



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

January 10, 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 January 10, 2023, Planning Board meeting.
 - Approval of the minutes from the December 6, 2022, Planning Board meeting.
4. Conflict of Interest
 - Are there any Conflicts of Interest or *ex parte* communication that should be disclosed?
 - If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.
5. Old Business.
6. New Business.

SPECIAL USE PERMIT REQUEST #2022-00003162

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **JAMES MATTHEW AND HALEIGH PAIGE POOLE**, Denton, NC, and their request to obtain a

Special Use Permit at 6345 Bombay School Rd, New Hope Township, Tax ID #6697331685, 2.71 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a hair salon in an existing 24 ft. by 15 ft. building as per the site plan.

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE
SWORN IN BY CHAIR OR CLERK TO THE BOARD
BEFORE GIVING TESTIMONY.**

SPECIAL USE PERMIT REQUEST #2022-00003163

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **KAYDEN NICHOLSON**, Trinity, NC, and their request to obtain a Special Use Permit at 3710 Thayer Rd, Tabernacle Township, Lake Reese Balance Watershed, Tax ID #7705017102, Homewood Acres Subdivision Revised Section 2, lot 2A, 0.87 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a small furniture maker in an existing 24 ft. by 48 ft. building with no employees as per the site plan.

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SWORN IN BY CHAIR OR CLERK TO THE BOARD
BEFORE GIVING TESTIMONY.**

REZONING REQUEST #2022-00003164

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **DIANA RARICK**, Franklinville, NC, and her request to rezone 0.85 acres out of 10.20 acres at 3264 Whites Memorial Rd, Franklinville Township, Tax ID #7784985132, Rural Growth Area, from *RR - Residential Restricted* and *RA – Residential Agricultural District* to *RA - Residential Agricultural District*. The proposed rezoning would allow any uses permitted by right in the *RA – Residential Agricultural District*.

REZONING REQUEST #2022-00003236

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **GREGORY R BENNETT**, Liberty, NC, and his request to rezone 5.51 acres on Andrew Hunter Rd, Franklinville Township, Tax ID #7781799897, Gregory R Bennett and Angela Leak Subdivision lot number 1, Primary Growth Area, from *RR - Residential Restricted* and *RA – Residential Agricultural District* to *HC - Highway Commercial District*. The proposed rezoning would allow any uses

permitted by right in the *HC – Highway Commercial District*.

7. Adjournment.

Attachments



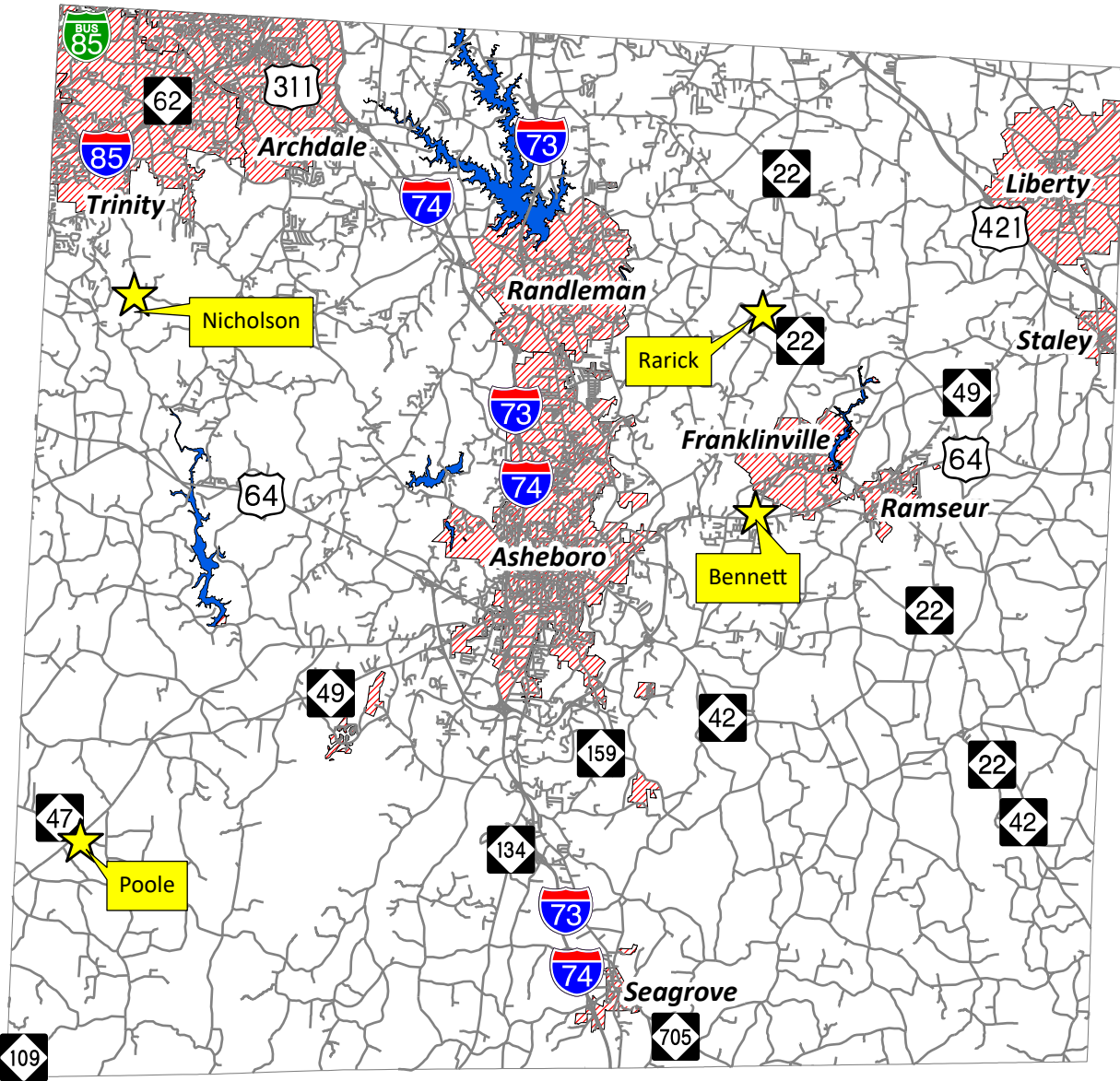
RANDOLPH COUNTY

PLANNING AND ZONING





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

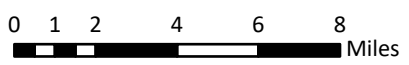
***The minutes from the
previous Randolph County
Planning Board Meeting
will be inserted at this point
once they are prepared.***

January Request Location Map



Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





CASE SUMMARY FOR

SPECIAL USE REQUEST #2022-00003162

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **JAMES MATTHEW AND HALEIGH PAIGE POOLE**, Denton, NC, and their request to obtain a Special Use Permit at 6345 Bombay School Rd, New Hope Township, Tax ID #6697331685, 2.71 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a hair salon in an existing 24 ft. by 15 ft. building as per the site plan.

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



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

NORTH CAROLINA

RANDOLPH COUNTY

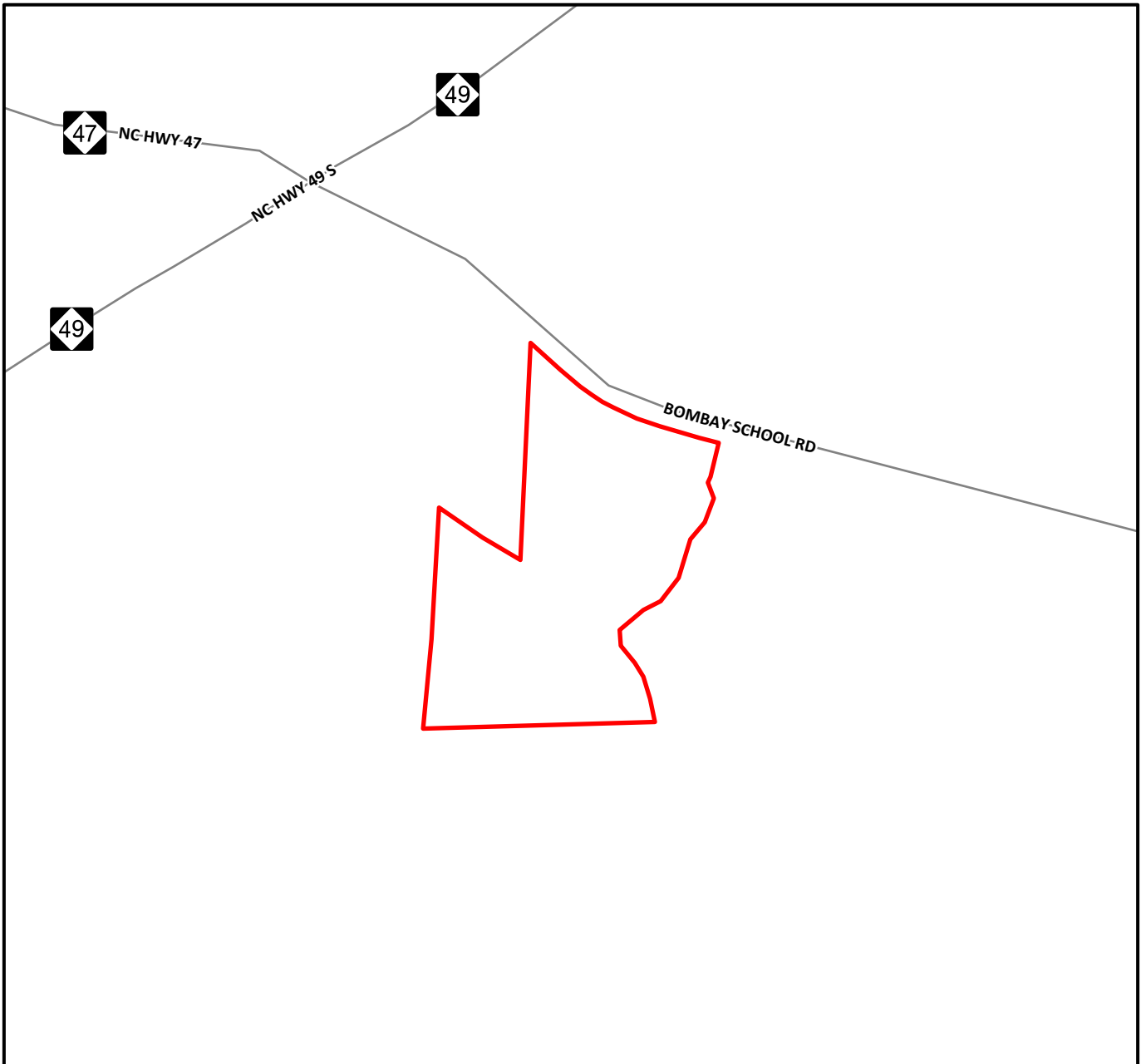
Before opening the public hearing on a case, the Chair must administer an oath or affirmation to those wishing to speak on a specific case. (This oath is specified in NCGS 11-11.)

The Chair should say,

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

“Do you swear, or affirm, that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God.”

Pooler Special Use Permit Request Location Map



Directions to site: NC Hwy 49 S -
(L) Bombay School Rd - Site on
(R) approx. 1000 ft at 6345
Bombay School Rd.



1 inch equals 400 feet

Pool Special Use Permit Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



Streams



50 ft. Stream buffer



Flood plains

County zoning

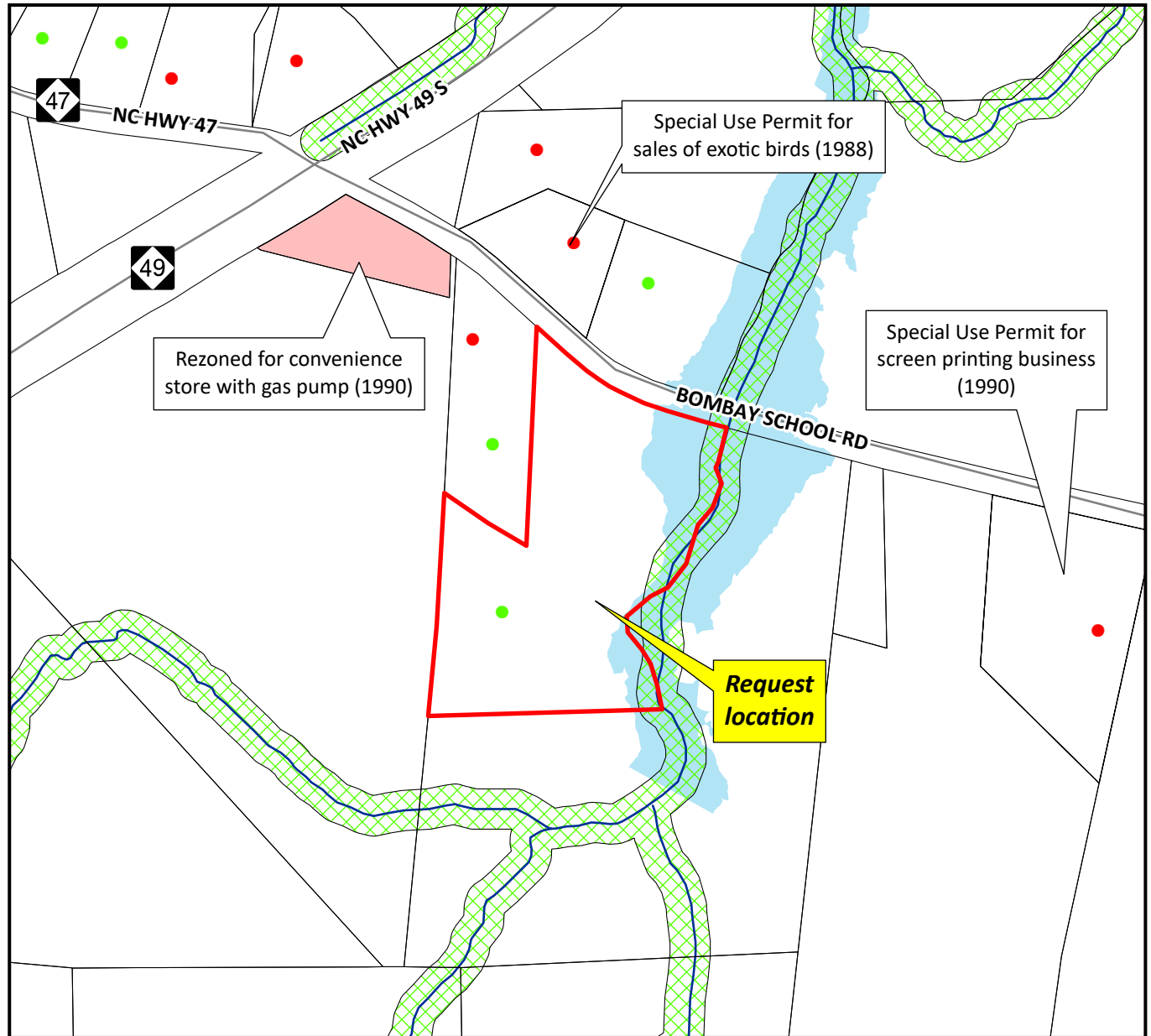
Districts



HC



RA



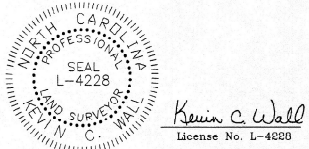
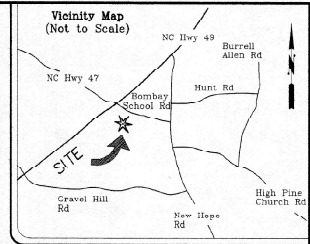
1 inch equals 400 feet

Revised November 5, 2022 to reflect the location of the closest Base Flood Elevation contour line.
 Revised September 30, 2022 to reflect the location of Single Family Residence and Gravel Driveway.
 Revised February 23, 2022 to reflect the proposed location of a new building, parking sites and the current owners, deed, plat.

I certify that this survey and map was drawn under my supervision (deed description in Book 2526, page 1233); that the boundaries not surveyed are indicated; that the ratio of precision is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in NC (21 NCAC 56.1600).
 Dated This fourteenth day of October, A.D., 2019.

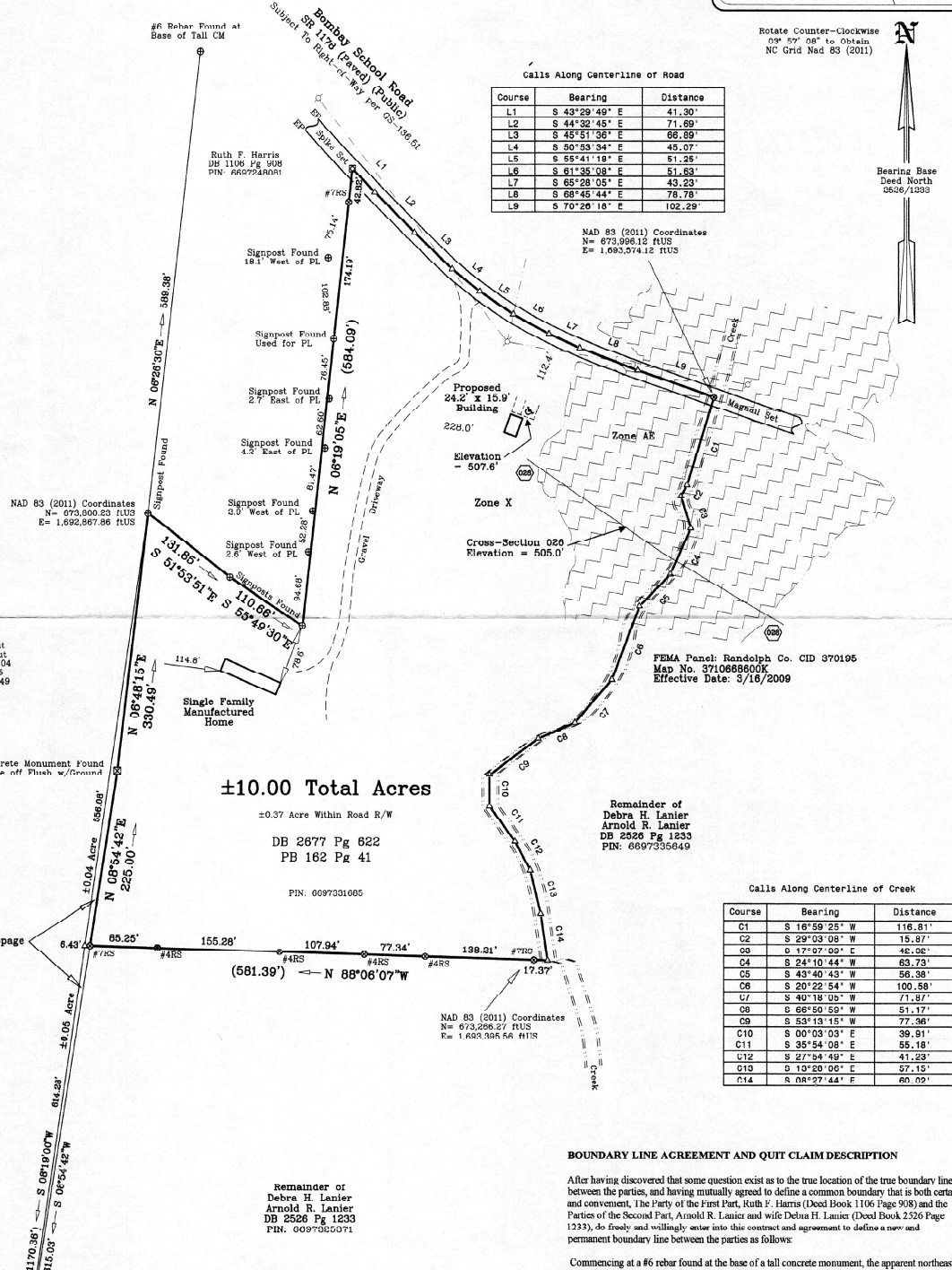
Reference Plat Book 162, Page 41

1, Kevin C. Wall, PLS NC-L-4228 certify that this map was drawn under my supervision from an actual GPS survey (utilized to provide a control network; 21 NCAC 56.1607) made under my supervision and the following information was used to perform the survey:
 Class of survey: Class A
 Positional accuracy: $0.10'$
 Type of GPS (or GNSS) field procedure: OPUS-RS
 Date of Survey: 10/15/2019
 Datum/Epoch: NAD 83 (2011)/Epoch: 2010
 Published/fixed control: 9 CORS Stations
 Geoid model: GEOID12A
 Combined grid factor: 0.99988014
 Units: US Survey Feet
 Ground distances shown unless otherwise noted.



PROFESSIONAL LAND SURVEYING
 KEVIN C. WALL
 PLS NC-L-4228
 398-659-1955

Kevin C. Wall
 License No. L-4228



Calls Along Centerline of Road

Course	Bearing	Distance
L1	S 43°29'49" E	41.30'
L2	S 44°32'45" E	71.89'
L3	S 45°51'36" E	66.89'
L4	S 50°53'34" E	45.07'
L5	S 55°41'18" E	51.25'
L6	S 61°35'08" E	51.83'
L7	S 65°28'05" E	43.23'
L8	S 68°45'44" E	78.78'
L9	S 70°26'16" E	102.29'

NAD 83 (2011) Coordinates
 N = 673,996.12 fTUS
 E = 1,000,074.15 fTUS

Rotate Counter-Clockwise
 09° 57' 08" to Obtain
 NC Grid Nad 83 (2011)

Bearing Base
 Dead North
 4836/1493

NAD 83 (2011) Coordinates
 N = 673,900.23 fTUS
 E = 1,000,967.96 fTUS

Alton T. Stout
 Wanda J. Stout
 DB 1758 Pg 1104
 PD 78, Pg 86
 PIN: 669733649

FEMA Panel: Randolph Co. CID 370195
 Map No. 371068500K
 Effective Date: 3/18/2009

±10.00 Total Acres
 ±0.37 Acre Within Road R/W
 DB 2677 Pg 622
 PB 162 Pg 41
 PIN: 6097331605

Remainder of
 Debra H. Lanier
 Arnold R. Lanier
 DB 2526 Pg 1233
 PIN: 6697336649

Calls Along Centerline of Creek

Course	Bearing	Distance
C1	S 16°58'25" W	116.81'
C2	S 29°03'08" W	15.87'
C3	O 17°07'09" E	42.02'
C4	S 24°10'44" W	63.73'
C5	S 43°40'43" W	56.38'
C6	S 20°22'54" W	100.58'
C7	S 49°18'05" W	71.87'
C8	O 66°50'59" W	51.17'
C9	S 53°13'15" W	77.36'
C10	S 00°03'03" E	39.91'
C11	S 35°54'09" E	55.18'
C12	S 27°54'49" E	41.28'
C13	O 13°20'05" E	57.15'
C14	S 08°27'44" E	60.02'

Scale: One inch equals one-hundred feet.
 Area computed by coordinate method.
 No NCGS Station found within 2000'.

This survey plat is subject to any facts that may be disclosed by a full and accurate title search.

No attempt has been made as a part of this survey to obtain or show data concerning location, size, depth condition, capacity, or existence of any utility or public service facility. For information regarding utilities or facilities, contact the appropriate agency.

* Current Deed

Proposed Building Location for Owner
Matt Poole
 Randolph County, North Carolina
 New Hope Township
 PIN: 6697331685
 *Deed Book 2677, Page 622
 Field Work By: EW/SW/KW
 Mapped By: KW
 Date of Survey: 10/14/19
 Revised: 02/23/2022
 Revised: 06/24/2022
 Revised: 11/05/2022
 Job# R 3111.rev4.BFE

#6 Rebar Found at Stone
 18" x 24" Map Size
 100 0 100
 Graphic Scale - Feet

Abbreviations
 CM Concrete Monument
 DD Deed Book
 EP Edge of Pavement
 IFF Iron Pipe Found
 PB Plat Book
 Pg Page
 PL Property Line
 R/W Right-of-Way
 RS Rebar Set
 OR Secondary Road
 Δ Computed Point





BOUNDARY LINE AGREEMENT AND QUIT CLAIM DESCRIPTION
 After having discovered that some question exist as to the true location of the true boundary line between the parties, and having mutually agreed to define a common boundary that is both certain and convenient, the Party of the First Part, Ruth F. Harris (Deed Book 1106 Page 908) and the Parties of the Second Part, Arnold R. Lanier and wife Debra H. Lanier (Deed Book 2526 Page 1233), do freely and willingly set into this contract and agreement to define a new and permanent boundary line between the parties as follows:
 Commencing at a #6 rebar found at the base of a tall concrete monument, the apparent northeast corner of Wanda J. and Alton T. Stout (Deed Book 1738 Page 1104) Plat Book 70, Page 85), the apparent northwest corner of Ruth F. Harris (Deed Book 1106 Page 908), Thence South 06° 26' 30" West for a distance of 589.38 feet to a signpost found. The Point of Beginning. Thence South 51° 53' 51" East for a distance of 131.85 feet to a signpost found, Thence South 55° 49' 30" East for a distance of 110.66 feet to a signpost found, Thence North 06° 19' 05" East for a total distance of 584.09 feet, crossing a #7 rebar set at 541.27, to a railroad spike set in the centerline of Bombay School Road, The Point of Terminus.

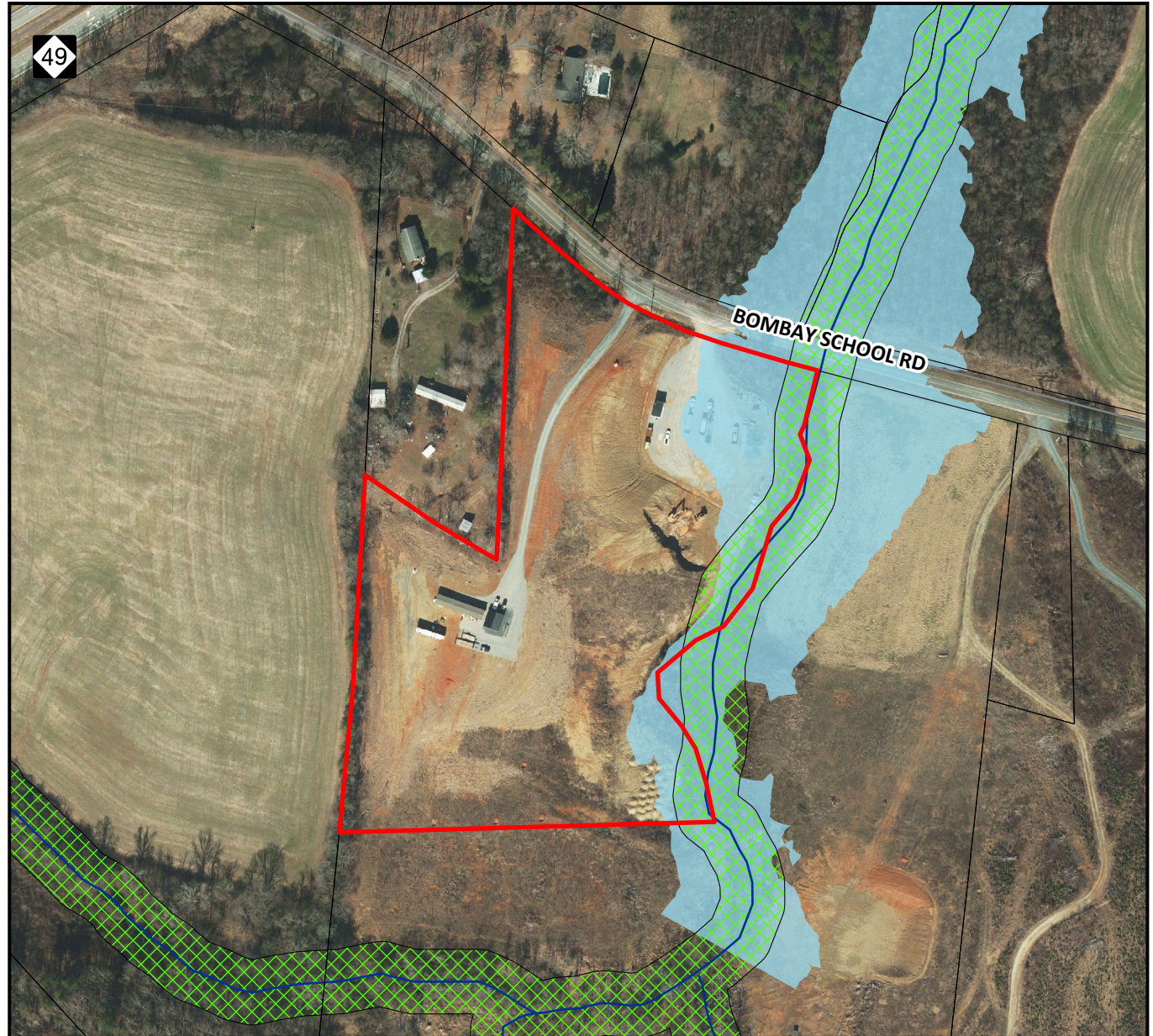
This description was taken from a ground survey performed October 14, 2019 by Kevin C. Wall, PLS L-4228, designated job# R3111 in the name of buyer Matt Poole, recorded in the Randolph County Register of Deeds.

The Party of the First Part does hereby Quit Claim all right and title interest she may have in any portion of the lands lying south or east of and adjacent to the above described agreed lines to the Parties of the Second Part, their heirs, successors, and assigns, forever and without reservation or qualification of the quit claim, and likewise, the Parties of the Second Part do hereby Quit Claim all right and title interest they may have in any portion of the lands lying north or west of and adjacent to the above described agreed lines to the Party of the First Part, her heirs, successors, and assigns, forever and without reservation or qualification of the quit claim. This agreement is entered into with the intent that the line between the parties be fixed on the ground as described herein and monument on the ground as witnessed by the parties.

Pool Special Use Permit Request

Legend

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



1 inch equals 250 feet

Pool Special Use Permit Request



Picture 1:
Request location.



Picture 2:
Building to be used for hair salon.



Picture 3:
Adjacent residence.



Picture 4:
Adjacent residence.



Picture 5:
Request location on left as seen looking toward NC Hwy 49 S.



Picture 6:
Request location on right as seen looking toward New Hope Rd.



COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT

IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT
BY JAMES MATTHEW AND HALEIGH PAIGE POOLE
SPECIAL USE REQUEST #2022-00003162

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on January 10, 2023, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 6345 Bombay School Rd for the purpose indicated is hereby **Choose the decision.**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

HAVING CONSIDERED ALL THE EVIDENCE PRESENTED, THE RANDOLPH COUNTY PLANNING BOARD **Choose the decision.** THE APPLICATION FOR A **SPECIAL USE PERMIT** FOR James Matthew and Haleigh Paige Poole BASED UPON THE FOLLOWING:

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

[Click here to enter findings of fact.](#)

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

Adopted on January 10, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

“I make the motion to **APPROVE** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use will not materially endanger the public health or safety, the use meets all required conditions and specifications, the use will not substantially injure the value of adjoining property, that the use is a public necessity and the location and character of the use if developed according to the plan(s) as submitted and approved, will be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*.”

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



MOTION TO DENY SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

“I make the motion to **DENY** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use may materially endanger the public health or safety, or the use does not meet all required conditions and specifications, or the use may substantially injure the value of adjoining property, that the use is not a public necessity and the location and character of use if developed according to the plan(s) as submitted and approved, or will not be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance.*”

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CASE SUMMARY FOR

SPECIAL USE REQUEST #2022-00003163

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **KAYDEN NICHOLSON**, Trinity, NC, and their request to obtain a Special Use Permit at 3710 Thayer Rd, Tabernacle Township, Lake Reese Balance Watershed, Tax ID #7705017102, Homewood Acres Subdivision Revised Section 2, lot 2A, 0.87 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a small furniture maker in an existing 24 ft. by 48 ft. existing building with no employees as per the site plan.

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



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

NORTH CAROLINA

RANDOLPH COUNTY

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“Do you swear, or affirm, that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God.”



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

SPECIAL USE PERMIT APPLICATION

Applicant: NICHOLSON, KAYDEN
Address: 3710 THAYER RD.
City, St. Zip: TRINITY, NC 27370

Date: 11/22/2022
Parcel #: 7705017102

Owner: NICHOLSON, KAYDEN
Address: 3710 THAYER RD
City, St. Zip: TRINITY, NC 27370

Permit #: 2022-00003163
Permit Type Code: PZ 3

Location Address: 3710 THAYER RD TRINITY, NC 27370

CONTACT NAME: NICHOLSON, KAYDEN

Contact Phone: 336 410-3443

PARCEL INFORMATION:

Lot number: 2A **Subdivision:** HOMEWOOD AC REV
Acreeage: 0.8700 **Township:** 18 - TABERNACLE

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: LAKE REESE WATERSHED
Class A Flood Plain On Prop?: NO
Flood Plane Map #: 3710770400J

SPECIAL USE REQUESTED: TO ALLOW A SMALL FURNITURE MAKER IN AN EXISTING 24 FT BY 48 FT EXISTING BUILDING WITH NO EMPLOYEES AS PER THE SITE PLAN

Total Permit Fee: \$100.00

COMMENTS:

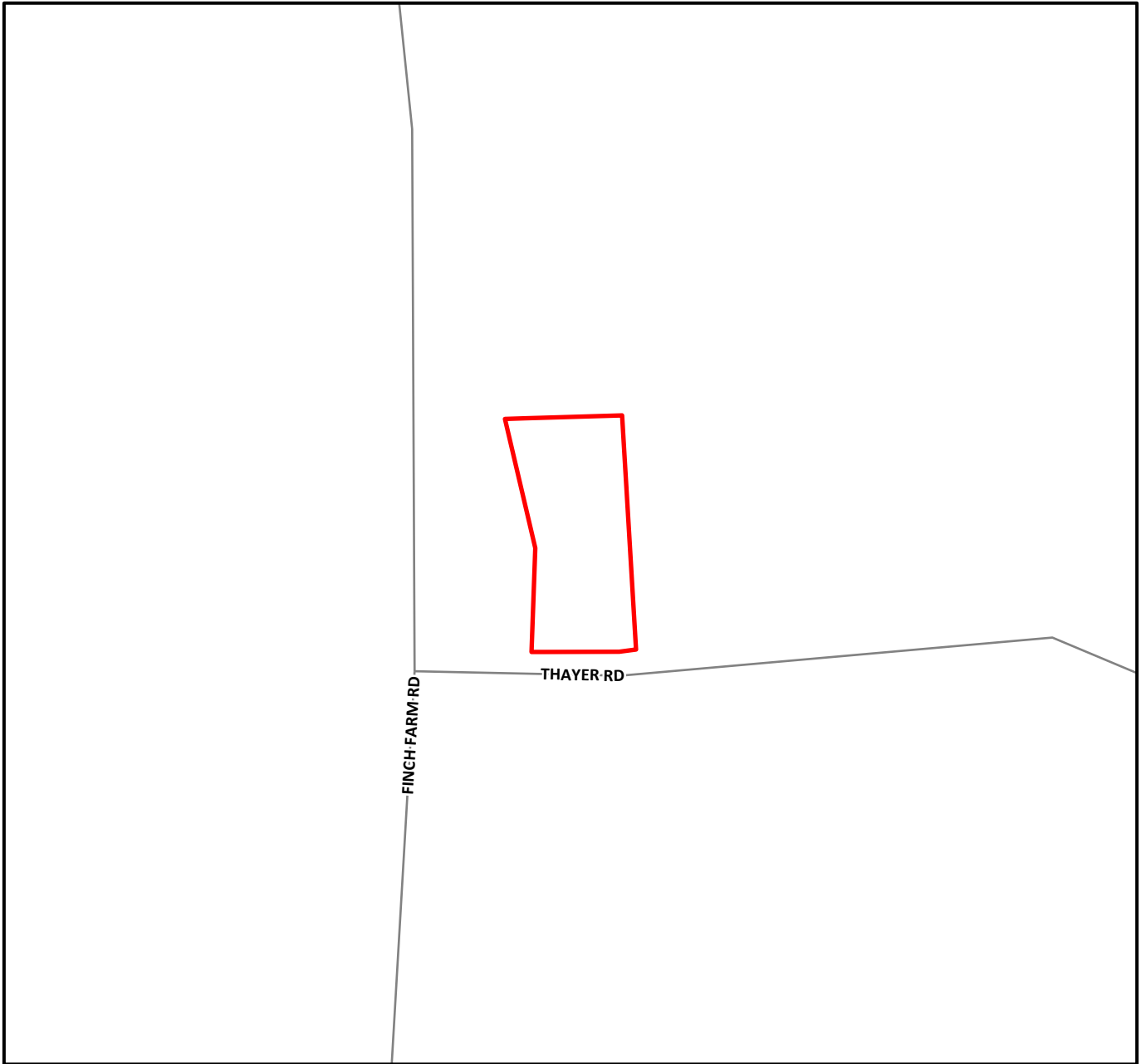
The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph Couty Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance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

Eric Martin

Authorized County Official

 Signature of Applicant:

Nicholson Special Use Permit Request Location Map



Directions to site: US Hwy 64 W -
(R) Gallimore Town Rd - (R)
Tabernacle Church Rd - (R) Finch
Farm Rd - (R) Thayer Rd - Site on
(L) at 3710 Thayer Rd.



1 inch equals 200 feet

Nicholson Special Use Permit Request

Legend



Parcels

Structures

Type



Permanent Structure



Roads



WaterBodies



Streams



50 ft. Stream buffer

County zoning

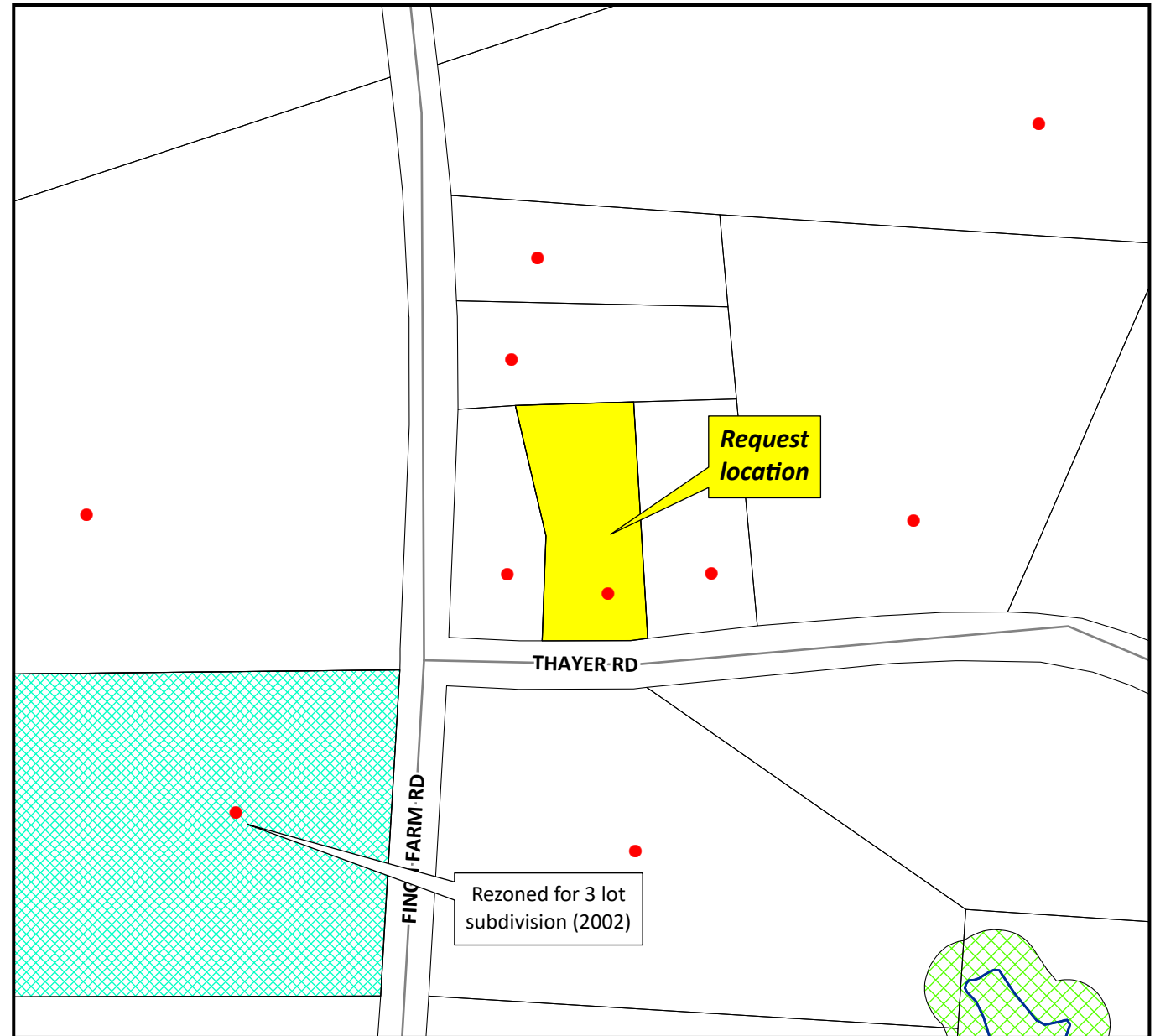
Districts



CVOE



RA





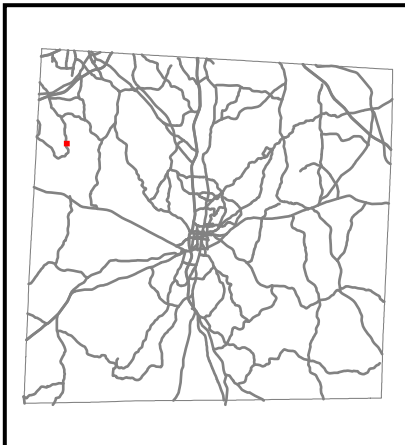
The request is located in Lake Reese Balance Watershed Area.

1 inch equals 200 feet

Nicholson Special Use Permit Request

Legend

-  Parcels
-  Roads







The request is located in Lake Reese Balance Watershed Area.

1 inch equals 100 feet

Nicholson Special Use Permit Request

Legend

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



The request is located in Lake Reese Balance Watershed Area.

1 inch equals 200 feet

Nicholson Special Use Permit Request



Picture 1:
Request location.



Picture 2:
Existing building for furniture maker.



Picture 3:
Adjacent residence.



Picture 4:
Adjacent residence.



Picture 5:
Property across road from request location.



Picture 6:
Request location on left.



COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT

IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT
BY KAYDEN NICHOLSON
SPECIAL USE REQUEST #2022-00003163

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on January 10, 2023, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 3710 Thayer Rd for the purpose indicated is hereby **Choose the decision.**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

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

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. This conclusion is based on the following FINDINGS OF FACT:
[Click here to enter findings of fact.](#)
2. That the use meets all required conditions and specifications. This conclusion is based on the following FINDINGS OF FACT:
[Click here to enter findings of fact.](#)
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. This conclusion is based on the following FINDINGS OF FACT:
[Click here to enter findings of fact.](#)
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the *Growth Management Plan* for Randolph County. This conclusion is based on the following FINDINGS OF FACT:
[Click here to enter findings of fact.](#)

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

Adopted on January 10, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

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



MOTION TO DENY SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

“I make the motion to **DENY** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use may materially endanger the public health or safety, or the use does not meet all required conditions and specifications, or the use may substantially injure the value of adjoining property, that the use is not a public necessity and the location and character of use if developed according to the plan(s) as submitted and approved, or will not be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance.*”

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



**RANDOLPH COUNTY PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION**

APPLICATION #2022-00003164

GENERAL INFORMATION

Applicant: Diana S. Rarick

Property Owner: Diana S. Rarick

Hearing Type: Legislative

Request: To rezone to property to allow any uses allowed in the *RA – Residential Agricultural District*.

Current Zoning: *RR – Residential Restricted District and RA – Residential Agricultural District*

Requested Zoning: *RA – Residential Agricultural District*

Small Area Plan: None

Growth Management: Rural Growth Area

Watershed Overlay: None

Flood Plain Overlay: None

Airport Overlay: None

Location: 3264 Whites Memorial Rd

Parcel Number: 7784985132

Parcel Size: 0.85 acres out of 10.20 acres

Existing Use: Single-family residential

SITE INFORMATION AND SURROUNDING LAND USES

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

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

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 613 (ex. Fencing, buffers, etc.):*

RA: RESIDENTIAL AGRICULTURAL DISTRICT	
PURPOSE	
<p>The purpose of the <i>Residential Agricultural (RA) District</i> is to provide a place for agricultural operations, forestry, scattered non-farm residences on traditional rural lots while preserving rural open space and natural heritage assets. To maintain rural character only minor conventional residential subdivisions are allowed in this District. Requests for higher-intensity residential use are considered through standards established in this Ordinance and found to be consistent, reasonable, and in the public interest with the <i>Randolph County Growth Management Plan</i>.</p>	
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 the 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	
<ol style="list-style-type: none"> 1. Lot areas and setbacks shall be increased if required by Randolph County Public Health. 2. Lot areas in designated Watershed 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 <i>Primary Growth Areas</i> may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities. 5. Minimum lot size requirements within <i>Rural Growth Areas</i> are 3 acres. 6. Lots in major subdivisions within <i>Rural Growth Areas</i> must maintain a 1:4 ratio. 7. The minimum lot size requirements within the <i>Natural Heritage Overlay</i> 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 signed petition of all owners of the land to be included in the Conditional District. 	

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff 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 and Planning and Zoning Staff as supporting the above conclusion.

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

Consistency Analysis: This area of the County contains large lots of single-family residential development. By approving this request, the Board would be protecting the existing rural neighborhood and would continue to reflect the desire quality of life in Randolph County.

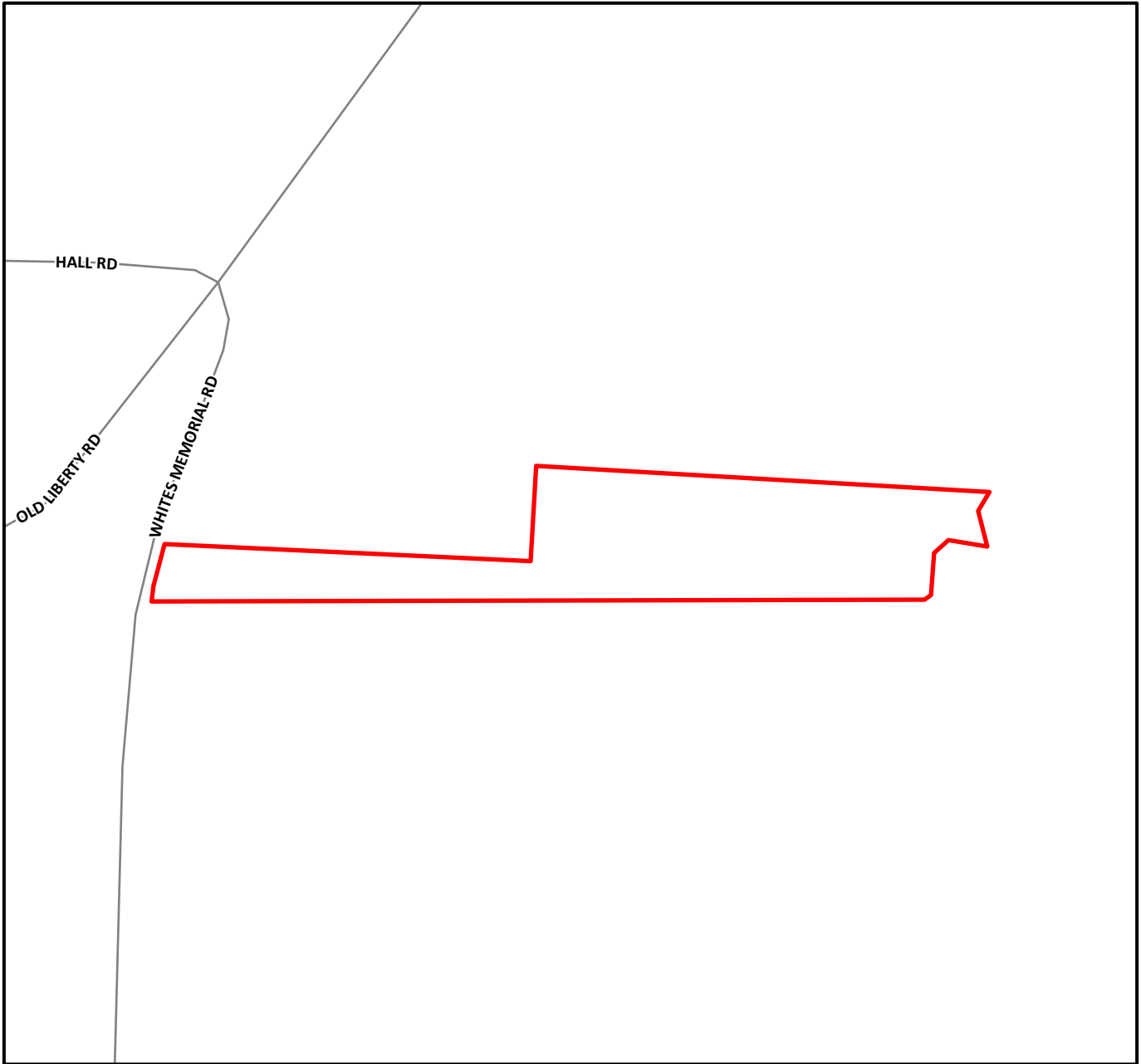
Policy 6.20: *The County should create compact neighborhoods accessible to open space amenities and with a strong community identity.*

Consistency Analysis: By approving this request, the Board would recognize the value of large lots and the feeling of a strong community in this established community.

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.



Rarick Rezoning Request Location Map



Directions to site: Old Liberty Rd N -
(R) Whites Memorial Rd - Site on (L)
at 3264 Whites Memorial Rd.



1 inch equals 400 feet

Rarick Rezoning Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



WaterBodies



Streams



50 ft. Stream buffer



Flood plains

County zoning

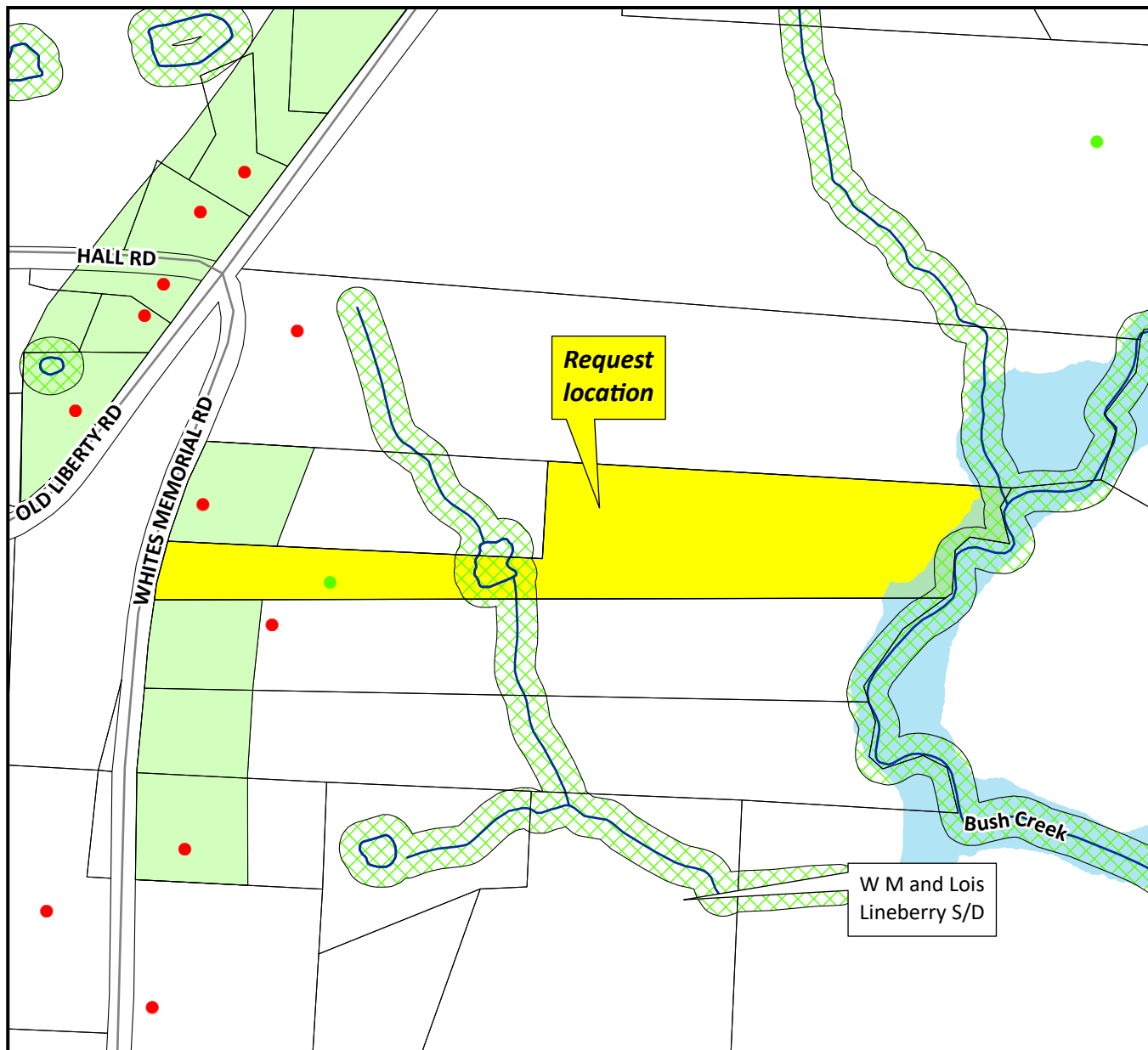
Districts



RA



RR

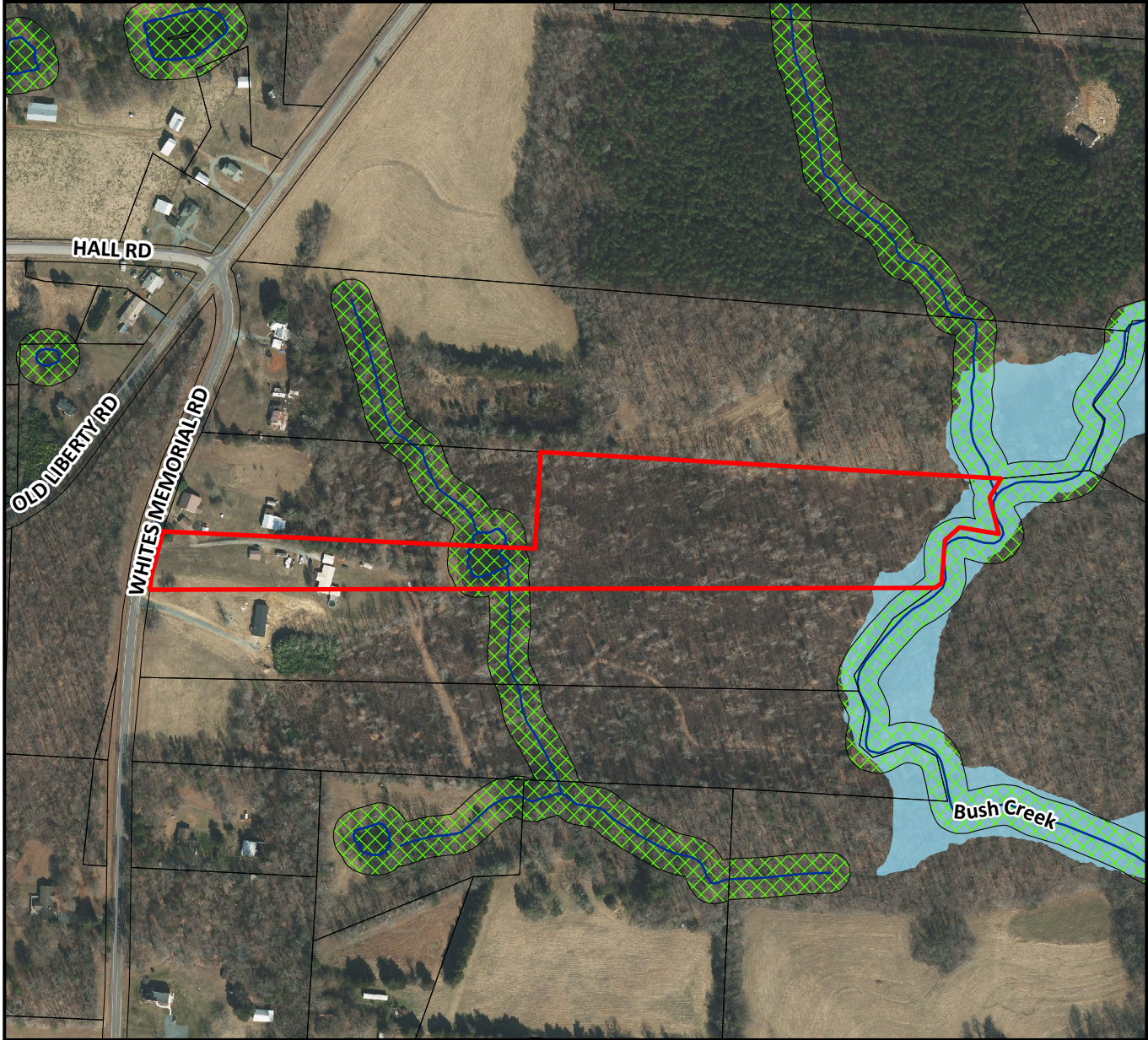


1 inch equals 400 feet

Rarick Rezoning Request

Legend

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



1 inch equals 400 feet

Rarick Rezoning Request



Picture 1:
Request location.



Picture 2:
Adjacent residence.



Picture 3:
Adjacent residence.



Picture 4:
Property across road from request location.



Picture 5:
Request location on right as seen looking toward Hall Rd.



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



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY DIANA S RARICK
REZONING REQUEST #2022-00003164**

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 *RA - Residential Agricultural District* as described in the application of Diana S Rarick 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 *Rural Growth Area* which generally have rural density, predominately agricultural and rural residential development along with large undeveloped tracts.

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

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

Consistency Analysis: This area of the County contains large lots of single-family residential development. By approving this request, the Board would be protecting the existing rural neighborhood and would continue to reflect the desire quality of life in Randolph County.

Policy 6.20: *The County should create compact neighborhoods accessible to open space amenities and with a strong community identity.*

Consistency Analysis: By approving this request, the Board would recognize the value of large lots and the feeling of a strong community in this established community.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

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

Adopted on January 10, 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

WHEREAS, a 0.85 acre parcel out 10.20 acres, having the Randolph County Parcel Identification Number of 7784985132 is currently zoned *RR - Residential Restricted* and *RA – Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on January 10, 2023 to consider the proposed rezoning on application number 2022-00003164, 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 *RA - Residential Agricultural District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on January 10, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A 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 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 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 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 PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION**

APPLICATION #2022-00003236

GENERAL INFORMATION

Applicant: Gregory R. Bennett

Property Owner: Gregory R. Bennett

Hearing Type: Legislative

Request: To rezone the property to allow any uses permitted by right in the *HC – Highway Commercial District*.

Current Zoning: *RA – Residential Agricultural District and RR – Residential Restricted District*

Requested Zoning: *HC – Highway Commercial District*

Small Area Plan: None

Growth Management: Primary Growth Area

Watershed Overlay: None

Flood Plain Overlay: None

Airport Overlay: None

Location: Andrew Hunter Rd

Parcel Number: 7781799897

Parcel Size: 5.51 acres

Existing Use: Vacant

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RR - Residential Restricted District</i>	Single-family residential
South	<i>RA - Residential Agricultural District</i>	Single-family residential and commercial
East	<i>RR - Residential Restricted District</i>	Single-family residential
West	<i>RA - Residential Agricultural District</i>	Single-family residential

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

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 613 (ex. Fencing, buffers, etc.):*

<i>HC: HIGHWAY COMMERCIAL DISTRICT</i>	
PURPOSE	
The purpose of the <i>Highway Commercial (HC) District</i> 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	
<ol style="list-style-type: none"> 1. Lot areas and setbacks shall be increased if required by Randolph County Public Health. 2. Lot areas in designated Watershed 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 <i>Primary Growth Areas</i> may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities. 5. Minimum lot size requirements within <i>Rural Growth Areas</i> are 3 acres. 6. Lots in major subdivisions within <i>Rural Growth Areas</i> must maintain a 1:4 ratio. 7. The minimum lot size requirements within the <i>Natural Heritage Overlay</i> 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 signed petition of all owners of the land to be included in the Conditional District. 	

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff 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 and Planning and Zoning Staff as supporting the above conclusion.

Policy 4.1: *Provide for sites in Randolph County jurisdiction where rural commercial activity can locate with the goal of increasing economic activity, job creation, and the provision of services to the rural community.*

Consistency Analysis: This area of the County is identified by the *Randolph County Growth Management Plan* as a *Primary Growth Area*. Over the years, this area has undergone a transition to a mix of residential and commercial uses. Approving this request would increase economic activity, create jobs, and provide services to this community.

Policy 4.6: *Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.*

Consistency Analysis: As stated previously, this area has undergone a transition to a mix of to a mix of residential and commercial uses. Approving this request could reduce the travel distances that the residents of the area must travel to get needed goods and could improve the livability of the community.

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.





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

APPLICATION FOR ZONING CHANGE

Applicant: BENNETT, GREGORY
Address: 352 CHANEY RD.
City, St. Zip: ASHEBORO, NC 27205

Date: 12/01/2022
Parcel #: 7781799897

Owner: BENNETT, GREGORY R
Address: 7590 OLD 421 RD
City, St. Zip: LIBERTY, NC 27298

Permit #: 2022-00003236
Permit Type Code: PZ 2

Location Address:

CONTACT NAME: BENNETT, GREGORY

Contact Phone: 336 953-0849

PARCEL INFORMATION:

Lot number: 1 **Subdivision:** GREGORY R BENNETT & ANGELA LEAK
Acreage: 5.5100 **Township:** 08 - FRANKLINVILLE

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2: RR-RESIDENTIAL RESTRICTED DISTRICT
Zoning District 3:
Growth Management Areas: PRIMARY GROWTH AREA
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: Flood Plain Map #: 3710778000J

REQUESTED CHANGE:

Area To Be Rezoned: 5.5100
Lot Size Indicator: ACRE(S)
Proposed Zoning District: HC-HIGHWAY COMMERCIAL DISTRICT
Proposed Use(S):
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

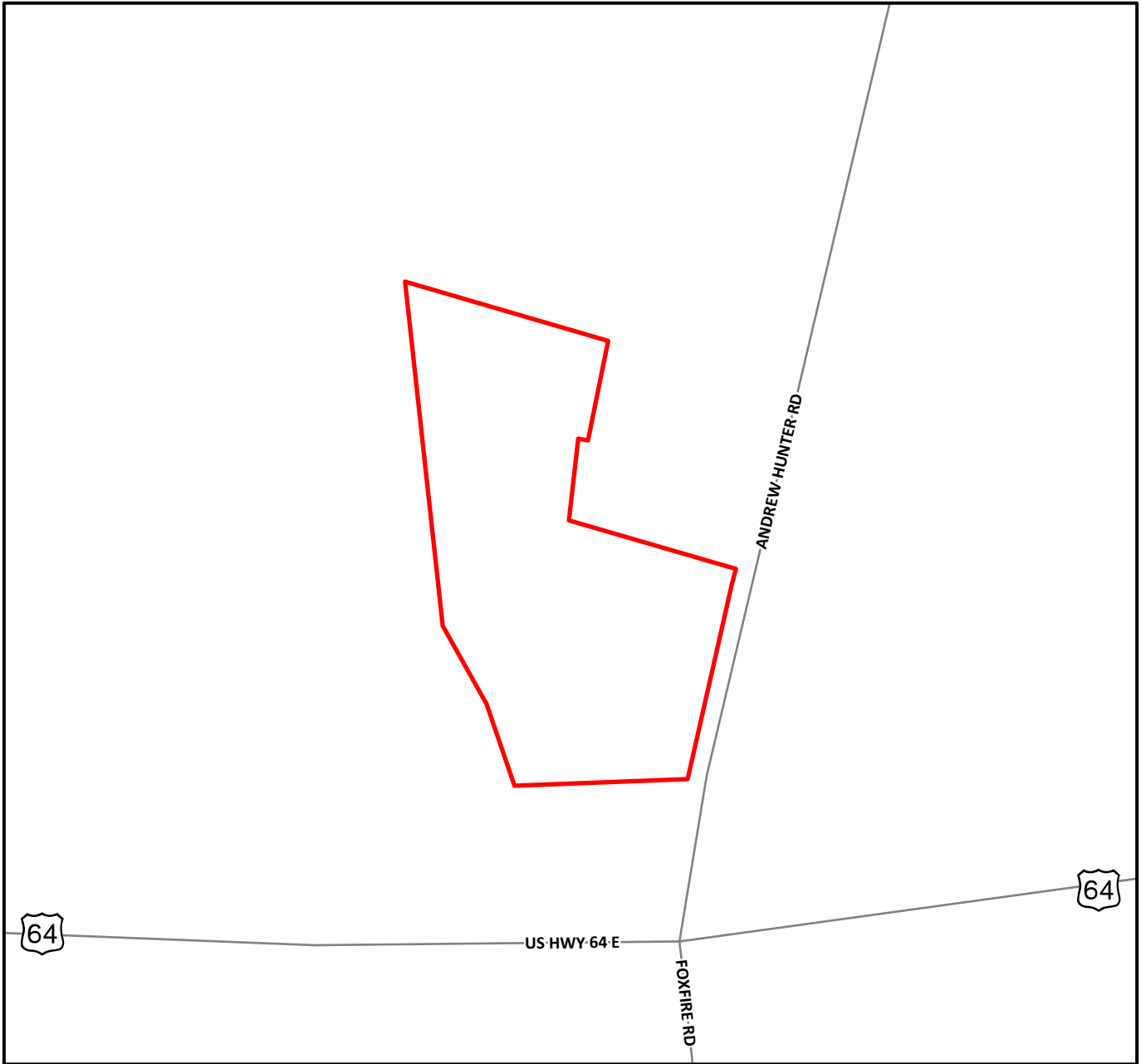
 Authorized County Official

 Signature of Applicant:

- LOCAL TELEPHONE NUMBER -

Asheboro: (336) 318-6565 - Archdale/Trinity: (336) 819-3565 <http://www.randolphcountync.gov>

Bennett Rezoning Request Location Map













Directions to site: US Hwy 64 E -
(L) Andrew Hunter Rd - Site on
(L) approx. 300 ft.

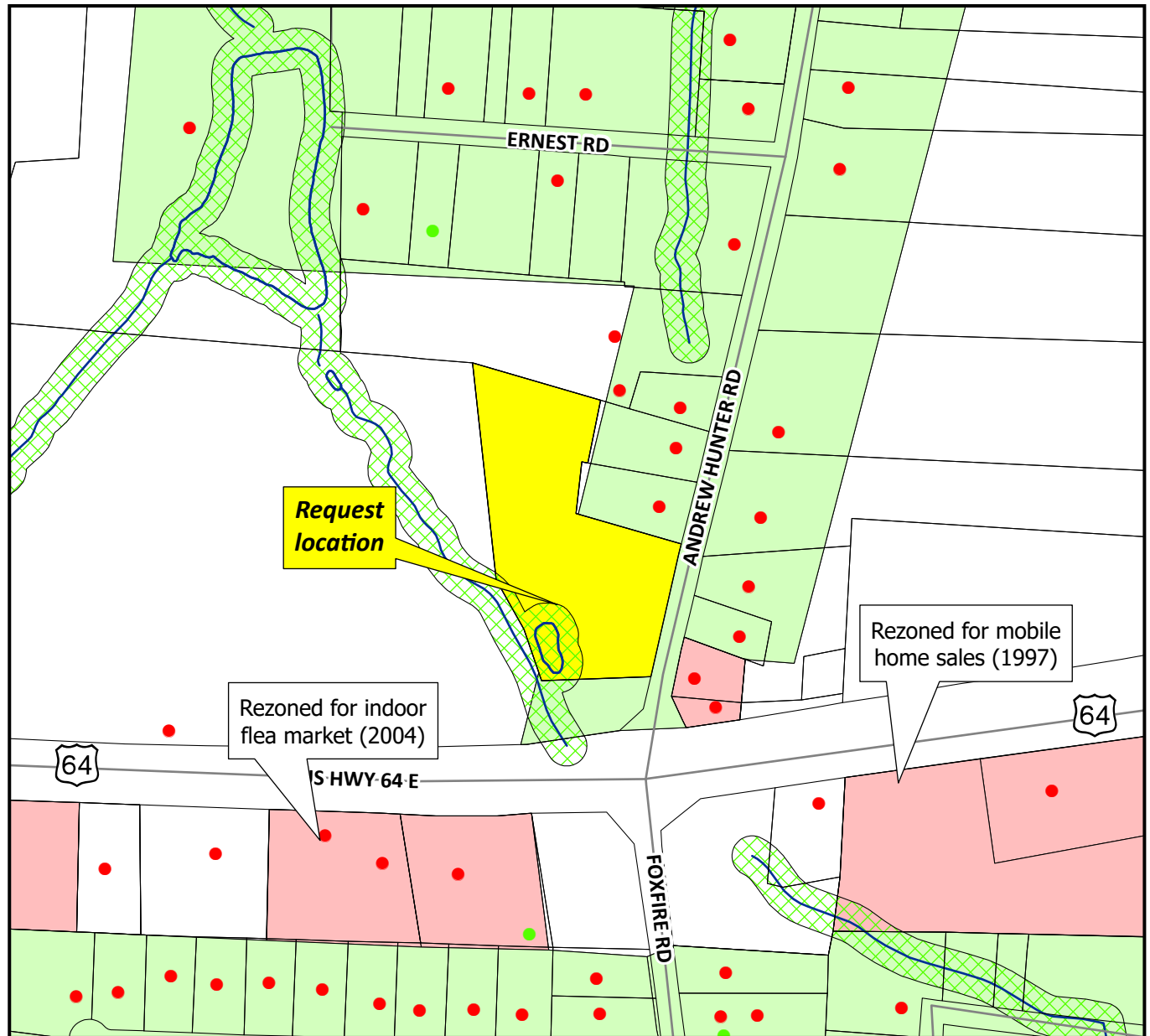


1 inch equals 250 feet

Bennett Rezoning Request

Legend





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



1 inch equals 400 feet

Bennett Rezoning Request

Legend

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



1 inch equals 200 feet

Bennett Rezoning Request



Picture 1:
Request
Location.



Picture 2:
Existing building
across from request
location.



Picture 3:
Adjacent
residence.



Picture 4:
Adjacent
residence.



Picture 5:
Adjacent
residence.



Picture 6:
Adjacent
residence.



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY GREGORY R BENNETT
REZONING REQUEST #2022-00003236**

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 - Highway Commercial District* as described in the application of Gregory R Bennett 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 *Primary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is along on Andrew Hunter Rd just off of US Hwy 64 E which is a major transportation corridor.

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

Policy 4.1: *Provide for sites in Randolph County jurisdiction where rural commercial activity can locate with the goal of increasing economic activity, job creation, and the provision of services to the rural community.*

Consistency Analysis: This area of the County is identified by the *Randolph County Growth Management Plan* as a *Primary Growth Area*. Over the years, this area has undergone a transition to a mix of residential and commercial uses. Approving this request would increase economic activity, create jobs, and provide services to this community.

Policy 4.6: *Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas should be considered*

during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.

Consistency Analysis: As stated previously, this area has undergone a transition to a mix of to a mix of residential and commercial uses. Approving this request could reduce the travel distances that the residents of the area must travel to get needed goods and could improve the livability of the community.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

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

Adopted on January 10, 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

WHEREAS, a 5.51 acre parcel, having the Randolph County Parcel Identification Number of 7781799897 is currently zoned *RR - Residential Restricted* and *RA – Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on January 10, 2023 to consider the proposed rezoning on application number 2022-00003236, 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 - Highway Commercial District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Adopted on January 10, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A 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 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 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 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.