



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

October 3, 2023

1. Call to Order of the Randolph County Planning Board.
2. Roll call of the Board members:
 - Reid Pell, Chair;
 - Kemp Davis, Vice-Chair
 - John Cable;
 - Melinda Vaughan;
 - Reggie Beeson;
 - Ken Austin;
 - Barry Bunting; and
 - Brandon Hedrick, Alternate.
3. Consent Agenda:
 - Approval of agenda for the October 3, 2023, Planning Board meeting.
 - Approval of the minutes from the September 12, 2023, Planning Board meeting.
4. Conflict of Interest
 - Are there any Conflicts of Interest or *ex parte* communication that should be disclosed?
 - If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.
5. Old Business.
6. New Business.

REZONING REQUEST #2023-00002421

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **RICHARD KIPKE, JR.**, Ramseur, NC, and their request to rezone 1.00-acres out of 8.92 acres at 561 Wright

Country Rd, Columbia Township, Tax ID #8723023723, Secondary Growth Area, from *RE-CD - Residential Exclusive - Conditional District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a 1.00-acre lot to be cut from 8.92-acres in the existing Reed Creek Subdivision, Map 4, as per the site plan.

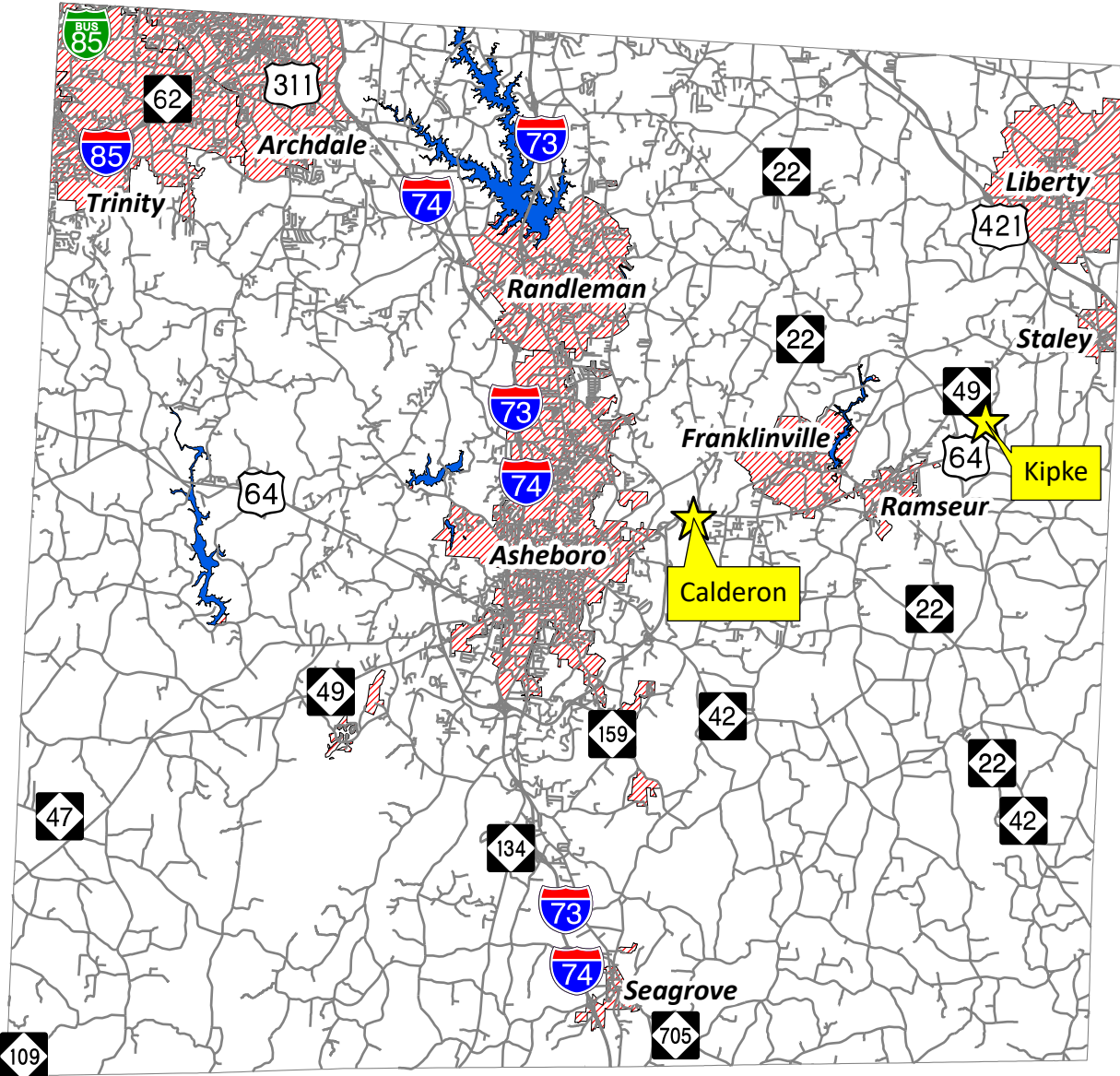
REZONING REQUEST #2023-00002422

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **FILIBERTO CALDERON**, Asheboro, NC, and their request to rezone 3.00-acres out of 4.30-acres at 3342 US Hwy 64 E, Franklinville Township, Tax ID #7771991174, Primary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow two 60 ft. by 100 ft. warehouse buildings for storage of tools and equipment as per the site plan. Property Owner: Jo Anne Ganey





7. Brief training on laptops.
8. Adjournment.

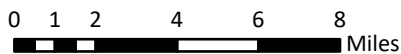
Attachments

October Request Location Map



Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





RANDOLPH COUNTY PLANNING BOARD

MINUTES

September 12, 2023

There was a meeting of the Randolph County Planning Board on Tuesday, September 12, 2023, at 6:30 p.m. in Meeting Room A, Randolph County Office Building, 725 McDowell Rd, Asheboro, NC, 27205, due to renovations at the 1909 Historic Courthouse.

Chairman Pell called the meeting to order at 6:30 p.m. and welcomed those in attendance and did the roll call of the members.

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

County Attorney, Ben Morgan, was also present.

Randolph County Planning staff members Kayla Brown, Melissa Burkhardt, David Harris, Cory Hartsoe, and Tim Mangum were also present for the meeting.

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

- *Approval of agenda for the September 12, 2023, Planning Board meeting.*
- *Approval of the minutes from the August 8, 2023, Planning Board meeting.*

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

Pell asked the Board members if there were any conflicts in the cases before the Planning Board tonight. Hearing none, Pell turned to Caddle to present the first case of the night.

Caddle presented the first case along with site plans and pictures of the site and surrounding properties.

REZONING REQUEST #2023-00002102

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **ELIZABETH D. WELBORN**,

Randleman, NC, and their request to rezone 9.80 acres at 6239 Davis Ctry Rd, New Market Township, Randleman Lake Critical Area Watershed, Tax ID #7747926824, Rural Growth Area, from *RR - Residential Restricted District and RA – Residential Agricultural District* to *RLOM-CD - Rural Lot Subdivision Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow the division of Max H Welborn subdivision lot A into two parcels for Class B Mobile Homes and above 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 and address the Planning Board.

Max H Welborn, 6239 Davis Ctry Rd, Randleman, the owner, and applicant, rose to address the Planning Board along with his daughter, Janice, and answered questions from the Planning Board.

The new parcel is being divided off the base tract to allow the grandson to build a new site-built home and the size of the lot is due to the property being in a *Rural Growth Area*.

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

Davis said that he is very familiar with the property under consideration.

Cable asked if the residence was going to be a stick-built house and the daughter replied that it would be a barndominium.

Austin asked if there would be a new drive placed along Davis Ctry Rd or if the grandson would be using the existing drive. The daughter stated that the plan was to use the existing drive, but her son may put in a new drive later.

Davis asked about the easement that was shown on the plat and the daughter stated that the easement was put on the plat by the surveyor to ensure access to the new lot.

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

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

Hearing none, Pell closed the public hearing.

Cable said that he heard Caddle say in her overview of the case that the pictures presented were made when the public hearing sign was posted and that answered his concerns about the site being posted and adjoining property owners being notified of the public hearing.

Davis made the motion to **APPROVE** the rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with all agreed-upon revisions, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. 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.

Caddle told the applicant that due to the potential of an appeal of the rezoning decision, the approval paperwork would be sent after the deadline for filing an appeal if no appeal is requested.

REZONING REQUEST #2023-00002193

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **TJTR PROPERTIES, LLC**, Asheboro, NC, and their request to rezone 21.33-acres at 2863 NC Hwy 134, Cedar Grove Township, Tax ID #7657589746, Secondary Growth Area, from *RA – Residential Agricultural District, RR – Residential Restricted Districts, and LI-CD – Light Industrial Conditional District* to *LI - Light Industrial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by the *LI - Light Industrial District*.

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

H R Gallimore, 231 S Fayetteville St, Asheboro, rose to address the Planning Board and said that he was representing the applicant, Thomas Schneider, who could not attend the public hearing. Gallimore gave a background on Schneider and stated that he started Schneider Stone and that he sold that business several years ago and that he has been using this site for several years to build and sell storage buildings. Gallimore stated that there are other industrial uses in the area and Schneider was involved in many different operations and that he may or may not get into stone fabrication and he wants the flexibility of a straight rezoning to do different operations on the property. Gallimore stated that Schnider wants to follow the rules as outlined in the *Randolph County Unified Development Ordinance*.

Caddle directed the Planning Board to the list of uses allowed in the *Light Industrial District* that is included in the agenda packet.

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

Davis said that the existing building is for manufacturing and sales of storage buildings and that the existing Conditional District Permits prohibit billboards. Davis asked what would happen to the existing Conditional District Permit if the property was rezoned. Davis was told that the existing Conditional District Permit would go away and be replaced by the straight *Light Industrial District* and would allow any of its uses.

Morgan stated that the *Light Industrial District* does allow billboards. Pell recalled how this property has been before the Planning Board and the Board of Commissioners several times and it came back for a public hearing to specifically allow a billboard sign to be placed along Interstate 73/74.

Davis asked how the Planning Board would handle a potential billboard going forward and if the Planning Board should put a condition on the property related to a proposed billboard sign.

Caddle told the Planning Board that this request is for a straight rezoning and any specifics on the signs outside of the *Randolph County Unified Development Ordinance* would come from the North Carolina Department of Transportation (NCDOT).

Several Planning Board members asked if the *Light Industrial District* would allow a billboard sign and Caddle said that a billboard sign is one of the permitted uses in the district.

Cable stated that he felt that changing the Conditional District Permit to a straight zoning district would change the entire parcel to the same zoning and Schneider would be able to put a billboard on the site as long as all requirements from NCDOT were followed.

Hedrick stated that the *Randolph County Unified Development Ordinance* in Article 600, Section 635, footnote nine states,

“Where erected, these signs shall not be located within fifty feet of any residential district and there shall be a minimum 1,000 linear feet radius between any two outdoor advertising signs. If the highway has two or three lanes, the sign can be no larger than four hundred square feet or 672 square feet on any highway with four or more lanes.”

Hedrick continued by saying the *Randolph County Unified Development Ordinance* does not contain any details regarding electronic changeable face signs.

Davis read from the *Randolph County Unified Development Ordinance* in Article 600, Section 635, B. General Requirements, Item 8,

“No sign shall be erected, repaired, or repainted by any person until a permit has been issued by the Randolph County Planning Director . . .”

Caddle stated that any proposed billboard sign would have to go through Randolph County Building Inspections for proper plan review and permitting.

Cable asked that if the Planning Board approved the straight rezoning, Schneider would not have to come back to the Planning Board for any use allowed by right and Caddle said that was correct.

Hedrick asked if all the existing commercial uses in the area have Conditional District Permits and the members of the Planning Board said they thought that was a true statement.

Austin asked if Schneider wanted to put up a billboard sign.

Caddle and Morgan both answered that since this is a request for a straight rezoning, Board members cannot ask that question.

Gallimore rose to address the Board again and told them that Schneider had just turned down a request to put a cell phone tower on this site since it was next to Interstate 73/74. Gallimore also stated that Schneider had not told him all his thoughts regarding the future development of this property.

Davis stated that he visited the site on Saturday and that there are commercial operations right around the request location but that the problem is when commercial operations start abutting existing residential area and at what point does the Planning Board draw the line of allowing commercial operations and residential areas to be side by side.

Gallimore told the Planning Board that Schneider has several things in mind and does not want to keep having to come back to the Planning Board to do different operations.

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

Hearing none, Pell closed the public hearing.

Hedrick reminded the Planning Board of the recent joint meeting to discuss the *Northeast Randolph County Growth Management Plan* and that one thing that was mentioned in the plan is the protection of scenic corridors around the interstate and US highways. The goal of this policy is to protect the perception of the rural character of Randolph County.

Austin stated he felt like it was a broad change to rezoning this property to *Light Industrial District* and if this is a typical request for the Planning Board since the Board mostly sees Conditional District Permits.

Davis stated that the Planning Board has never preferred straight rezonings.

Beeson stated that he agreed with Davis and just a glance of all of the uses allowed in the *Light Industrial District* are things like “Temporary carnival, rides, Ferris wheels” and “Billboard” and that the Planning Board needs to look at this list closely before approving the straight rezoning.

Davis said that the list of possible uses was at no fault of Schneider.

Gallimore asked to address the Board, but Pell stated that the public hearing had closed but it could be reopened if the Board desired to reopen the public hearing.

On the motion of Kemp, seconded by Cable, the Planning Board voted unanimously to re-open the public hearing.

Gallimore stated that he deals with a lot of clients, but he does not have an agreement with Schnieder to sell this property or anything else related to this property. Gallimore said that the County will be getting more requests for straight rezoning due to the long-range plan and that many changes are coming to the County. Gallimore suggested that maybe some parts of the *Randolph County Unified Development Ordinance* need to be fine-tuned but it can be hard and expensive for clients to get specific site plans and engineering if they do not know the request will be approved. Gallimore stated that many people traveling through this area may like the area without billboards and there are not many billboards in Randolph County.

Cable stated that his concerns with various uses allowed by right and billboards, in general, are the angles of lights shining into the surrounding homes and the impact on property values. Cable said that many signs that he sees in Alamance County are distracting especially at night.

Pell stated that this is not the first time the Planning Board has dealt with billboards and the Board has turned down several billboards over the years.

Gallimore said that the County left billboards in the *Randolph County Unified Development Ordinance* for a reason and if Schneider can put a billboard on the site, he may put one there.

Cable stated that he has a friend who has a cell tower on his property and the rent that he receives from the cellular companies feeds his retirement account and his only concern and stumbling block is the light shining into the residences and straight rezoning would give Schneider a blank canvas to do whatever was allowed by right on the property.

Gallimore asked Caddle if there were ever any complaints to Alamance County about billboards. Caddle stated that Alamance County does have billboards everywhere and that she did not know of any complaints.

Davis stated that the municipalities look at billboards differently than the County and he is not saying that the information in the *Randolph County Unified Development Ordinance* is right, but it is what we have to work with at this point.

Pell reclosed the public hearing for discussion among the Planning Board and a motion.

Davis stated that it is his opinion that there may be a time when the Planning Board and County staff decide to update the sign section in the *Randolph County Unified Development Ordinance*. Davis went on to say that he is not a billboard proponent but that he also understands that no billboards in the County might not be the best way to move forward and that the Board has to work within the confines of the *Randolph County Unified Development Ordinance*.

Cable stated that he felt that no billboards would be an absolute solution for the County but based on road structure, curves, and the location of residences, a billboard or other potential uses allowed by right could cause more impacts on the existing residential area. Cable continued that by approving this straight rezoning request, the Planning Board could open a problem that could not be easily solved.

Austin stated that he felt the Planning Board and County staff needed to look at this section of the *Randolph County Unified Development Ordinance* and update it as some people would try to take advantage of the current regulations.

Beeson stated that if this request were approved, the Planning Board would only see straight rezoning going forward.

Hedrick said that the Planning Board should not consider the rules that *may* be put into place, but this property currently has a Conditional District Permit, and it stipulates no billboard advertising signs.

Pell stated that he counted fifty-five different uses allowed by right in the *Light Industrial District*.

Cable said that he agreed with the discussion and some of the uses in a *Light Industrial District* like churches would have little impact but uses such as a truck terminal would impact the area and would not be in the public interest.

Kemp stated that this was no fault of Schneider.

Beeson said that most of the allowed uses on the list are regular businesses that have limited hours of operations, but a billboard should probably be removed from this list since it is a twenty-four-hour, seven-day-a-week operation.

Pell called for a motion on the request.

Cable made the motion to **DENY** 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 not consistent with the *Randolph County Growth Management Plan*. Davis made a second to the motion to **DENY** the rezoning request.

Pell, having a proper motion and second, called the question on the motion to **DENY** the rezoning request, and the motion was adopted unanimously.

Caddle stated that the Planning Board will likely be in this meeting location for a while and there would be a brief training session on the laptops at the October Planning Board meeting.

Caddle also told the Planning Board that another joint session with the Board of Commissioners would probably be towards the end of October and that the Planning Board would be voting on a recommendation for the Board of Commissioners to adopt the *Northeast Randolph County Growth Management Plan*.

Cable stated that he thought the work session went well and he thanked everyone for all their hard work on the plan update.

Beeson asked if the Steering Committee should look at the *Light Industrial* District to see if it needs to be updated.

Having no further business, Pell called for a motion to **ADJOURN** the meeting. Bunting made the motion to adjourn, with Cable making the second to the motion.

Pell, having a proper motion, and second, called the question on the motion to **ADJOURN**. The motion passed unanimously.

The meeting adjourned at 7:23 p.m., with 5 citizens present.

**RANDOLPH COUNTY
NORTH CAROLINA**

Chairman

Deputy Clerk to the Board

Date



DRAFT



**RANDOLPH COUNTY TECHNICAL REVIEW COMMITTEE
REPORT AND MAP AMENDMENT EVALUATION**

APPLICATION #2023-00002421

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **RICHARD KIPKE, JR.**, Ramseur, NC, and their request to rezone 1.00-acres out of 8.92 acres at 561 Wright Country Rd, Columbia Township, Tax ID #8723023723, Secondary Growth Area, from *RE-CD - Residential Exclusive - Conditional District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a 1.00-acre lot to be cut from 8.92-acres in the existing Reed Creek Subdivision, Map 4, as per the site plan.

GENERAL INFORMATION

Property Owner: Richard J. Kipke, Jr. and Virginia Stephenson

Hearing Type: Legislative

Small Area Plan: None

Flood Plain Overlay: None

Airport Overlay: None

Existing Use: Single-family residence

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RE-CD - Residential Exclusive - Conditional District</i>	Vacant
South	<i>RE-CD - Residential Exclusive - Conditional District</i>	Single-family residence
East	<i>RE-CD - Residential Exclusive - Conditional District</i>	Single-family residence

West	<i>RA - Residential Agricultural District</i>	Vacant
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TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation (NCDOT):

No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History: There is no history of a rezoning, Variance or Special Use Permit at the request location.

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance*, Article 600, Section 614 (ex. Fencing, buffers, etc.):

CVO: CONVENTIONAL SUBDIVISION OVERLAY DISTRICT

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

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

(1) PURPOSE AND USES PERMITTED

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

(2) CONVENTIONAL SUBDIVISION STANDARDS

- (a) All standards as required by the land development regulations contained within this Ordinance.

- (b) Minimum lot sizes as specified by this Ordinance. Lot sizes may be increased as required by soils and other factors particular to the location.
- (c) Designed under the policies and guidelines outlined in the comprehensive land-use plan.
- (d) Subdivision layout and use of land will assure safe and convenient circulation patterns while minimizing the impacts on the established residential areas.
- (e) Site plans shall be submitted to reduce stormwater impact by designing new development in a manner that minimizes concentrated stormwater flows using as a minimum vegetated buffer area.

(3) SITING ON PUBLIC ROADWAYS

Conventional subdivisions shall be designed to minimize the number of private driveway connections to existing public roads.

TECHNICAL REVIEW COMMITTEE ANALYSIS AND RECOMMENDATION

The Technical Review Committee has reviewed this request finds that this request:

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

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

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

Consistency Analysis: The development, as proposed by the application, would be of similar housing characteristics to the surrounding residential community.

Policy 6.5: *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Consistency Analysis: By continuing the compatible residential development in the community, the long-term quality of life for the citizens of Randolph County will be continued.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

It should be noted that this recommendation is only the opinion of the Technical Review Committee based on information supplied by the applicant before the public hearing. Additional information provided at the public hearing could cause the Planning Board to either accept or reject these recommendations.





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

APPLICATION FOR ZONING CHANGE

Applicant: KIPKE, RICHARD JR & STEPHENSON,
Address: 561 WRIGHT COUNTRY RD
City, St. Zip: RAMSEUR, NC 27316

Date: 09/01/2023
Parcel #: 8723023723

Owner: KIPKE, RICHARD J
Address: 561 WRIGHT COUNTRY RD
City, St. Zip: RAMSEUR, NC 27316

Permit #: 2023-00002421
Permit Type Code: PZ 2

Location Address: 561 WRIGHT CTRY RD
 RAMSEUR, NC 27316

CONTACT NAME: KIPKE, RICHARD

Contact Phone: 336 314-1684

PARCEL INFORMATION:

Lot number: 20 **Subdivision:** REED CREEK FARMS - MP4
Acreage: 8.9200 **Township:** 06 - COLUMBIA

ZONING INFORMATION:

Zoning District 1: RE-CD-RESIDENTIAL EXCLUSIVE CONDITIONAL DISTRICT
Zoning District 2:
Zoning District 3:
Growth Management Areas: SECONDARY GROWTH AREA
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: Flood Plain Map #: 3710872200K

REQUESTED CHANGE:

Area To Be Rezoned: 1.0000
Lot Size Indicator: ACRE(S)
Proposed Zoning District: CVOE-CD-CONVENTIONAL SUBDIVISION OVERLAY EXCLUSIVE
 CONDITIONAL DISTRICT
Proposed Use(S): PROPOSED REZONING TO ALLOW A 1 ACRE LOT TO BE CUT
 FROM 8.92 ACRES IN AN EXISTING SUBDIVISION AS PER SITE
 PLAN.
Condition(S):

Total Permit Fee: \$100.00

COMMENTS:

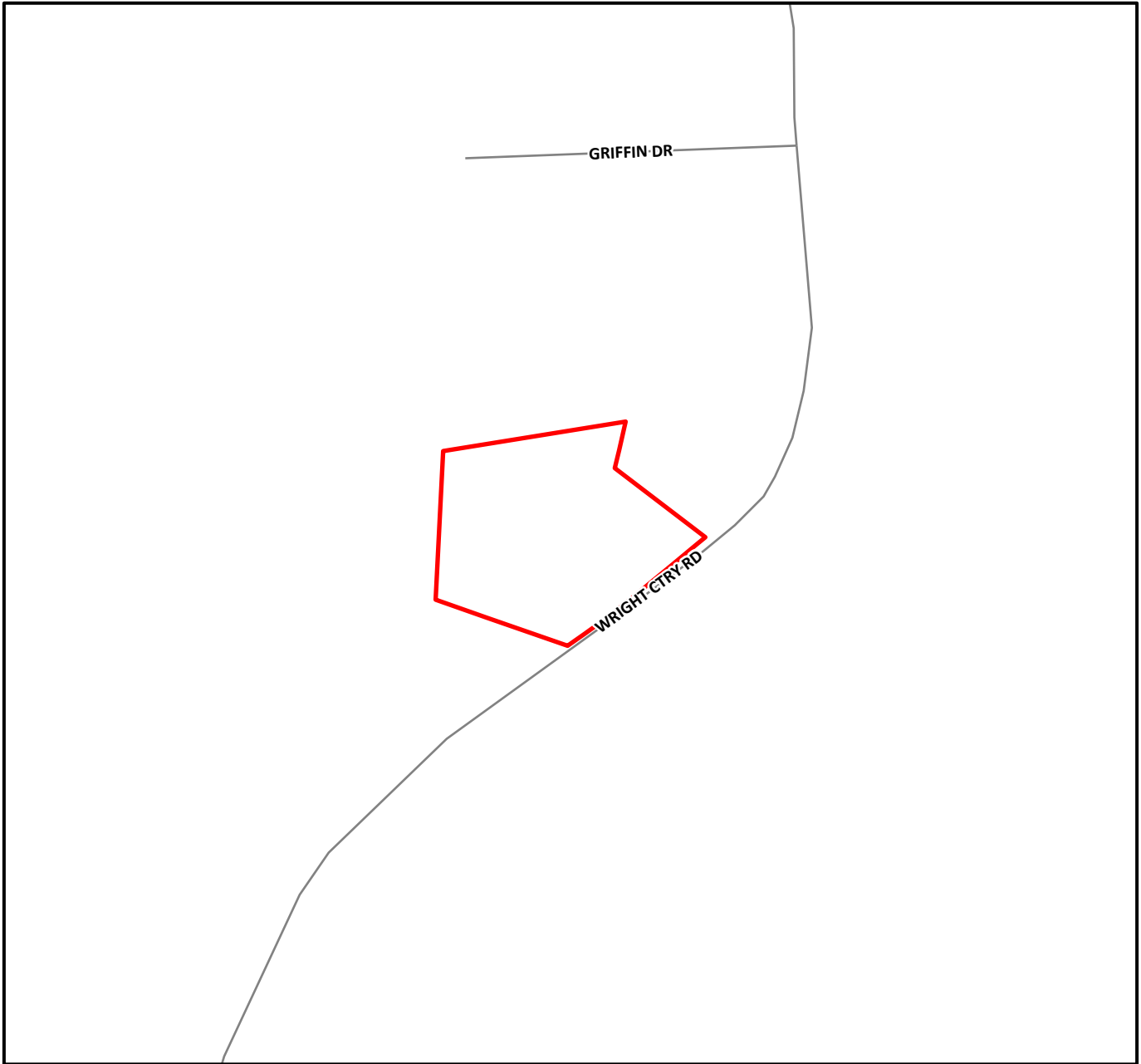
The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Eric Martin

 Authorized County Official

 Signature of Applicant:

Kipke Request Location Map



Directions to site: US Hwy 64 E -
(L) Wright Ctry Rd - Site on (L)
approx. 8/10 mile at 561 Wright
Ctry Rd.



1 inch equals 500 feet

Kipke Rezoning Request

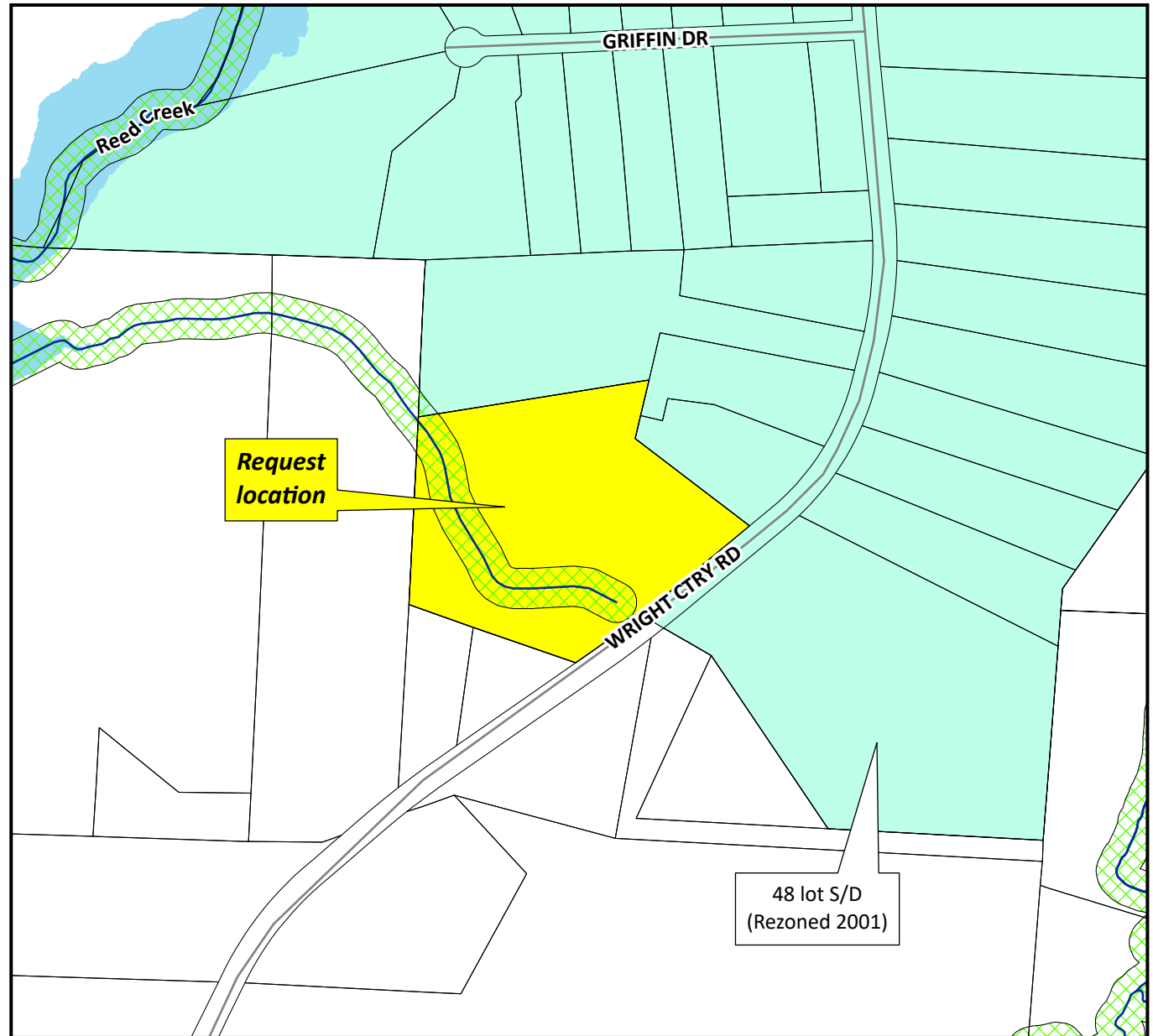
Legend

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

County zoning

Districts

- RA
- RE



1 inch equals 400 feet

Randolph County, NC



REID	75959	OWNER CITY	RAMSEUR
PIN	8723023723	OWNER STATE	NC
TAXED ACREAGE	8.92	OWNER ZIP	27316
PROPERTY DESCRIPTION	REED CREEK FARMS;L20 MP4	LOCATION ADDRESS	561 WRIGHT CTRY RD
DEED BOOK & PAGE	002179/01715	LOCATION ZIP	RAMSEUR,27316
PLAT BOOK & PAGE	71-29	DATA REFRESHED	8/27/2023
OWNER	KIPKE, RICHARD J JR (STEPHENSON, VIRGINIA)	_CALCULATED ACREAGE	8.949
OWNER ADDRESS	561 WRIGHT COUNTRY RD	_SQFEET	389822
OWNER ADDRESS2			



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

Map Scale
1 inch = 141 feet
 9/1/2023

Kipke Rezoning Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



50 ft. Stream buffer



Flood plains

County zoning

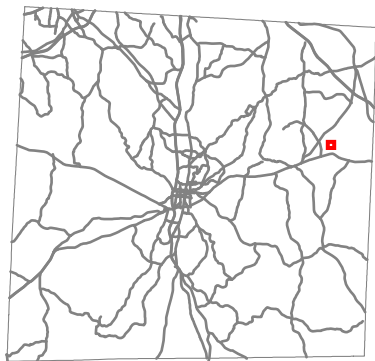
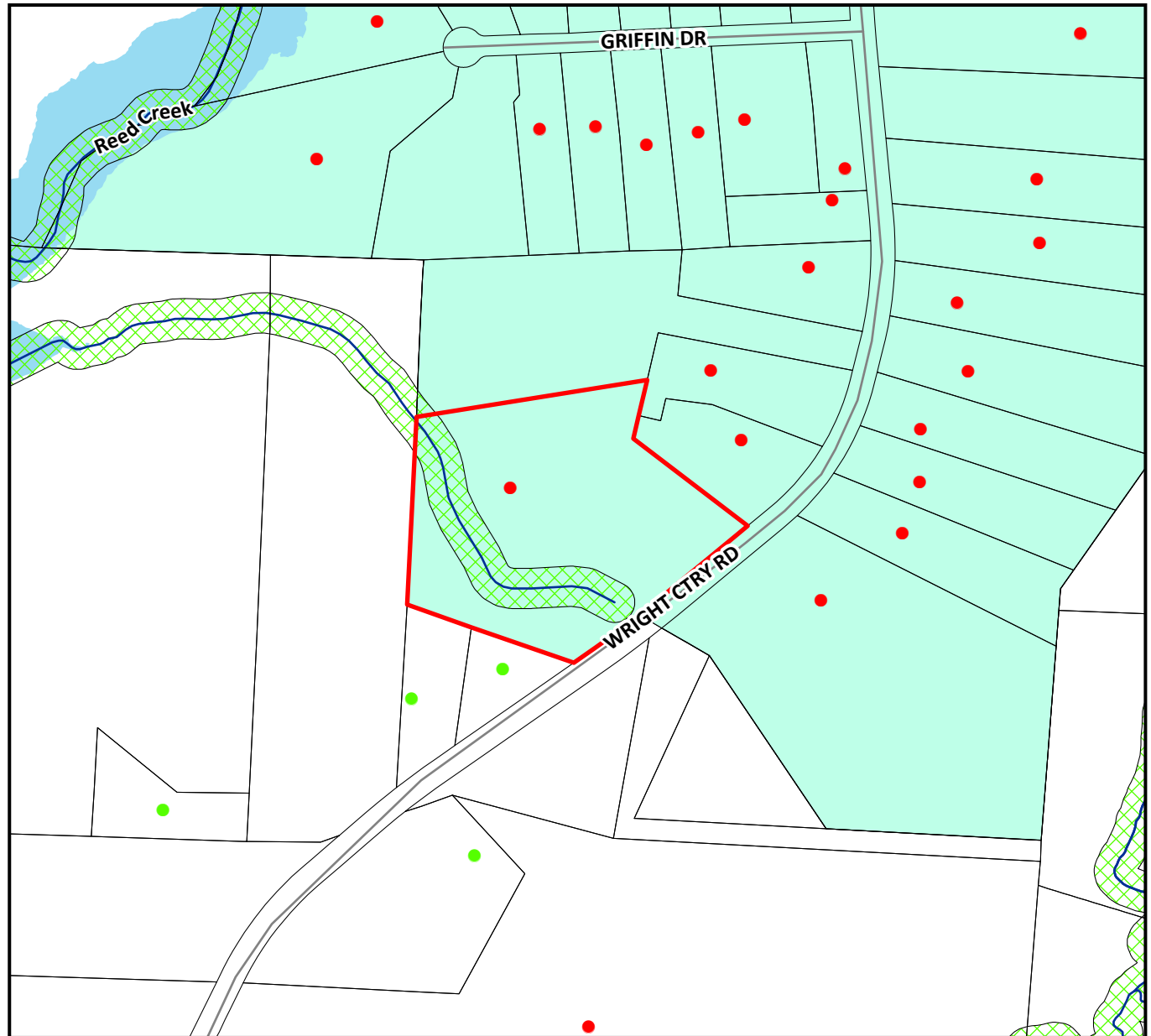
Districts



RA



RE

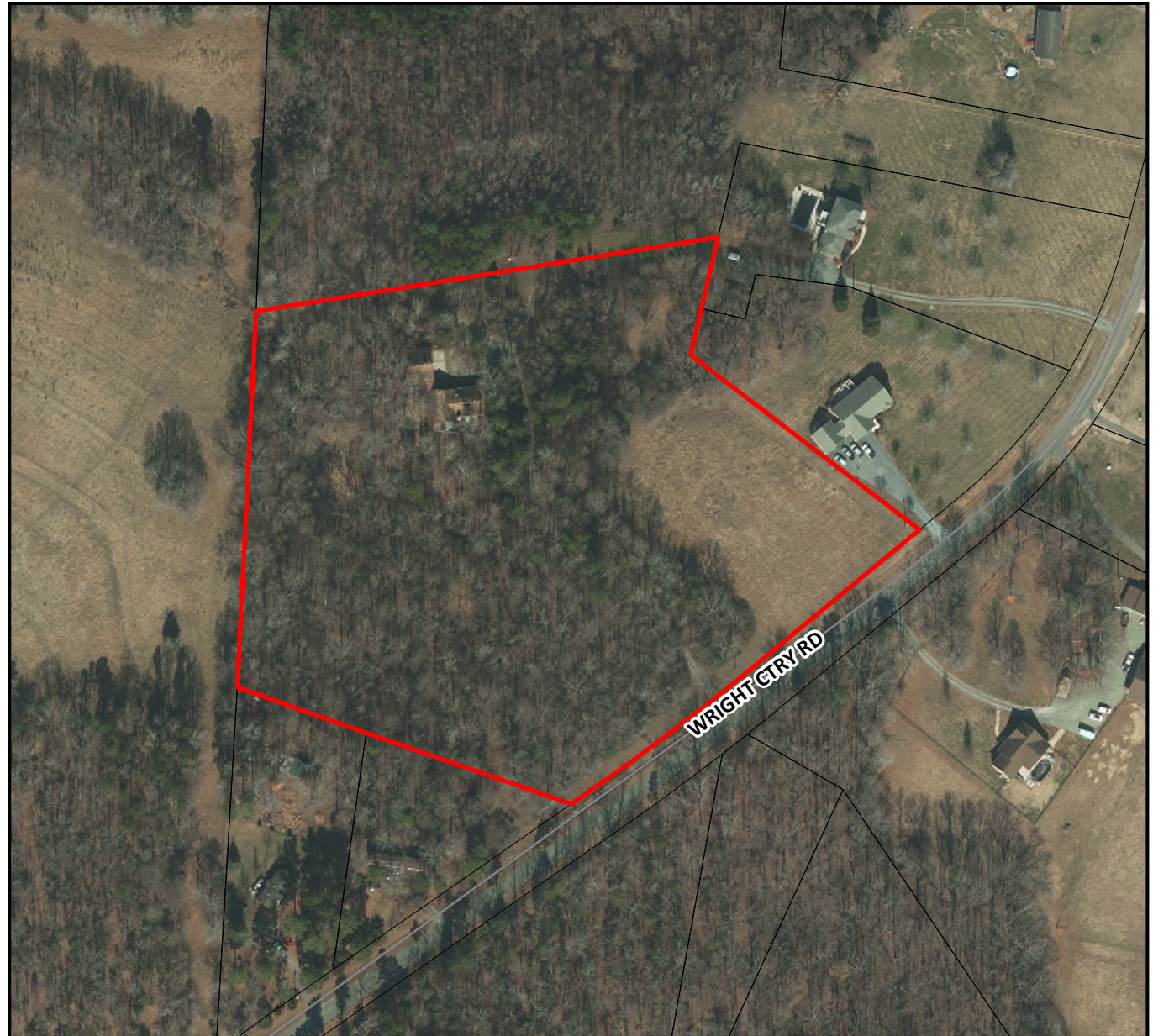


1 inch equals 400 feet

Kipke Rezoning Request

Legend

-  Parcels
-  Roads



1 inch equals 200 feet

Kipke Rezoning Request

Legend



Roads

Growth Management



Primary Growth Area



Secondary Growth Area



1 inch equals 1,000 feet

Kipke Rezoning Request



Picture 1:
Request
Location.



Picture 2:
Property across
road from request
location.



Picture 3:
Adjacent
residence.



Picture 4:
Adjacent
residence.



Picture 5:
Request location on
left as seen looking
toward Griffin Dr.



Picture 6:
Request location on
right as seen looking
toward US Hwy 64
E.



9/7/2023

Randolph County GIS
Current Owner Information

Randolph County, Its Agents and Employees
make not warranty to the correctness of the
information set forth on this document.

PIN	TAX_ACRES	DESCRIPTION	DEED_BOOK/PAGE	OWNER	ADDRESS	ADDRESS2	CITY_STATE_ZIP
8713927675	12.22	R2477;N	001714/01638	SCOTTON, DAVID F (SCOTTON, LAURIE D)	6108 PHILLIPI RD		JULIAN, NC 27283
8723020235	1.33	JIMMY PHILLIPS;L1	001338/00008	PHILLIPS, JIMMY H	511 WRIGHT COUNTRY RD		RAMSEUR, NC 27316
8723021298	1	JIMMY PHILLIPS;L2	002174/00726	PHILLIPS, KEITH	531 WRIGHT COUNTRY RD		RAMSEUR, NC 27316
8723023141	2.9	R2477;E	002061/01431	PARKS, JUANITA FOGLEMAN	504 WRIGHT CTRY RD		RAMSEUR, NC 27316
8723023723	8.92	REED CREEK FARMS;L20 MP4	002179/01715	KIPKE, RICHARD J JR (STEPHENSON, VIRGINIA)	561 WRIGHT COUNTRY RD		RAMSEUR, NC 27316
8723026300	2.45	R2477;E	002456/01218	YORK, LARRY J TRUSTEE (YORK, MAE O TRUSTEE)	REVOCABLE TRUST	557 YORK CTRY DR	STALEY, NC 27355
8723028931	1.81	REED CREEK FARMS;MP4 LO PT 21	002221/01300	BURGESS, PHILLIP R (BURGESS, DEBRA W)	P O BOX 900		LIBERTY, NC 27298
8723032136	6.01	REED CREEK FARMS;L23 MP4	002014/02193	KIPKE, RICHARD J JR	561 WRIGHT COUNTRY RD		RAMSEUR, NC 27316
8723038088	1.95	FERGUSON & BURGESS LO 22 (REV)	002557/02006	KELLEY, STEVEN W (KELLEY, PAULA M)	643 WRIGHT CTRY RD		RAMSEUR, NC 27316
8723122323	11.35	REED CREEK FARMS;L17-19 MP3	002748/02255	WILLIAMS, ASHLEY LEGGETTE (WILLIAMS, TORY ALLEN)	590 WRIGHT CTRY RD		RAMSEUR, NC 27316



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY RICHARD KIPKE, JR.
REZONING REQUEST #2023-00002421**

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District* as described in the application of Richard Kipke, Jr are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

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

A. Consistency with *Growth Management Plan* Map

The *Randolph County Growth Management Plan* map for the northeast area shows the parcel to be rezoned in an area designated as *Secondary Growth Area* which generally is medium density, predominately residential, and contains scattered agricultural uses.

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

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

Consistency Analysis: The development, as proposed by the application, would be of similar housing characteristics to the surrounding residential community.

Policy 6.5: *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Consistency Analysis: By continuing the compatible residential development in the community, the long-term quality of life for the citizens of Randolph County will be continued.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

Adopted on October 3, 2023.

Chair, Randolph County Planning Board

ATTEST

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



**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
RANDOLPH COUNTY, NORTH CAROLINA
UPON REQUEST BY RICHARD KIPKE JR.**

WHEREAS, a 1.00-acre parcel, having the Randolph County Parcel Identification Number of 8723023723 is currently zoned *RE-CD - Residential Exclusive - Conditional District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on October 3, 2023, to consider the proposed rezoning on application number 2023-00002421, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

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

Adopted on October 3, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan.*”

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



MOTION TO DENY A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan.*”

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



**RANDOLPH COUNTY TECHNICAL REVIEW COMMITTEE
REPORT AND MAP AMENDMENT EVALUATION**

APPLICATION #2023-00002422

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **FILIBERTO CALDERON**, Asheboro, NC, and their request to rezone 3.00-acres out of 4.20 acres at 3342 US Hwy 64 E, Franklinville Township, Tax ID #7771991174, Primary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow two 60 ft. by 100 ft. warehouse buildings for storage of tools and equipment as per the site plan.

GENERAL INFORMATION

Property Owner: Jo Anne Ganey
Hearing Type: Legislative
Small Area Plan: None
Flood Plain Overlay: None
Airport Overlay: None
Existing Use: Single-family residence

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RA - Residential Agricultural District</i>	Vacant
South	<i>RA - Residential Agricultural District</i>	Vacant
East	<i>RA - Residential Agricultural District</i>	Single-family residence
West	<i>RA - Residential Agricultural District</i>	Vacant

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation (NCDOT):

A driveway permit will need to be obtained from NCDOT before development.

ZONING INFORMATION

Zoning History: There is no history of a rezoning, Variance or Special Use Permit at the request location.

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance, Article 600, Section 613 (ex. Fencing, buffers, etc.):*

HC: HIGHWAY COMMERCIAL DISTRICT

PURPOSE

The purpose of the *Highway Commercial (HC) District* is to provide a place in which the principal use of land is for the retailing of durable goods, the provision of commercial services to industrial areas, and the provision of services to tourists.

DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE

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

DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES

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

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 *Rural Growth Areas* are 3 acres.
6. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
7. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.

8. 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.

TECHNICAL REVIEW COMMITTEE ANALYSIS AND RECOMMENDATION

The Technical Review Committee has reviewed this request finds that this request:

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

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

Policy 3.4: *Warehousing, storage, and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.*

Consistency Analysis: The applicant is proposing to construct two 60 ft. by 100 ft. warehouse buildings for storage of tools and equipment. Since this site is along US Hwy 64 E, it is on an appropriate thoroughfare for this type of development.

Policy 4.2: *Highway-oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points, and excessive lengths of commercial strip development.*

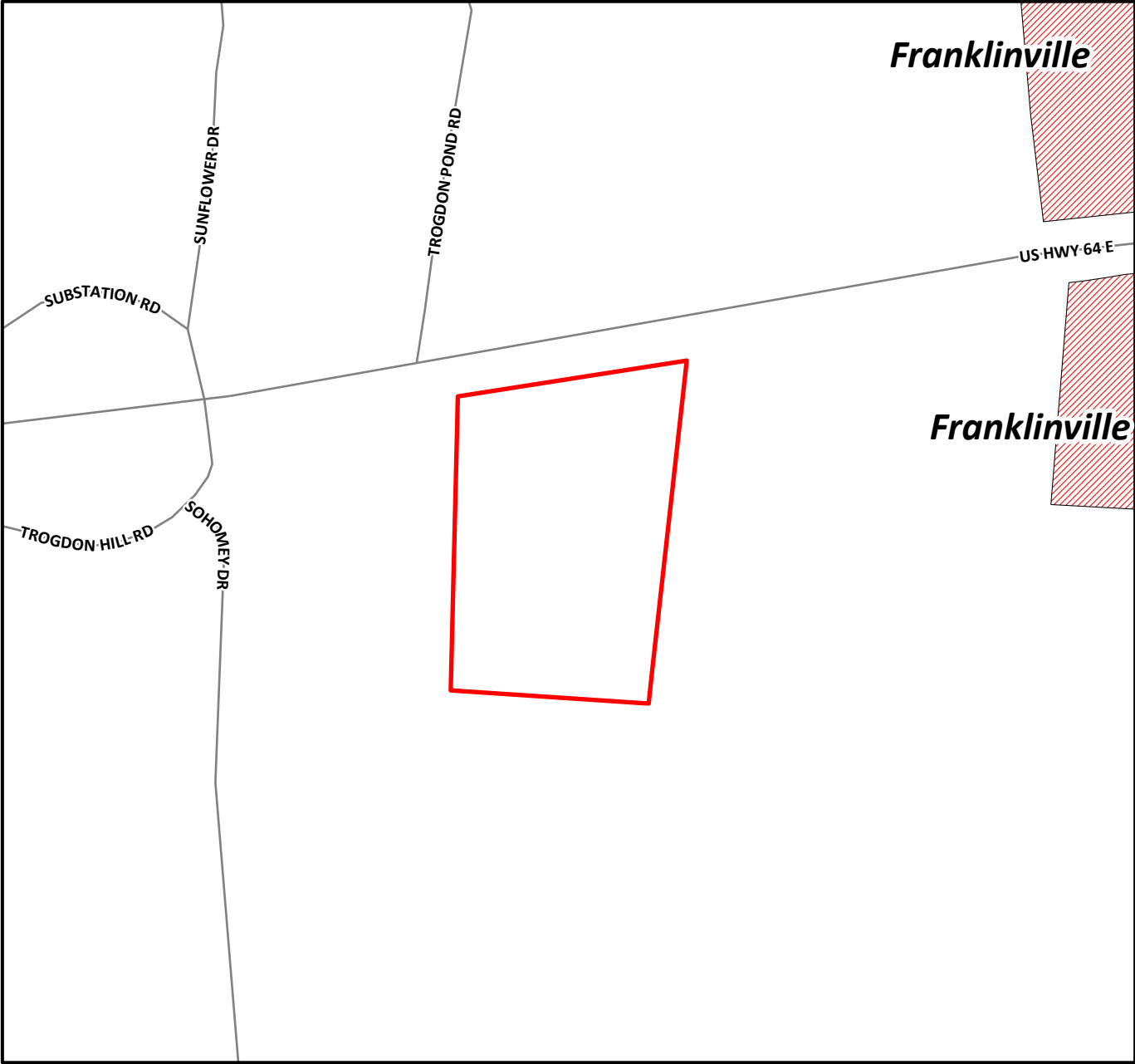
Consistency Analysis: This portion of the County has several highway-oriented commercial uses such as a Dollar General and several convenience stores. The proposed use would be compatible with the existing uses and it minimizes signage, and access points and prevents long lengths of commercial development.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

It should be noted that this recommendation is only the opinion of the Technical Review Committee based on information supplied by the applicant before the public hearing. Additional information provided at the public hearing could cause the Planning Board to either accept or reject these recommendations.



Calderon Request Location Map



Directions to site: US Hwy 64 E
- Site on (R) just past Trodgon Pond Rd at 3342 US Hwy 64 E.



1 inch equals 250 feet

Calderon Rezoning Request

Legend

Structures

Type

- Multi-address Structure
- Permanent Structure
- Temporary Structure
- Duplex/Complex
- Miscellaneous Structure



Roads



Streams



50 ft. Stream buffer



Town of Franklinville

County zoning

Districts



HC



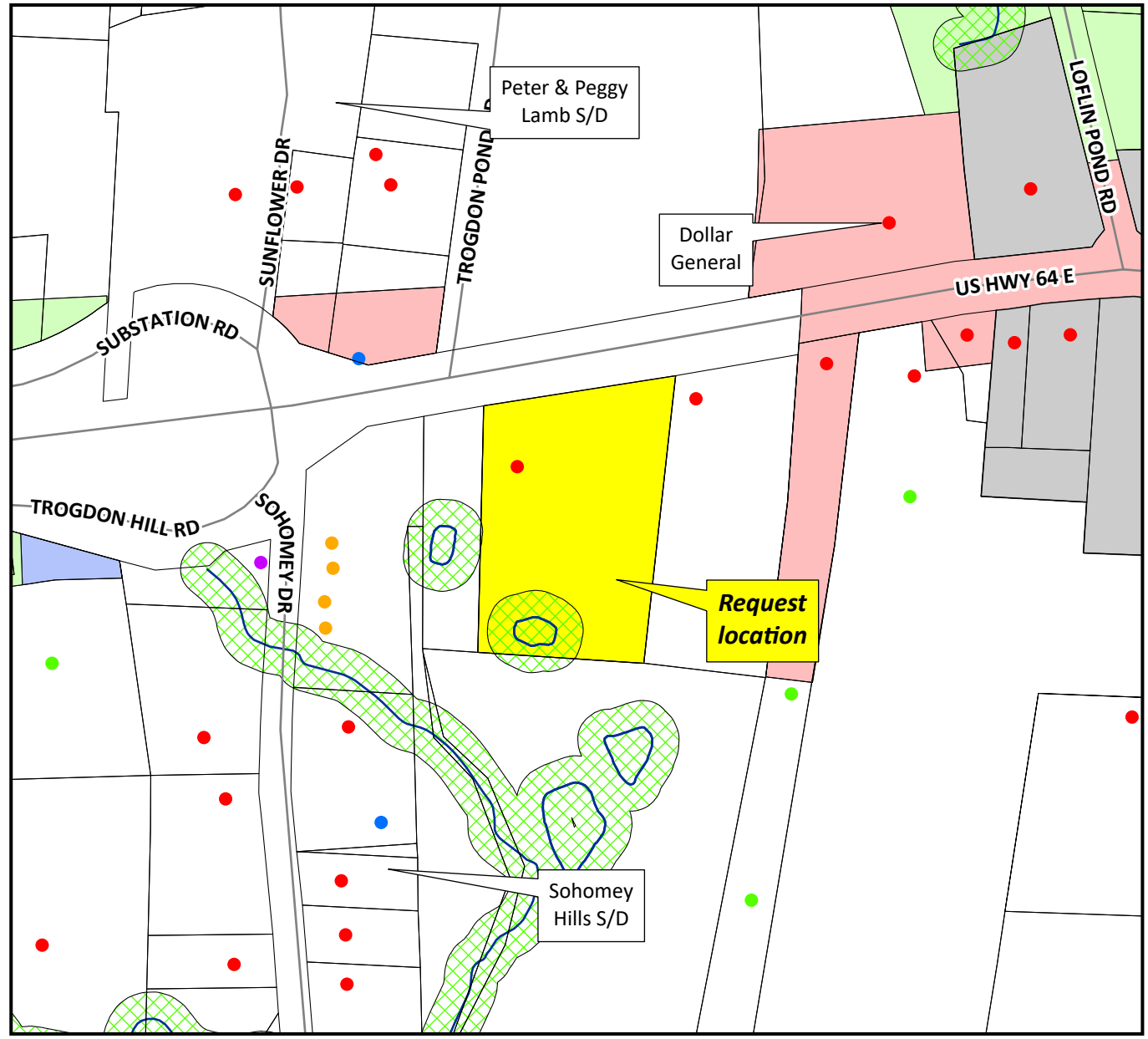
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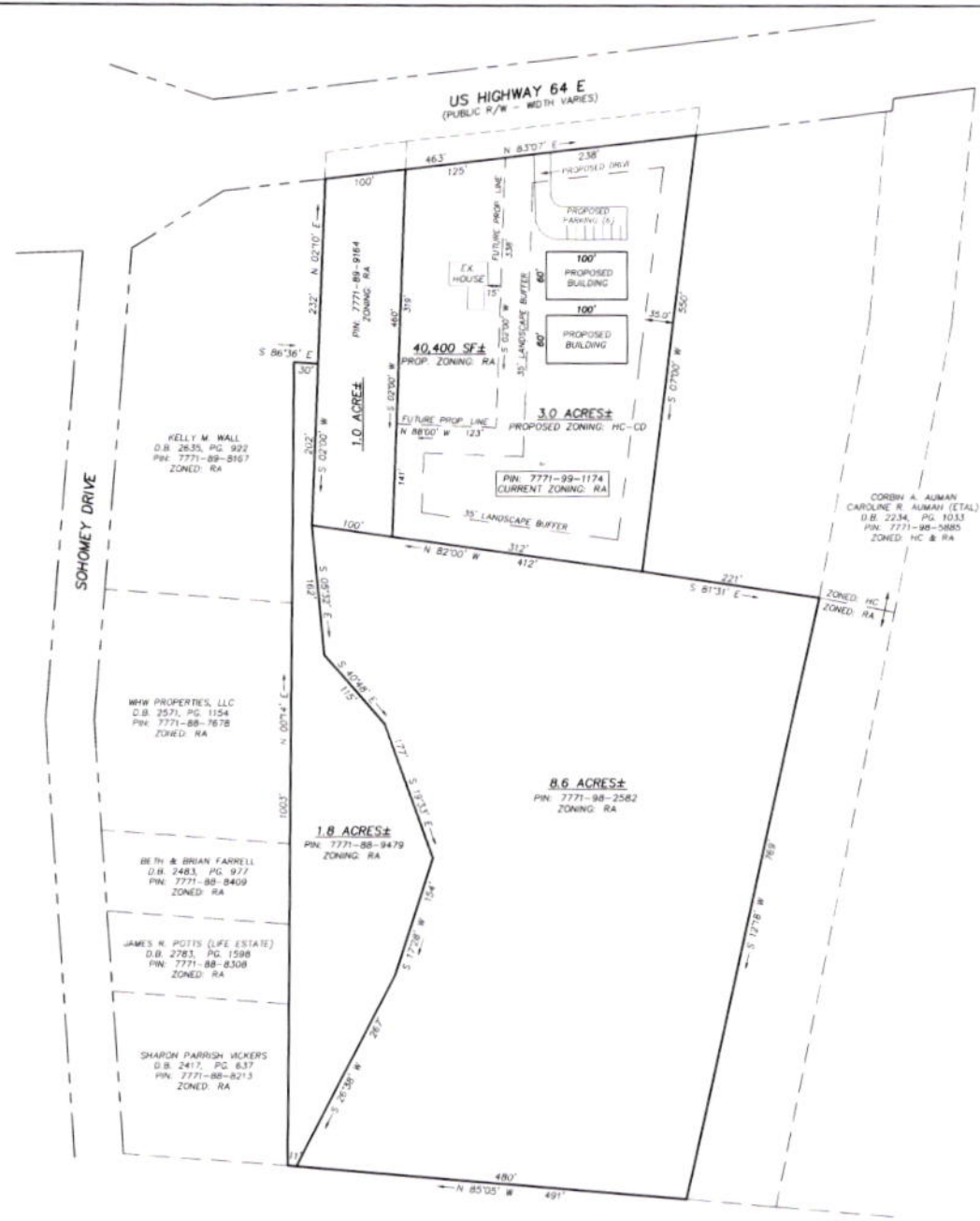
RA



RR



1 inch equals 300 feet



SITE DATA:
15.3 ACRES± TOTAL AREA

REFERENCES:

- PIN: 7771-89-9164: D.B. 474, PG. 265 (014E-1043)
- PIN: 7771-99-1174: D.B. 434, PG. 558 (014E-1043)
- PIN: 7771-98-2582: D.B. 643, PG. 287 (014E-1043)
- PIN: 7771-88-9479: D.B. 1140, PG. 257 (014E-1043)

ZONING RA SETBACKS:

- 35' ROAD R/W
- 35' REAR
- 10' SIDE
- 5' SIDE & REAR (ACCESSORY STRUCTURE)

ZONING HC SETBACKS:

- 35' ROAD R/W
- 30' REAR
- 10' SIDE
- 5' SIDE & REAR (ACCESSORY STRUCTURE)

LEVEL CROSS SURVEYING
2912 Kanoy Road
Thomasville, NC 27360
(336) 495-1713

LEGEND:
SF - SQUARE FEET
R/W - RIGHT OF WAY
D.B. - DEED BOOK
P.B. - PLAT BOOK

EDW HOLDINGS, LLC
D.B. 2833, PG. 650
PIN: 7771-97-5886
ZONED: RR-CD

DRAWN:
JO ANNE CANEY
1356 MIDDLETON CIRCLE
ASHEBORO, NC 27205

SITE PLAN FOR
FILIBERTO CALDERON
3342 US HIGHWAY 64 E, ASHEBORO, N.C.
FRANKLINVILLE TOWNSHIP - RANDOLPH COUNTY
SCALE: 1" = 100' DATE: SEPTEMBER 6, 2023

BAR GRAPH

1" = 100'

Calderon Rezoning Request

Legend

Structures

Type

- Multi-address Structure
- Permanent Structure
- Temporary Structure
- Duplex/Complex
- Miscellaneous Structure



Roads



Streams



50 ft. Stream buffer



Town of Franklinville

County zoning

Districts



HC



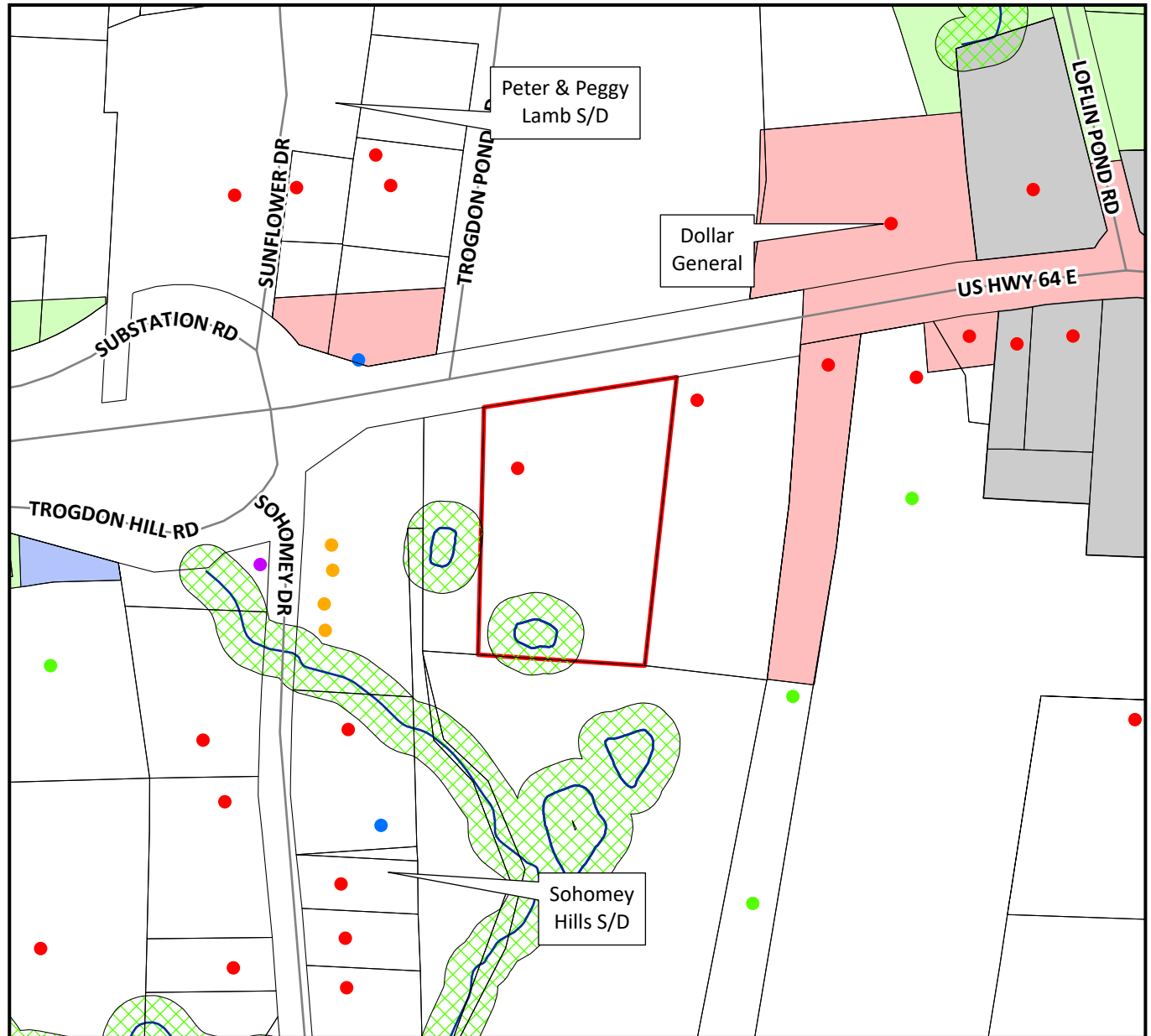
LI



RA








RR

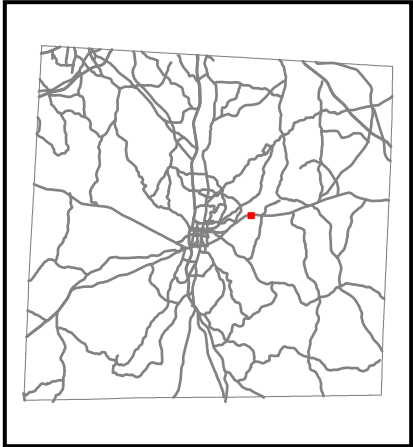
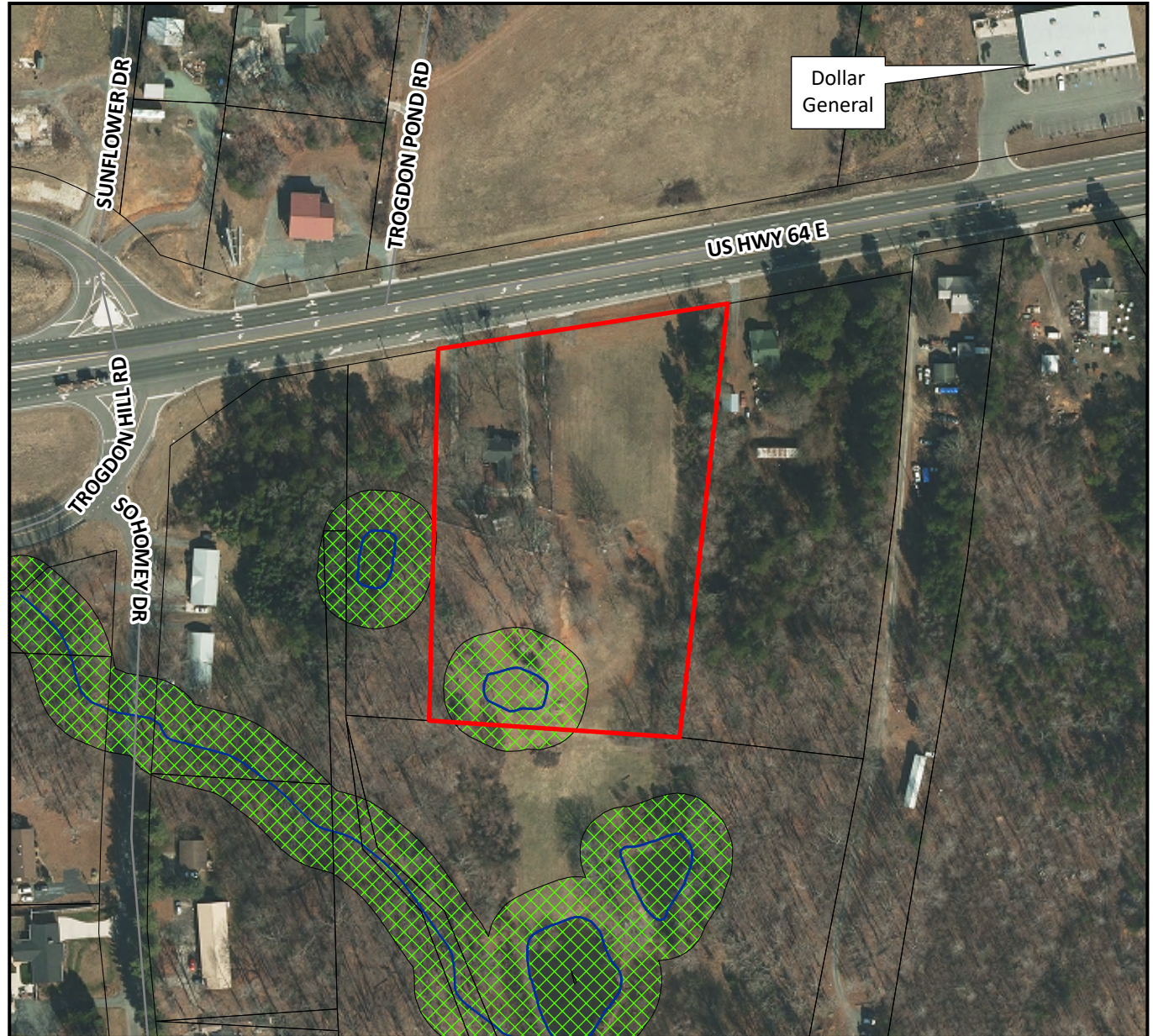


1 inch equals 300 feet

Calderon Rezoning Request

Legend

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

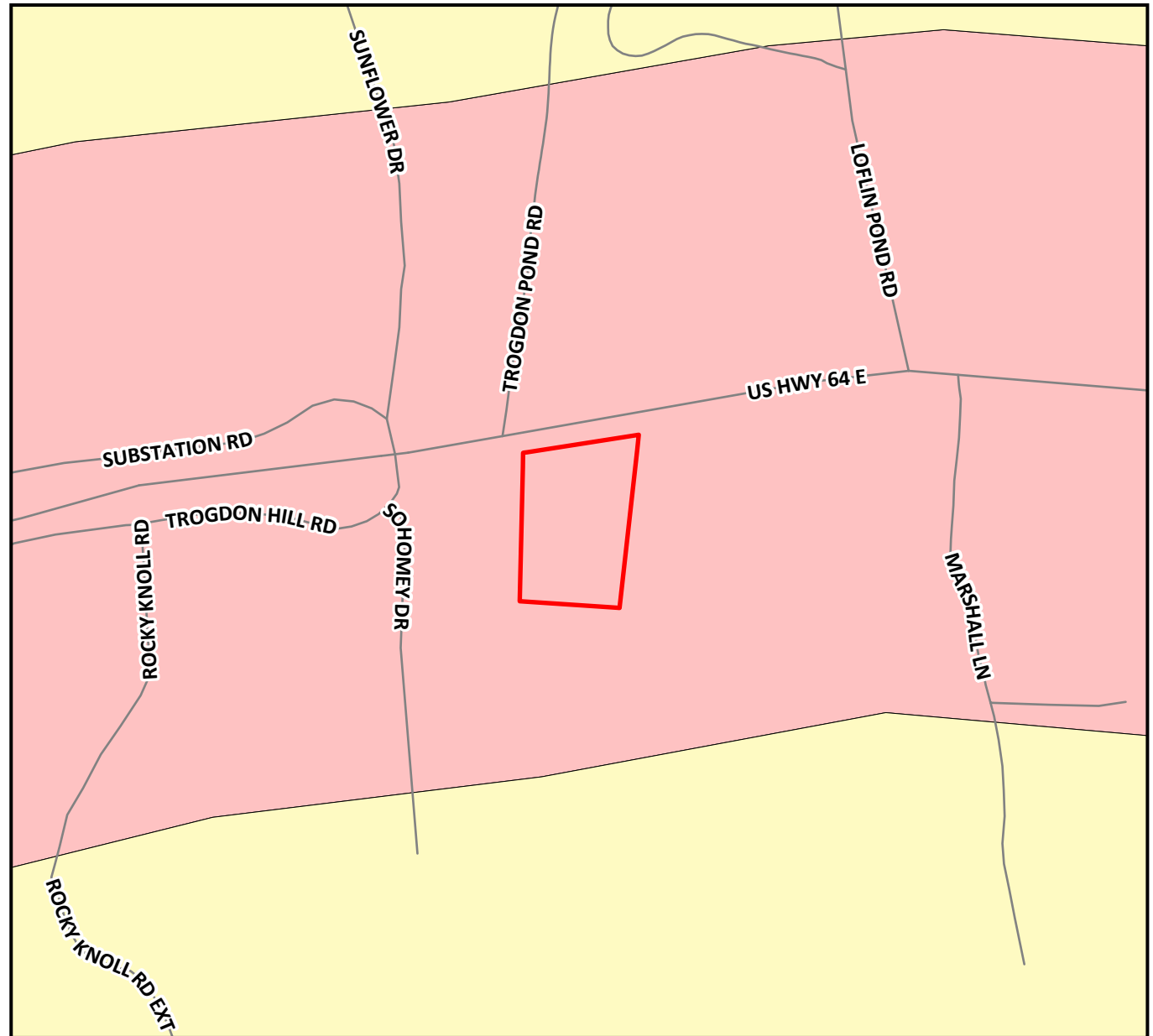


1 inch equals 200 feet

Calderon Rezoning Request

Legend

- ~ Roads
- Growth Management**
- Primary Growth Area
 - Secondary Growth Area



1 inch equals 500 feet

Calderon Rezoning Request



Picture 1:
Request location.



Picture 2:
Property across road from request location.



Picture 3:
Nearby business



Picture 4:
Adjacent residence.



Picture 5:
Request location on left as seen looking toward Sohomey Dr.



Picture 6:
Request location on right as seen looking toward Iron Mountain Rd.



9/7/2023

Randolph County GIS Current Owner Information

Randolph County, Its Agents and Employees
make not warranty to the correctness of the
information set forth on this document.

PIN	TAX_ACRES	DESCRIPTION	DEED_BOOK/PAGE	OWNER	ADDRESS	ADDRESS2	CITY_STATE_ZIP
7771899164	1	R64;S	00014E/01043	GANEY, JO ANNE	1356 MIDDLETON CIR		ASHEBORO, NC 27205
7771982582	8.3	R64;S NO RD FRTG	00014E/01043	GANEY, JO ANNE	1356 MIDDLETON CIR		ASHEBORO, NC 27205
7771991174	4.2	R64;S	00014E/01043	GANEY, JO ANNE	1356 MIDDLETON CIR		ASHEBORO, NC 27205
7771994155	3	R64;S	000401/00590	PUGH, DORIS WELCH	3372 US HWY 64 E		ASHEBORO, NC 27203
7772903433	22.09	R2221;W	002567/01128	TROGDON, E WAYNE TRUSTEE	3121 HEMLOCK FOREST CIR	# 103	RALEIGH, NC 27612



**COUNTY OF RANDOLPH
CONSISTENCY DETERMINATION AND
FINDING OF REASONABLENESS AND PUBLIC INTEREST
IN THE MATTER OF THE APPLICATION FOR REZONING
BY FILIBERTO CALDERON
REZONING REQUEST #2023-00002422**

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *HC-CD - Highway Commercial - Conditional District* as described in the application of Filiberto Calderon are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

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

A. Consistency with *Growth Management Plan* Map

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

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

Policy 3.4: *Warehousing, storage, and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.*

Consistency Analysis: The applicant is proposing to construct two 60 ft. by 100 ft. warehouse buildings for storage of tools and equipment. Since this site is along US Hwy 64 E, it is on an appropriate thoroughfare for this type of development.

Policy 4.2: *Highway-oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points, and excessive lengths of commercial strip development.*

Consistency Analysis: This portion of the County has several highway-oriented commercial uses such as a Dollar General and several convenience stores. The proposed use would be compatible with the existing uses and it minimizes signage, and access points and prevents long lengths of commercial development.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

Adopted on October 3, 2023.

Chair, Randolph County Planning Board

ATTEST

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



**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
RANDOLPH COUNTY, NORTH CAROLINA
UPON REQUEST BY FILIBERTO CALDERON**

WHEREAS, a 3.00 acres parcel out of 4.30-acres, having the Randolph County Parcel Identification Number of 7771991174 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on October 3, 2023, to consider the proposed rezoning on application number 2023-00002422, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

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

Adopted on October 3, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan.*”

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



MOTION TO DENY A CONDITIONAL DISTRICT REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is not consistent with the *Randolph County Growth Management Plan.*”

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