</u>
<u>Corner side setback</u>	<u>35 ft. from the right-of-way</u>
<u>Side setback</u>	<u>10 ft. from any side property line</u>
<u>Rear setback</u>	<u>30 ft. from the rear property line</u>

DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES

<u>Road setback</u>	<u>20 ft. from any road right-of-way</u>
<u>Property line setback</u>	<u>5 ft. from any property line</u>

DIMENSIONAL STANDARDS NOTES

1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.
2. Lot areas in designated Watersheds and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.
3. Front yard setback shall be maintained on all road rights-of-way.
4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. The minimum lot size requirements within *Secondary Growth Areas* are 40,000 sq. ft.
6. The minimum lot size requirements within *Rural Growth Areas* are 3 acres.
7. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
8. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
9. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon the signed petition of all owners of the land to be included in the Conditional District.

LC: LIMITED COMMERCIAL DISTRICT

PURPOSE

The purpose of the *Limited Commercial (LC) District* is to provide a place for low to medium-intensity crossroad businesses and community shopping establishments. The district regulations are designed to protect and encourage the transitional character of the district by permitting uses that are compatible with the surrounding area.

Landscape buffer Level III will be required along adjacent residentially zoned property or adjacent residential uses.

No building within this district shall exceed 40,000 square feet, including all floors.

DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE

<u>Lot size with a minimum of 100 ft. of State road frontage</u>	<u>40,000 sq. ft.</u> <u>Water Quality Critical Area: 80,000 sq. ft.</u>
<u>Lot size with less than 100 ft. of State road frontage</u>	<u>5 acres</u>
<u>Lot width</u>	<u>100 ft. at the building line</u>
<u>Front setback</u>	<u>35 ft. from the right-of-way</u>
<u>Corner side setback</u>	<u>35 ft. from the right-of-way</u>
<u>Side setback</u>	<u>10 ft. from any side property line</u>
<u>Rear setback</u>	<u>30 ft. from the rear property line</u>

DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES

<u>Road setback</u>	<u>20 ft. from any road right-of-way</u>
<u>Property line setback</u>	<u>5 ft. from any property line</u>

DIMENSIONAL STANDARDS NOTES

1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.
2. Lot areas in designated Watersheds and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.
3. Front yard setback shall be maintained on all road rights-of-way.
4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. The minimum lot size requirements within *Secondary Growth Areas* are 40,000 sq. ft.
6. The minimum lot size requirements within *Rural Growth Areas* are 3 acres.
7. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
8. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
9. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon the signed petition of all owners of the land to be included in the Conditional District.

CC: COMMUNITY COMMERCIAL DISTRICT

PURPOSE

The purpose of the *Community Commercial (CC) District* is to provide a place for crossroads commercial services to residences with basic trade and personal services that occur regularly. The district regulations are designed to protect and encourage the character of the district by permitting uses that are compatible with the surrounding area.

Landscape buffer Level II will be required along adjacent residentially zoned property or adjacent residential uses.

No building within this district shall exceed 10,000 square feet, including all floors.

DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE

<u>Lot size with a minimum of 100 ft. of State road frontage</u>	<u>40,000 sq. ft.</u> <u>Water Quality Critical Area: 80,000 sq. ft.</u>
<u>Lot size with less than 100 ft. of State road frontage</u>	<u>5 acres</u>
<u>Lot width</u>	<u>100 ft. at the building line</u>
<u>Front setback</u>	<u>35 ft. from the right-of-way</u>
<u>Corner side setback</u>	<u>35 ft. from the right-of-way</u>
<u>Side setback</u>	<u>10 ft. from any side property line</u>
<u>Rear setback</u>	<u>30 ft. from the rear property line</u>

DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES

<u>Road setback</u>	<u>20 ft. from any road right-of-way</u>
<u>Property line setback</u>	<u>5 ft. from any property line</u>

DIMENSIONAL STANDARDS NOTES

1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.
2. Lot areas in designated Watersheds and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.
3. Front yard setback shall be maintained on all road rights-of-way.
4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. The minimum lot size requirements within *Secondary Growth Areas* are 40,000 sq. ft.
6. The minimum lot size requirements within *Rural Growth Areas* are 3 acres.
7. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
8. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
9. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon the signed petition of all owners of the land to be included in the Conditional District.

Amend Section 618 to include the following uses and districts.

Commercial Uses	GC	LC	CC
Amusement, Indoor - (e.g., bowling alleys, skating rinks)	✓	✓	
Amusement Out of Doors - (e.g., roller coasters, fairgrounds, Theater, Drive-In, Ferris Wheels)	✓		
Assembly - (e.g., Event Center, Community Center, public or non-profit club and recreation, Fitness and recreational sports center)	✓	✓	
Auction Sales, Temporary, One-time use	✓	✓	✓
Automobile carwash, drive-through, requiring vehicle stacking	✓	✓	
Bus station	✓		
Clubs and Places of Entertainment - commercial	✓		
Consumer Services (Dry cleaners/laundry, veterinary Clinic, locksmith, post office government offices, repair shop, Bakery, Barber/Beauty Services, bank, restaurant, exterminating services, library, gunsmith, tailor)	✓	✓	✓
Daycare - Freestanding	✓	✓	✓
Drive-in Window services (banks, laundries, fast food) if permitted in the district	✓	✓	
Funeral Home	<u>✓</u>	<u>✓</u>	
Health and social services centers	✓	✓	
Home Occupation	✓	✓	✓
Hotel/Motel	✓		
<u>Large Outdoor Sales (e.g., Auction Sales - permanent, Flea market)</u>	<u>✓</u>	<u>✓</u>	
<u>Large Outdoor Storage (e.g., Contractor's Yard with outdoor storage, Towing Service yards, Boat and RV storage)</u>	<u>✓</u>	<u>✓</u>	
Manufacturing (e.g., Glass Manufacturing, Bottling Plant, <u>cabinet making</u>, upholstering and furniture refinishing, <u>machine/welding shop</u>)	✓	✓	
Mixed Commercial and residential use where commercial use is primary and both occupy the same structure or lot	✓	✓	
Outdoor Storage Services (Service Stations, Auto Body Shops, RV, Service and Sale)	✓	✓	✓
<u>Pet Boarding/Grooming</u>	<u>✓</u>	<u>✓</u>	<u>S</u>
Planned Business Development	✓	✓	
Pottery manufacturing	✓	✓	✓

Commercial Uses	GC	LC	CC
Professional Offices (Laboratory, Clinic medical/dental, law office, accountant, printing/reproduction shop)	✓	✓	✓
Professional Services (e.g., Automobile repair/service station,)	✓	✓	
Public Utilities Substation	S	S	S
Radio or Television Tower	S	S	S
Religious Facility (Churches and customary uses including childcare on site)	✓	✓	✓
Sales - (e.g., Drugstore, convenience store, Flea market indoors, retail sales - apparel, accessories shoes, grocery store, Florist)	✓	✓	✓
Sales with Outdoor Display - (e.g., Farm supplies/machinery sales, mobile homes sales, accessory building sales, builders supply sales, Automobile sales, automobile/trailer rentals, auction yards-permanent, nursery, monument and cut stone manufacturer sales, industrial equipment/service, Wholesale sales)	✓	✓	✓
School (e.g., Schools, Business/Trade)	S	S	S
Sign - Directional Gateway	✓	✓	✓
Sign - On-premises	✓	✓	✓
Sign - Outdoor advertising (off-premises)	✓		
Skills, Games of Chance	S	S	S
<u>Small Box Discount Stores</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>
Storage (e.g. mini-warehouse, automobile storage)	✓	✓	
Telecommunication Tower	S	S	S
<u>Transportation</u> <u>(e.g., Taxi Stand, park and ride lot)</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>
<u>Transitional Housing</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>
Warehouse sales or service	✓	✓	✓

Add the following information to Article 600, Section 621.

SMALL BOX DISCOUNT STORE

Zoning District: CC, GC, and LC.

Parking: Off-street parking and loading shall be provided per Article 600, Section 634.

Signs: Signs shall be permitted as described in Article 600, Section 635.

- Required Plans:
- a. A Level III buffer between residential zoning or current residential uses.
 - b. Site Plan showing all buildings including dimensions of buildings.
 - c. Proposed points of access, egress, and patterns of internal circulation.
 - d. Layout of parking spaces.
 - e. Location and type of security lighting.
 - f. No more than seventy percent of the building exterior shall be metal.

Add the following information as Section 628 and renumber existing Section 628 to be Section 629 and renumber the remainder of the Article.

628: MULTIPLE HOMES ON ONE PARCEL

Multiple homes are allowed on one parcel provided that the following requirements are met.

- A. No more than two dwelling units are permitted on the parcel and one of the dwelling units shall be occupied by the owner of the property.
- B. There shall be no less than the required area and road frontage per dwelling unit for the district in which the development is located.
- C. Points of ingress and egress shall consist of a driveway or roadway with a minimum width of twenty feet and located in such a way as to minimize traffic hazards, inconvenience, and congestion.
- D. Stormwater and sanitary sewage shall be provided as approved by the Randolph County Planning Department and Randolph County Public Health.
- E. Plans, as may be required, shall be submitted showing the following:
 - (1) Dimensions of the property;
 - (2) Location, use, and ownership of all existing and proposed buildings; and
 - (3) Public and private roads.
- F. Multiple homes are allowed in the E-1, RA, RE, RM, and RR zoning districts.