



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

June 6, 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 June 6, 2023, Planning Board meeting.
 - Approval of the minutes from the May 2, 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 #2023-0000884

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **LARRY McKENZIE**, Asheboro, NC, and his request to rezone 13.10 acres at Old Greensboro Rd/Fred Lineberry Rd, Level Cross Township, Polecat Creek Balance Watershed, Tax ID #7766756530, Secondary Growth Area, from *RA - Residential Agricultural*

District to CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District. The proposed Conditional Zoning District would specifically allow a twelve-lot site-built subdivision as per the site plan. Property Owners: Joseph and Annette Cox

REZONING REQUEST #2023-0000895

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **TONY W SAUNDERS**, Asheboro, NC, and his request to rezone 21.27 acres at 1313 Tonys Way, 1318 Tonys Way, 1365 Tonys Way, 1424 Walter Saunders Dr and 1426 Walter Saunders Dr, Franklinville Township, Tax ID #7772246145, 7772340213, 7772249475, 7772345254, 7772333821 and 7772347269, Secondary Growth Area, from *RA - Residential Agricultural District* and *RR – Residential Restricted District* to *CVOM - Conventional Subdivision Overlay Mixed – Conditional District*. The proposed Conditional Zoning District would specifically allow a seven-lot subdivision for Class B mobile homes and better as per the site plan.

REZONING REQUEST #2023-0000873

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **P KEITH DAVIS**, Randleman, NC, and their request to rezone 5.02 acres out of 23.94 on US Hwy 311, New Market Township, Randleman Lake Critical Area Watershed, Tax ID #7736659452, Primary Growth Area, from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow the division of a 5.03-acre lot out of 23.94 acres which is part of an existing subdivision.

7. Adjournment.

Attachments



RANDOLPH COUNTY PLANNING BOARD

MINUTES

May 2, 2023

There was a meeting of the Randolph County Planning Board on Tuesday, May 2, 2023, at 6:30 p.m. in the 1909 Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC.

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

Hal Johnson, County Manager, called the roll of the Board members.

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

County Attorney, **Ben Morgan**, was also present.

Johnson informed the Chairman there was a quorum of the members present for the meeting.

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

Consent Agenda:

- Approval of agenda for the May 2, 2023, Planning Board meeting.
- Approval of the minutes from the April 4, 2023, Planning Board meeting.

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

Pell asked the Board members if there were any conflicts in the following cases. Hearing none, **Pell** turned to **Johnson** to present the first case of the night.

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

SPECIAL USE PERMIT REQUEST #2023-00000880

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **LARRY SPARKS**, Ramseur, NC, and his request to obtain a Special Use Permit at 424 Lee Layne Rd, Columbia Township, Tax ID #8712645602, 3.01 acres, *RA - Residential Agricultural District* and *RR – Residential Restricted District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a towing service with an outside storage lot as per the site plan.

Pell opened the public hearing and told those in attendance that wanted to provide testimony on the Special Use Permit that they must take an oath and be sworn in before addressing the Planning Board.

Morgan administered the oath to **Larry Sparks**, 424 Lee Layne Rd, Ramseur, NC, the applicant.

Johnson asked **Sparks** to describe his building and what he was wanting to do on the property. **Sparks** told the Planning Board that he wants to build an eighty-foot by seventy-two-foot building and that will allow him to move the business out of his existing residence. **Sparks** stated that he had rented the property for approximately ten years and purchased the property two months ago.

Johnson asked **Sparks** about the type of business that he wants to do on the property and **Sparks** said that he is currently towing vehicles for various public safety agencies and that it is a twenty-four hour a day job. **Sparks** gave the Planning Board an example of the types of cars he may tow as those that are in accidents and need to be removed from the road.

Johnson asked **Sparks** if he would have a display area on the site and **Sparks** said the storage area will be fenced with wooden fences as required by the public safety agencies. **Johnson** asked **Sparks** about the number of employees and **Sparks** replied that his brother is the only other employee and that he is only part-time and that the business is a twenty-four-hour-a-day business.

Johnson asked **Sparks** how long the vehicles would remain on the property and **Sparks** stated that it depends on the insurance company that is covering any claims. **Sparks** said that vehicles can be on the site from a few days to a few weeks.

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

Davis asked **Sparks** about the adjacent property to his property and **Sparks** replied that he did not know about what was occurring on the adjacent property but there are many trucks on the property and he has not talked with that property owner.

Davis asked questions about the storage area and **Sparks** said the area would be covered in gravel and if any fluids did leak from the vehicles, he would put down kitty litter to collect the fluids. **Sparks** told the Planning Board that he has a large container on site to collect the fluids and a company comes to drain the container and dispose of any fluids.

Hedrick asked **Sparks** if he had any discussions with the North Carolina Department of Transportation (NCDOT) over the driveway or the need for a driveway permit and **Sparks** responded that he had not contacted NCDOT yet regarding these issues and **Hedrick** advised **Sparks** to contact NCDOT as they may require a driveway permit but that the Special Use Permit hearing process can still move forward without the approval from NCDOT.

Morgan asked about the number of vehicles that will be on-site on average and **Sparks** said that there are five on-site now and that he would have no more than ten at any time. **Morgan** asked **Sparks** how many vehicles could fit on the property based on the site plan. **Sparks** responded that he would estimate between fifteen and twenty cars. **Morgan** asked **Sparks** how many trucks he has in his fleet and **Sparks** told the Planning Board that the currently has three trucks and that they do not all work at the same time but it could happen depending on the job and the complexity of the job once they arrive at the accident location.

Bunting asked **Sparks** if he was licensed and bonded and **Sparks** replied that to work for the safety agencies, he has to have \$750,000 in insurance and another \$100,000 in insurance for his building. **Bunting** then asked **Sparks** if his facility was inspected by the various agencies and **Sparks** said that all of the law enforcement agencies that he works with inspect his site.

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

Hearing none, **Pell** asked if there were others present in favor of the request that wanted to speak.

Hearing none, **Pell** asked if there was anyone in attendance that wished to speak in opposition to the Special Use Permit request.

Morgan referred the Planning Board to the guidelines provided at their seats to use in the deliberations for the Special Use Permit request.

Pell asked if there was anyone in opposition to the request that wanted to speak.

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

Davis made the motion to 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, or 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 use if developed according to the plan(s) as submitted and approved, will not be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*. **Beeson** made a second to the motion to **APPROVE** the Special Use Permit request.

Pell, having a proper motion and second, called the question on the motion to **APPROVE** the Special Use Permit request and the motion was **APPROVED** by a vote of five to one with **Hedrick** voting against the motion.

REZONING REQUEST #2023-0000886

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **FSC II LLC**, Raleigh, NC, and their request to rezone 11.93 acres at 6867 Willard Rd, Liberty Township, Rocky River Balance Watershed, Tax ID # 8725766570, 8725757997 and 8725960159, Primary Growth Area, from *RA - Residential Agricultural District* and *HI – Heavy Industrial District* to *HI-CD - Heavy Industrial - Conditional District*. The proposed Conditional Zoning District would specifically allow the expansion of the existing asphalt plant as per the site plan. Property Owners: FSC II, LLC, and Russell Lineberry

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.

Bailey Watkins, 701 Corporate Center Dr, Raleigh, NC, rose to address the Planning Board and stated that he was with the company requesting the rezoning, FSC II, LLC.

Johnson asked **Watkins** to provide the Planning Board with a summary of what the company is wanting to do on the property. **Watkins** said that the company has been operating on this site for many years and is now wanting to expand and update the existing equipment to comply with new environmental rules.

Watkins referred the Planning Board to the submitted site plan and specifically parcel number two on the map and he stated that FSC II, LLC, purchased the existing operation from another company. **Watkins** explained that the existing plant is from sometime in the 1960s and meets the current environmental requirements but that the Federal government is forcing FSC II, LLC, to update all of the existing equipment due to new environmental regulations. **Watkins** stated that the company also purchased parcel number three on the site plan and would be merging all of the parcels together and that would allow the operations to continue under Federal and County regulations. **Watkins** told the Planning Board that the current operations are not set up to meet the current demands for asphalt that are produced on the property.

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

Davis said that he thought the situation is complicated but that the company is doing all of this work to be able to meet the new Federal environmental regulations and to continue its existing operation. **Watkins** said that the current operation can continue in its present condition but the company is wanting to make these changes to the equipment and site plan to make the location better, control stormwater runoff, and be more environmentally friendly.

Johnson asked **Watkins** how long the existing facility has been at this site and **Watkins** replied that it has been in operation for over twenty years and the company is wanting to add more land to improve the environmental quality and to meet the demand for their products.

Johnson asked about the number of employees at the site and **Watkins** said there are currently four to five employees at the site and with the expansion they would be able to hire more employees. **Watkins** explained that each crew usually has thirteen employees and with the expansion, they would see an additional ten to twenty more trucks using the facility.

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

Hedrick asked about the landscape buffers on the site plan. **Watkins** said that the buffers are twenty-foot uncut buffers and if there were specific questions regarding the buffers he would defer to **Dale Werenko**, 115 Mackenan Dr, Cary, NC, who is the landscape designer for the site.

Werenko told the Planning Board that they plan to retain the existing trees and will supplement the vegetation where necessary and there would also be a wet pond along with buffers around the pond.

Beeson asked about the buffers on the back side of the property along US Hwy 421 and that the site plan is not showing a buffer in that area. **Werenko** said that there is no buffer currently along US Hwy 421 and that the existing billboard will be maintained on the site and that the area needs to be kept clear to be able to see the billboard.

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

Pell asked if there was anyone else in attendance in favor of the rezoning request. Hearing none, **Pell** asked if there was anyone in attendance in opposition to the rezoning request. Hearing none, **Pell** closed the public hearing.

Johnson told the Planning Board that this case is a good example of an existing industry that is making moves to improve the environmental quality for everyone in the area.

Bunting 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*. **Vaughan** made a second to the motion to **APPROVE** the rezoning request.

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

Johnson 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 #2023-00000873

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **ALLEN RADFORD**, Randleman, NC, and his request to rezone 0.46 acres at 10973 Randleman Rd, Level Cross Township, Randleman Lake Protected Area Watershed, Tax ID #7758955367, Primary Growth Area, from *HC-CD - Highway Commercial - Conditional District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically amend the existing site plan to allow a 40 ft. by 60 ft. pole shed and gravel lot with 25% impervious surface as per the site plan. Property Owner: Matthew Newman

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.

Allen Radford, 1824 Neeley Rd, Pleasant Garden, NC, rose to address the Planning Board.

Johnson asked **Radford** to explain to the Planning Board what he is wanting to do on the property.

Radford directed the Planning Board to the site plan and pointed out the shed with a garage and he told the Board that he wants to use the shed to keep the vehicles covered and out of the weather.

Johnson asked **Radford** what he would do with the pole shed and **Radford** stated that he would store cars while being repaired or waiting to be sold. **Johnson** asked **Radford** what kind of operation he wants to do on the site and **Radford** said that he would not be doing any type of operation on the site other than storing cars. **Radford** told the Planning

Board that the site was previously used for an automobile sale lot and that he would usually only have three or four vehicles on the site. **Johnson** asked **Radford** if he would have an office on the site and **Radford** said that there would not be an office on-site and that he is not going to have an automobile sales lot on the property but he wants to use it just for storage of three to four vehicles and he wants to keep them protected from the weather.

Davis said that the site plan shows the property to be used to store/shelter cars. **Davis** asked **Radford** if he was going to work on automobiles at the site and **Radford** replied that he would not be working on cars nor have a sales lot as most of the automobiles that he will bring to the site will have already been sold as he purchases the vehicles from the wholesale sale.

Beeson asked **Radford** about the operating hours and he replied 8:00 am to 5:00 pm with no night operations.

Pell asked **Radford** about any employees and he stated that there would not be any employees as he works full-time for a general contractor and this is just a side job.

Johnson asked **Radford** about the maximum number of automobiles that will be on the site and **Radford** said that it would probably be four to five automobiles and due to the size of the existing 40 ft. by 60 ft. building, he did not think many more automobiles would fit in the building. **Johnson** told the Planning Board that what **Radford** is planning is a less intense use than what is currently allowed by the existing Conditional District Permit.

Johnson reminded **Radford** that the Conditional District Permit is for the specific conditions and specific uses and if anything was to change in the future, the Conditional District Permit would need to be amended.

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

Pell asked if there was anyone else in attendance in favor of the rezoning request. Hearing none, **Pell** asked if there was anyone in attendance in opposition to the rezoning request. Hearing none, **Pell** closed the public hearing.

Davis said that the entire Planning Board is familiar with this location and the service stations and commercial operations in the area and he does not see this operation as a problem.

Beeson stated that for the existing Conditional District Permit, the opposition was due to the cars along the private drive and that this amendment will take care of the problem.

Pell called for a motion on the rezoning.

Beeson 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*. **Davis** made a second to the motion to **APPROVE** the rezoning request.

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

Johnson 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 #2023-00000876

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **STEVE WISHON**, Asheboro, NC, and his request to rezone 1.68 acres out of 3.59 acres at 1319 Nance Rd, Franklinville Township, Tax ID #7783518921, Secondary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow an auto repair garage and towing service in an existing building as per the site plan. Property Owners: Teresa C Wood and Robin C Bryant

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.

Taylor Callicutt, 206 Telephone Ave, Asheboro, NC, stated that he is the attorney for **Steve Wishon**, 1313 N Fayetteville St, Asheboro, NC, and **Betsy Moody**, the real estate agent, is also present for the meeting.

Callicutt stated that **Wishon** has worked on automobiles for many years and he has recently started working in rotation with public safety agencies on hauling automobiles that are abandoned on the side of a road or damaged due to a wreck.

Callicutt stated that there is a 6,000 sq. ft. building on site and another area of 10,000 sq. ft. that **Wishon** wants to use for storage and that the area would allow approximately twenty automobiles to be stored at the site.

Callicutt told the Planning Board that many of the aspects for the first case from the agenda, such as inspections, screening, and security considerations are all required for the short-term storage of vehicles. **Callicutt** repeated that the insurance companies

dictate how long the automobiles are on the site and that there is frequent turnover with the automobiles to save insurance companies money.

Callicutt stated that **Wishon's** business will operate twenty-four hours a day, seven days a week but that his client is in rotation with other businesses that do the same type of operation and that **Wishon** will only get a limited of automobiles and it depends on the needs of the public safety agencies. **Callicutt** stated that **Wishon** would not be towing automobiles in and out during business hours but that he cannot guarantee specific operational hours since it is impossible to know when accidents will occur.

Callicutt gave the Planning Board a brief history of the property and how it stated as Callicutt Equipment, a Kubota tractor dealership, and that he did not know of another use of the property other than for commercial operations. **Callicutt** reminded the Planning Board that the previous farming business could continue as it was a non-conforming use in the *Randolph County Unified Development Ordinance*. **Callicutt** went on to say that the proposed change would have less intensive traffic going to the site. **Callicutt** stated that the original business started in 1952 and changed in the 1960s to the Kubota equipment dealership and that trucks were in and out all the time as the dealership provided storage, sales, and repair of equipment that was sold at the site and other locations. **Callicutt** stated that the proposed use is "pretty consistent" with what has happened over the past years.

Callicutt stated that the proposed use would produce less traffic and that procedures are in place to deal with run-off and fluids from the automobiles and that steps are in place to remediate the issues. **Callicutt** reminded the Planning Board that regulation inspections are done by the public safety agencies to ensure compliance with all of the rules. **Callicutt** stated that **Wishon** does operate other facilities of this type and he passed out pictures to the Planning Board showing the other facilities that **Wishon** operates and he stated that **Wishon** will do something comparable on this site as to what is shown in the pictures. (See Exhibit #1.)

Callicutt stated that he asked the family of the property owners to also provide pictures of traffic at the old Callicutt Equipment business. (See Exhibit #2.)

Callicutt concluded his remarks by saying that **Wishon's** business does not depend on high visibility and that **Wishon** wants the business to be tucked away as it deters problems that may cause. **Callicutt** stated that he was happy to answer questions and asked to be able to return to the podium to address any concerns raised by the opposition.

Beeson asked **Callicutt** if **Wishon** would be doing automobile repair at the site and **Callicutt** replied that automobile repair would be an accessory to the primary use for the automobile towing service and the hours for the repair would be 8:00 am to 5:00 pm, Monday through Friday but that the towing business would be on an as-needed basis.

Davis asked if **Wishon** planned to buffer and fence the entire property and **Callicutt** replied that **Wishon** would only be fencing the area to be rezoned. **Davis** then asked

about the types of trees that are going to be used for any buffers and **Callicutt** replied that **Wishon** plans to plant Leyland cypresses to protect the neighbors and to supplement the existing buffer.

Hedrick asked if Nance Rd is a State maintained road and **Callicutt** answered that it is a State maintained road.

Callicutt told the Planning Board that he had reached out to NCDOT regarding traffic counts and a traffic study but he was advised to not do anything with NCDOT until after the request was approved.

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

Pell asked if there was anyone else in attendance in favor of the rezoning request. Hearing none, **Pell** asked if there was anyone in attendance in opposition to the rezoning request.

Timothy Benbow, 2336 Cedar Falls Rd, Franklinville, NC, rose to address the Planning Board and said that he had lived in this area all of his life which has been seventy-three years so far. **Benbow** said that in all of these years, the community has not changed and that the old shop that became Callicutt Equipment was started two years after he was born. **Benbow** stated that Nance Rd is a poorly maintained State Road and gravel had been added to the road just last year and there are no markings on the road dividing the lanes and there are no speed limit signs posted so drivers assume the speed limit is fifty-five miles per hour but many automobiles usually go sixty-five to seventy-five miles per hour along Nance Rd.

Benbow went on to say that people that live in the community have been there for over one hundred years and that everyone knows and looks out for everyone and the proposed operations are not a fit for the community. **Benbow** talked about the children that play and ride their bicycles along the road and that he could think of many different uses that would be better than the proposed business. **Benbow** concluded his remarks by stating that he knew this request was not going to be junkyard and that auto mechanics in County cannot get to bays at this location due to the automobiles and junk automobiles on the site and this location is not suitable for this community.

Micah Samios, 1281 Nance Rd, Franklinville, NC, rose to address the Planning Board and said that he and his wife and two sons moved to the community in 2021. **Samios** said that due to the topography of the area, his family would see everything at the request location. **Samios** told the Planning Board that they moved their family to the area because it was quiet, he knows his neighbors and the community is something out of the history books. **Samios** said that the community has a sense of home and that everyone takes care of each other.

Samios described his home location as the “perfect location to overlook the valley and he cannot describe the security and safety at this location.” **Samios** related to the Board

that he can go out his back door to explore his property and not have to worry about anything but he is concerned about what could happen if this request were to be approved.

Samios said that much in the area has changed over the years, especially after the Callicutt family sold the business and moved it to its new location on US Hwy 64 E. **Samios** talked about the small creek that is spring fed that borders his property and the property of the request location and that many times he has to hose off his children when they come home after playing in the creek. **Samios** asked about what would happen to the creek if fluids and chemicals from automobiles stored at this location were to get into the stream and if anyone knew of any chemical spills on the property of the request location.

Samios went on to tell the Planning Board that chemicals had been recently dumped in the creek and that the State agency was called and the inspector said the chemicals had been dumped from somewhere further upstream and he is still waiting on more results from the State. (See Exhibit #3.) **Samios** said that if the Planning Board approves this request, it will open up the community to many changes like traffic and the potential for crime. **Samios** stated that **Wishon** has a facility in Randleman and it has rows and rows of cars and the site is not maintained. **Samios** stated that it does not take much for chemicals to spill on the site and that many of the automobiles may be at the site for as long as ninety days.

Samios asked the Planning Board how often will inspections be done on this site with the existing contamination. **Samios** asked if there were any plans for remediation of the contaminated soil. **Samios** presented the Planning Board with a petition signed by eighteen property owners that are opposed to this operation and that 100% of residents do not want this in their community. (See Exhibit #4.)

Samios concluded his comments by saying that approving this request will deter many children from their childhood and that the proposed fence will not protect kids from people who are drunk or on drugs and that many of these owners of impounded cars will come looking for their vehicles.

Dean Nance, 1185 Nance Rd, Franklinville, NC, asked the Planning Board if this site will be used for a repossession lot or if will it be just wrecked or impounded automobiles due to DWI. **Nance** said that the speed limit on the road has always been a concern and it needs to be addressed as even delivery vehicles go too fast on Nance Rd.

Morgan stated that the Planning Board nor the Board of County Commissioners has anything to do with speed limits along roads and that concerned citizens need to talk with NCDOT.

Nance stated that people are going down the unposted road and not getting ticketed and that he loves this kind of business but the automobile owners are angry due to cars being repossessed or impounded. **Nance** stated that his family was previously in this same

business and that no one wants an impound or repossession yard in their front yard as it is a horrible idea that could bring crime to the area. **Nance** went on to say that he had worked in this business for twenty years in Davidson County and that the fence will not stop anyone. Property owners will find a way to get their stuff back and this could bring an unwelcome element to the community that they do not want.

Susan Richards, Andrew Hunter Rd, Asheboro, NC, stated that she lives four minutes away from the request location and wanted to remind the Planning Board that they have an opportunity to bring in museum traffic into the County and that many people do struggle with drug paraphernalia and drink cans in their yards but most people also stop to pick it up. **Richards** said that she is not opposed to the business but it should find a different location that will not impact neighbors. **Richards** concluded by asking the Planning Board if this type of operation is how we want our community to be in the future.

Pell asked **Callicutt** if he wanted to address any of the concerns raised by those in opposition.

Callicutt returned to address the Planning Board and he said that he did not want to discount the concerns of the community but there is a “stumbling block.” **Callicutt** stated that if he wanted to open a tractor business, it could be done again without any type of public hearing.

Callicutt went on to say that no one wants to see change and if the community does not want to see any change to this property, they are open to buying it from the current property owners as it has been on the market for two years. **Callicutt** went on to say that he does not have any figures for the number of storage or repossession lots in the County or any crimes associated with these types of facilities but **Wishon** is proposing a suitable use of the property.

Morgan asked **Callicutt** if he or his client wanted to provide more specific information on the use of the property as an impound or repossession lot.

Steve Wishon stated that he has a statement from the Tax Department records that state the building was changed in 1983 and that the Tax records show the property as being used for an industrial warehouse and the occupancy of the building is an industrial warehouse and does not understand why he should be having to rezone the property when everything, Tax records, shows the property as being industrial. **Wishon** stated that he has never met the people in opposition so they do not know how he operates his business and they should have the courtesy to not defame his character.

Morgan interjected that no one at the public meeting is defaming **Wishon’s** character. **Morgan** asked **Wishon** to provide the Planning Board with more information on how the program works for disabled or wrecked automobiles. **Wishon** stated that the North Carolina Highway Patrol has divided Randolph County into four different zones and that he currently works in zone one and three. **Wishon** said that he is not building a “huge” building and that he will have limited outside storage. **Wishon** stated that the rules are

that anything that can harm the environment must be contained on a concrete pad and that he would not allow any outside customer traffic. **Wishon** said that he will not use this location for his automotive dealership and that no one can get up to fifty-five miles per hour on Nance Rd and that all of his drivers are professional and that his business will be great neighbors in the community.

Morgan asked who calls his business requesting services and **Wishon** replied that it is normally the North Carolina Highway Patrol or other public safety agencies to pick up the wrecked or abandoned automobiles but that the majority is from a wreck. **Morgan** asked **Wishon** if he ever gets vehicles from people that have been arrested and **Wishon** stated that he has picked up automobiles due to their owners being arrested and that he cannot control how other people will act and that he takes his business seriously and he works hard for the community.

Pell asked **Wishon** if he has ever done any repossession work before. **Wishon** replied that he has been requested to do some of that type of work but those requests come through the finance company or banks and those automobiles will be stored at his existing facility in Asheboro.

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

Hedrick asked if the site is on a well and septic system. **Wishon** said the site is on a septic system and well and that he has businesses that come out and pick up and dispose of the chemical on the site. **Wishon** stated that he runs a legitimate business.

Davis asked **Wishon** about the number of trucks in his fleet and **Wishon** stated that his business has three rollbacks and three wreckers. **Wishon** said that one truck could be dispatched two or three times a day and that he currently has facilities and each site will have only one truck on site.

Davis asked **Wishon** if he understand the concerns of the citizens about automobile repossessions. **Davis** asked if **Wishon** sees a lot of this type of traffic. **Wishon** stated that he sees very little of the repossessions business but that he does do them sometimes and that he has a different company that will pick up the repossessions and will store the automobiles at an existing lot in Asheboro.

Davis asked **Wishon** what percentage of his business is repossession and **Wishon** replied it is approximately three percent and that this location will be an overflow lot and automobiles will be brought to this site for repairs and then moved to his existing automotive sales lot.

Davis asked **Wishon** if he plans to sell cars at this location and **Wishon** said that he would bring automobiles to this location if they need repair work and then take them to his existing automotive sales lot.

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

A resident in opposition rose to address the Planning Board again and **Morgan** stated that the applicant for a public hearing goes last and the resident was not allowed to re-address the Planning Board.

Hearing no questions from the Planning Board members, **Pell** closed the public hearing.

Davis said that if anyone was familiar with the road, they will know about Callicutt Equipment. Over the years the business did expand and was successful and they were accepted by neighbors. The question now is whether the building will be used by someone else and whether this use or a different use fits the community and the requirements of the *Randolph County Unified Development Ordinance* and the *Growth Management Plan*.

Hedrick said that the property is currently zoned *RA – Residential Agricultural* as Callicutt Equipment was existing on the site before zoning. **Hedrick** asked if the existing well and septic system is adequate to serve the facility and **Pell** stated that those questions are not part of consideration by the Planning Board.

Hedrick said that he has concerns about public safety and that he feels that the Planning Board does not have assurances that the neighbors will be protected.

Beeson asked if the use of the building or business could be more destructive to the community. **Beeson** stated that **Wishon** has stated that he will have minimum employees and allowing this type of operation may be a better option than allowing a warehouse type of operation that may generate even more traffic to the site.

Johnson reminded the Planning Board that the Conditional District Permit holds the applicant to the conditions that are agreed upon by the applicant and the Planning Board and that the previous use as Callicutt Equipment was a non-conforming use.

Hedrick stated that he felt that a Conditional District Permit is best case scenario with all of the concerns regarding public safety, the septic system, the well, and the buffers. **Hedrick** referred the Planning Board members to the *Randolph County Unified Development Ordinance*, Article 600, Section 618, Table of Permitted Uses where the notes section says,

“Commercial outdoor storage (except for junkyards as defined and regulated by this Ordinance) including contractor’s yards, building supply sales and coal sales and storage are permitted in the zones where indicated only if the storage yard is enclosed by a fence not less than eight feet in height which completely screens from view the stored material.”

Hedrick stated that the required eight-foot fence and Level III buffer are not shown on the site plan and that he would like to see some buffers to protect the property owners.

Davis stated that he thought this case was a tough one to decide.

Vaughan stated that she thought that with children in the area, buffers and fencing would be nice to prevent children from exploring this property.

Beeson stated that he would also like to see buffers and fencing on the site.

Hedrick stated that the *Randolph County Unified Development Ordinance* **requires** buffers and fencing on-site.

Davis said that he thought the pictures show this as being a good area. **Davis** asked if the applicant wanted to address the concerns of the Planning Board.

Davis made the motion with **Hedrick** seconding the motion to reopen to allow the applicant to discuss and address the concerns of the Planning Board. The motion to reopen the public hearing passed unanimously.

Morgan stated that the Planning Board was reopening the public hearing for **Callicutt** or **Wishon** to answer questions from the Planning Board regarding buffers on the site.

Davis asked **Wishon** if he was looking at the building from Nance Rd if he would accept the placement of a six-foot chain link fence around the existing building and the storage yard with eighteen to twenty-four inches of barbed wire around the top of the fence and a Level III buffer on the south and north side of the fence?

Wishon said that he would will willing to make those changes to his application. The application was updated during the public hearing to reflect these changes and **Wishon** signed the revised application.

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.

Johnson 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.

Johnson then turned to the last item on the agenda and it was to consider a resolution in opposition to Senate Bill 317. (See Exhibit #5.)

Johnson requested the Planning Board to consider adopting the resolution and send it to the Board of County Commissioners with the recommendation that the Board of County Commissioners adopt the resolution and then send the resolution to the members of the local General Assembly delegation. **Johnson** said that the proposal takes away the authority to make land use decisions from the County and creates some exemption for zoning control and states that the County would not be able to dictate density controls, etc.

Johnson asked the Planning Board why would the General Assembly want to remove land use authority from local government and stop citizen input on land use decisions.

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

Johnson said that the proposal prevents citizen input on land use decisions.

Davis made the motion with **Beeson** making the second to recommend **APPROVAL** of the resolution to the Board of County Commissioners for their adoption and forwarding to members of the local General Assembly delegation.

Pell, having a proper motion and second, called the question on the motion to recommend **APPROVAL** of the resolution to the Board of County Commissioners. The motion was adopted unanimously.

Having no further business, **Pell** called for a motion to **ADJOURN** the meeting. **Bunting** made the motion to adjourn, with **Beeson** 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 8:24 p.m., with 29 citizens present.

**RANDOLPH COUNTY
NORTH CAROLINA**

Chairman

Clerk to the Board

Date



DRAFT



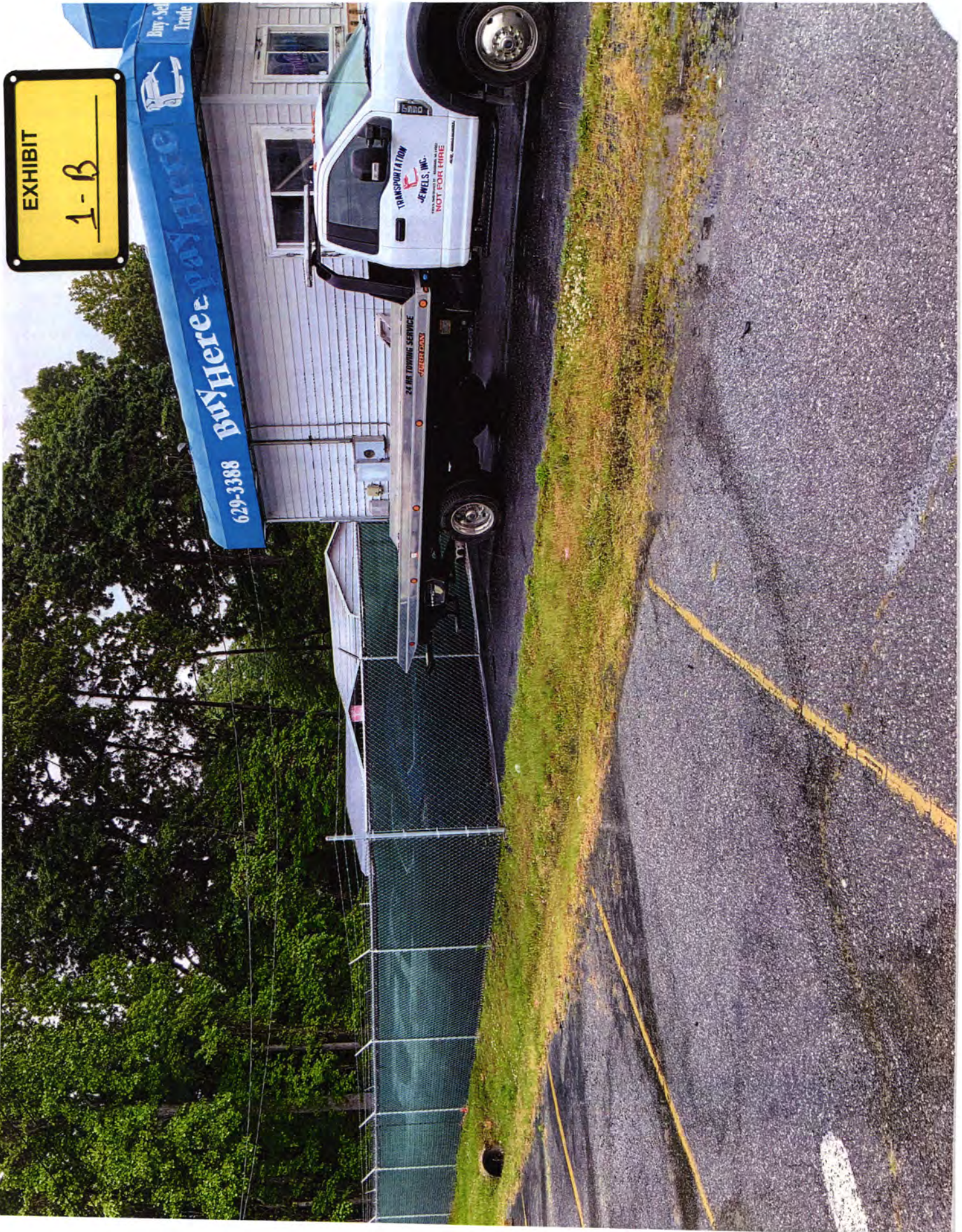


EXHIBIT
1-B

Buy Here Pay Here
629-3388

TRANSPORTATION
JEWELS, INC.
NOT FOR HIRE

24 HR TOWING SERVICE

EXHIBIT
A-C





EXHIBIT
1-0



EXHIBIT
1-e



EXHIBIT

1-P

Quality Auto & Recovery

EXHIBIT
1-G



Clay St. Asheville



EXHIBIT

2-A

Callicott Tractor

EXHIBIT

3-A



EXHIBIT

3-B



EXHIBIT
3-C



Rezoning Petition
1319 Nance Road

Notice of rezoning 1319 Nance Road from RA- Residential Agricultural District to HC-CD-
Highway Commercial- Conditional District.

Introduction of auto repair garage and towing service in lieu of "Callicutt Tractor", operated by
Steve Wishon, owner of Mid State Salvage and Towing, Quality Auto Repair, Transportation
Jewel- Auto Sales and Repossession Yard.

Impact: Environment concerns for current oil leaching into soil and waterways, new oil
contamination, increased road traffic, 24/7 operation, metal waste in "storage yard", unwanted
"people" in/ around our community, reduction in land value, increase security threat, widening
of right away/ roadway, state maintenance concerns.

**We are in denial of the approval to rezone 1.68 acres of 1319 Nance Road for
allowance of Highway Commercial- Conditional District.**

- McSonia
 - Ullens Mercedes
 - Gene W. Kuttyte
 - Christian Mabry
 - Dean A. Nance
 - James T. Merritt
 - Dane N. Merritt
 - Daren Bridg
 - John Hall Sr.
 - HURLEY NANCE
 - HURLEY NANCE
 - Barbara Nance
 - Sean Nance
 - _____
 - _____
 - _____
 - _____
 - _____
- 1281 NANCE ROAD
 - 1540 Nance Road
 - 1247 Nance rd
 - 1214 Nance rd
 - 1185 Nance rd
 - 1211 Nance Rd
 - 1211 Nance Rd.
 - 1424 Nance Rd. Ext.
 - 1424 Nance Rd. Ext.
 - 1182 NANCE RD.
 - 1274 NANCE RD.
 - 1161 Nance Rd
 - 1474 Nance Rd. Ext.
 - _____
 - _____



RANDOLPH COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
204 East Academy Street • Post Office Box 771
Asheboro, North Carolina 27204-0771
Telephone: (336) 318-6555 • Fax: (336) 318-6550



April 12, 2023

Dear Adjoining Property Owner:

This is to notify you that at **6:30 p.m., on Tuesday, May 2, 2023**, the Randolph County Planning Board will meet in the **2nd Floor Meeting Room, Randolph County Historic Courthouse, 145-C Worth Street, Asheboro**, to consider the following request:

STEVE WISHON, Asheboro, NC, is requesting to rezone 1.68 acres out of 3.59 acres at 1319 Nance Rd, Franklinville Township, Tax ID #7783518921, Secondary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow an auto repair garage and towing service in an existing building as per the site plan. Property Owners: Teresa C Wood and Robin C Bryant

A copy of the current Planning Board Agenda can be viewed on the Randolph County website.

Interested citizens are invited to attend this meeting and will be allowed to express their views. As a result, changes to the request could be made during this public hearing process.

Kim Heinzer
Clerk to the Planning Board
Randolph County

1161 Nance Rd.
Franklinville, NC



RANDOLPH COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
204 East Academy Street • Post Office Box 771
Asheboro, North Carolina 27204-0771
Telephone: (336) 318-6555 • Fax: (336) 318-6550



April 12, 2023

Dear Adjoining Property Owner:

This is to notify you that at 6:30 p.m., on Tuesday, May 2, 2023, the Randolph County Planning Board will meet in the 2nd Floor Meeting Room, Randolph County Historic Courthouse, 145-C Worth Street, Asheboro, to consider the following request:

STEVE WISHON, Asheboro, NC, is requesting to rezone 1.68 acres out of 3.59 acres at 1319 Nance Rd, Franklinville Township, Tax ID #7783518921, Secondary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow an auto repair garage and towing service in an existing building as per the site plan. Property Owners: Teresa C Wood and Robin C Bryant

A copy of the current Planning Board Agenda can be viewed on the Randolph County website.

Interested citizens are invited to attend this meeting and will be allowed to express their views. As a result, changes to the request could be made during this public hearing process.

Kim Heinzer
Clerk to the Planning Board
Randolph County

1148 Nance Rd. Franklinville NC Kris Weller



Rezoning Petition
1319 Nance Road

Notice of rezoning 1319 Nance Road from RA- Residential Agricultural District to HC-CD-
Highway Commercial- Conditional District.

Introduction of auto repair garage and towing service in leu of "Callicutt Tractor", operated by
Steve Wishon, owner of Mid State Salvage and Towing, Quality Auto Repair, Transportation
Jewel- Auto Sales and Repossession Yard.

Impact: Environment concerns for current oil leeching into soil and waterways, new oil
contamination, increased road traffic, 24/7 operation, metal waste in "storage yard", unwanted
"people" in/ around our community, reduction in land value, increase security threat, widening
of right away/ roadway, state maintenance concerns.

We are in denial of the approval to rezone 1.68 acres of 1319 Nance Road for allowance of
Highway Commercial- Conditional District.

- Jim Barber 2736 Cedar Falls Rd. Franklinville
- Coriann Barber " " "
- Thomas R. Freeman 1436 Nance Rd. EXT
- Max Allen Bonbow 1240 NANCE RD
- Andrew + Kristen Freeman FRANKLINVILLE, NC 27248
- Johnny Brewer 1111 Nance Rd Franklinville NC 27248
- Quinn Smith 1187 Nance Rd. Franklinville NC 27248
- Harry D. Nance 1187 Nance Rd. Franklinville NC 27248
- _____ 1161 Nance Rd. Franklinville, NC 27248
- _____
- _____
- _____
- _____
- _____



April 7, 2023

REVIEW OF SENATE BILL 317: ADDRESSING THE WORKFORCE HOUSING CRISIS

This document provides a review of SB317, Addressing the Workforce Housing Crisis, which was filed in the Senate on 3/15/23. The bill seeks to establish workforce housing developments, which are 10-acre residential developments comprised of single-family detached, duplex, and attached residential development that are **pre-empted from basic local government planning requirements**, including:

- Allowable zoning districts
- Residential densities
- Dimensional requirements
- Landscaping
- Utility system fees
- A maximum 60-day approval period

APANC agrees that there is a crisis of housing availability and affordability for North Carolinians that needs to be addressed, but pre-emption of local government regulations as the primary means of addressing these challenges falls short of the mark and is likely to produce more problems than it solves. We offer the following observations about the proposed language of SB317.

WORKFORCE HOUSING DEVELOPMENTS ALLOWED IN ANY ZONING DISTRICT
 SB317v1 - p. 3 §160D-802.1 (a)
Requires local governments to permit workforce housing developments in any zoning district regardless of the district's intent or range of uses.

This is contrary to NC law requiring communities to adopt comprehensive plans to direct certain uses to most appropriate areas (NCGS §160D-501)

Ignores many State and federal limitations on residential development locations established to protect public safety:
 (e.g., airport overlay districts, flood damage prevention districts, water supply watershed districts, etc.)

EXEMPTION FROM DENSITY AND DIMENSIONAL REQUIREMENTS
 SB317v1 - p. 3 §160D-802.1 (a)
Prohibits the application of maximum density or minimum dimensional requirements within a workforce housing development.

This ignores health/safety aspects related to:

- Stormwater management
- On-site wastewater system separation requirements
 - Roadway access management
 - Driveway spacing
 - Firefighting capability

The lack of density requirements confounds the ability to plan for future school and infrastructure needs.

HOUSING UNIT AFFORDABILITY ONLY ENSURED FOR 1 YEAR
 SB317v1 - p. 3 §160D-802.1 (b)(4)(b)
Occupancy of affordable units by owners meeting qualifying income limits is only required for one year, and there are no deed restrictions or other protections for long-term affordability.

Affordable units created can be sold as market-rate units after 12 months.
 No mechanism to ensure availability of affordable housing over the long term.

Only 20% of units in the workforce housing development must be affordable, and only half of those must be designated for purchasers making less than 100% of AMI.

**AFFORDABILITY
ENFORCEMENT PROCEDURES
UNCERTAIN**

SB317v1 - p. 4 §160D-802.1 (e)
Bill language indicates developer as party responsible for confirming income eligibility.

No standards, procedures, or oversight in the bill for initial determination of income eligibility.

Oversight is not needed for purchasers using State or federal downpayment assistance funds but is required for purchasers not using this assistance.

No provisions for eligibility tracking once developer finishes project.

This creates an unfunded tracking mandate for local governments who have no authority to request or mandate income information.

The bill permits certificates of occupancy to be withheld to ensure a “balance” of affordable/market rate units.

Court rulings have barred local governments from withholding COs for reasons other than building code-related concerns.

**10-ACRE MINIMUM SIZE /
NO MULTIFAMILY UNITS
ALLOWED**

SB317v1 - p. 3 §160D-802.1 (b)(1)

Requires developments to be at least 10 acres in size, and limits uses to single-family and two-family dwellings.

Focuses workforce developments on large vacant tracts in suburban/exurban locations, away from employment centers, transit, and necessary public services.

60-DAY APPROVAL DEADLINE

SB317v1 - p. 3 §160D-802.1 (d)
Requires approval/denial of a workforce development application within 60 days.

60 days is insufficient to review a preliminary subdivision plat, construct and accept public infrastructure, and review and record a final plat in North Carolina.

**EXEMPT FROM
IMPACT/SYSTEM
DEVELOPMENT FEES**

SB317v1 - p. 4 §160D-802.1 (h)
Local governments may not impose impact fees or water or wastewater system development fees on workforce lots.

This results in increased costs/charges that must be borne by other ratepayers and taxpayers beyond those in the workforce development.

**NO LANDSCAPING MAY BE
REQUIRED**

SB317v1 - p. 3 §160D-802.1 (d)
Prohibits local governments from requiring any landscaping internal to the development (other than a 20-foot-wide perimeter vegetated buffer).

This violates State and federal requirements for sedimentation and erosion control and may also violate other State requirements for riparian buffers.

The remaining 80% of the lots in the workforce development contain market rate homes but no landscaping requirements.

We believe the legislation could be improved with the following revisions:

1. Inclusion of a better balance between reseller equity capture and long-term provision of affordable units, such as deed restrictions.
2. Use of an outside agency or other mechanism to track purchaser income eligibility rather than the developer or a local government.
3. Assistance to local governments from the General Assembly with housing planning mandates and funding incentives for provision of workforce housing (as is currently being done in other states) rather than legislation that rests primarily on regulatory pre-emption.

The North Carolina Chapter of the American Planning Association stands ready to assist and engage the Legislature and other groups in whatever capacity would be appropriate, including providing more detail on anticipated repercussions of this legislation or working to develop collaborative solutions to the State's affordable housing crisis. Thank you for your consideration and your hard work towards making North Carolina a better place to live.



Resolution of the Randolph County Board of Commissioners On SB 317

WHEREAS, the legislation proposed in Senate Bill 317, *Addressing the Workforce Housing Crisis*, is of great concern to the County of Randolph and other local governments within North Carolina as it takes authority from local government to make important, major land use decisions; and

WHEREAS, provisions within this legislation are contrary to State law requiring communities to adopt comprehensive plans as required by NCGS § 160D-501; and

WHEREAS, provisions within this legislation ignores State and federal limitations on residential development locations such as Airport Overlay Districts, Flood Damage Prevention Ordinances and Watershed Protection Ordinances; and

WHEREAS, provisions within this legislation ignore health and safety aspects and firefighting capability; and

WHEREAS, provisions within this legislation remove the ability to control density; and

WHEREAS, provisions within this legislation allow affordable units created under the proposal to be sold a market-rate after twelve months and contains no mechanism to ensure availability of affordable housing for the future; and

WHEREAS, provisions within the legislation requires twenty percent of the residences in the development to be affordable and half of those must be designated for citizens making less than one hundred percent of the average median income; and

WHEREAS, provisions within the legislation includes no standards for initial determination of income eligibility, no provisions for eligibility tracking and thereby creates an unfunded tracking mandate for local governments who have no authority to request or mandate income information; and

WHEREAS, provisions within the legislation focuses workforce developments on large vacant tracts in suburban locations; and

WHEREAS, provisions within the legislation limits the review period to sixty days which is insufficient to review a workforce development or subdivision; and

WHEREAS, provisions within the legislation violate State and federal requirements for sedimentation and erosion control; and

WHEREAS, provisions within the legislation allows the remaining eighty percent of the lots in the development to contain market rate homes but eliminates any landscaping requirements.

NOW, THEREFORE BE IT RESOLVED that copies of this resolution are sent to our legislative delegation and to the leadership of the North Carolina General Assembly to stop Senate Bill 317 from becoming law and to work together to find real ways to advance affordable housing opportunities.

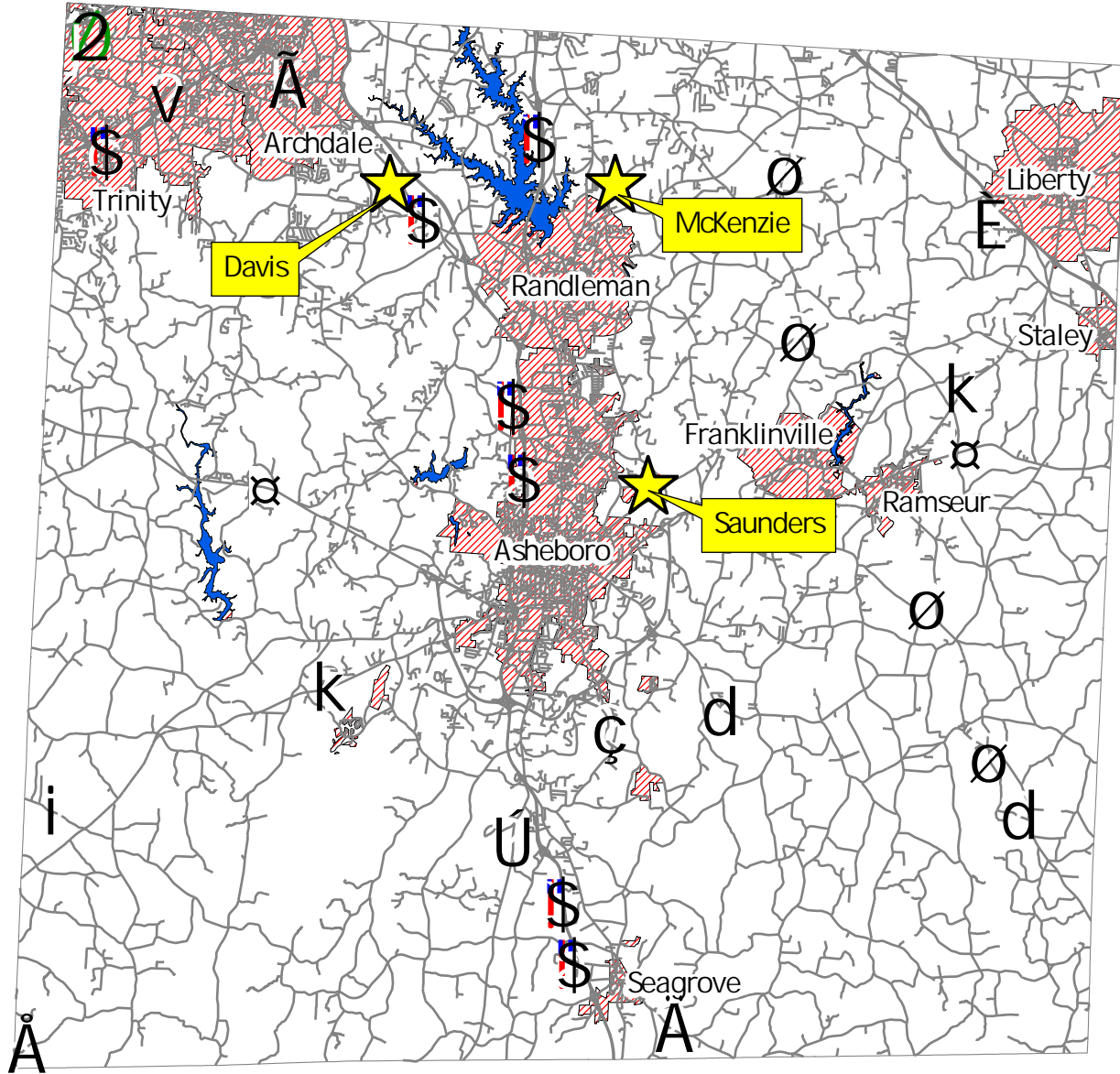
Adopted this the fifth day of June, 2023.

Chair, Randolph County Board of Commissioners





Clerk to the Board

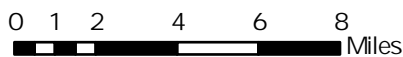


June Request Locat on Map



Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





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

APPLICATION #2023-00000884

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **LARRY McKENZIE**, Asheboro, NC, and his request to rezone 13.10 acres at Old Greensboro Rd/Fred Lineberry Rd, Level Cross Township, Polecat Creek Balance Watershed, Tax ID #7766756530, Secondary Growth Area, from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a twelve-lot site-built subdivision as per the site plan. Property Owners: Joseph and Annette Cox

GENERAL INFORMATION

Applicant: Larry McKenzie
Property Owner: Joseph and Annette Cox
Hearing Type: Legislative
Small Area Plan: None
Flood Plain Overlay: None
Airport Overlay: None
Location: Old Greensboro Rd and Fred Lineberry Rd
Parcel Number: 7766756530
Parcel Size: 13.10
Existing Use: Vacant

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	City of Randleman Zoning	Single-family residential

South	<i>RA - Residential Agricultural District</i>	Single-family residential
East	<i>RA - Residential Agricultural District</i>	Single-family residential
West	<i>RM - Residential Mixed District</i>	Single-family residential

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

“In order to reduce the number of conflict points on the NCDOT network, the ideal scenario is for all lots to be served internally.

“We do understand that this may be a challenge due to the current lot configurations. If it is not possible, we recommend shared driveways for the lots subdivided along Fred Lineberry and lots 1 & 2. We also recommend the driveway for Lot 3 on Greensboro Rd to be positioned as far from the intersection with Fred Lineberry Rd as possible. All lots shall provide the ability for internal circulation (give vehicles space to turn around on-site) to avoid backing into the right of way. Each lot access point shall also provide minimum safe sight distance.

“General comments:

“A driveway permit is needed for each access point. The permit(s) will need to be completed and signed before submitting to our office. Driveway permits require a plan that shows exact driveway locations, a turnaround area off the right of way so that vehicles are not forced to back out, and a min. 15” NCDOT-approved driveway pipe per access point.

“There is a \$50 inspection fee (make check payable to NCDOT) per approved access which will need to be received by this office at 300 DOT Dr, Asheboro, NC 27204. Driveway permits can be submitted through the online portal via <https://connect.ncdot.gov/municipalities/Utilities/Pages/Encroachment-Agreements.aspx>.”

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 with 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.

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.

The Technical Review Committee did note that since the property is still standing in timber, a thirty-five-foot buffer must be maintained along all State roads as required by the *Randolph County Unified Development Ordinance*.

The Technical Review Committee also reached out to the City of Randleman regarding the proposal to use existing municipal water and sewer services. The City of Randleman stated that the sewer line is a forced main and they would not allow the development to tie into that sewer line. The City also stated that they do not know if there is sufficient water pressure on the water line to supply the subdivision and Victory Junction Gang Camp.

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 proposal is bordered to the north by a major subdivision in the City of Randleman, Mallard Woods, and to the west by Bristol Ridge Forest. Further down Fred Lineberry Rd is Busy B Mobile Home Park, Victory Junction Gang Camp, and Woodfield Acres subdivision. This proposal will protect the existing neighborhoods by having compatible housing and allow the citizens to continue to enjoy their quality of life.

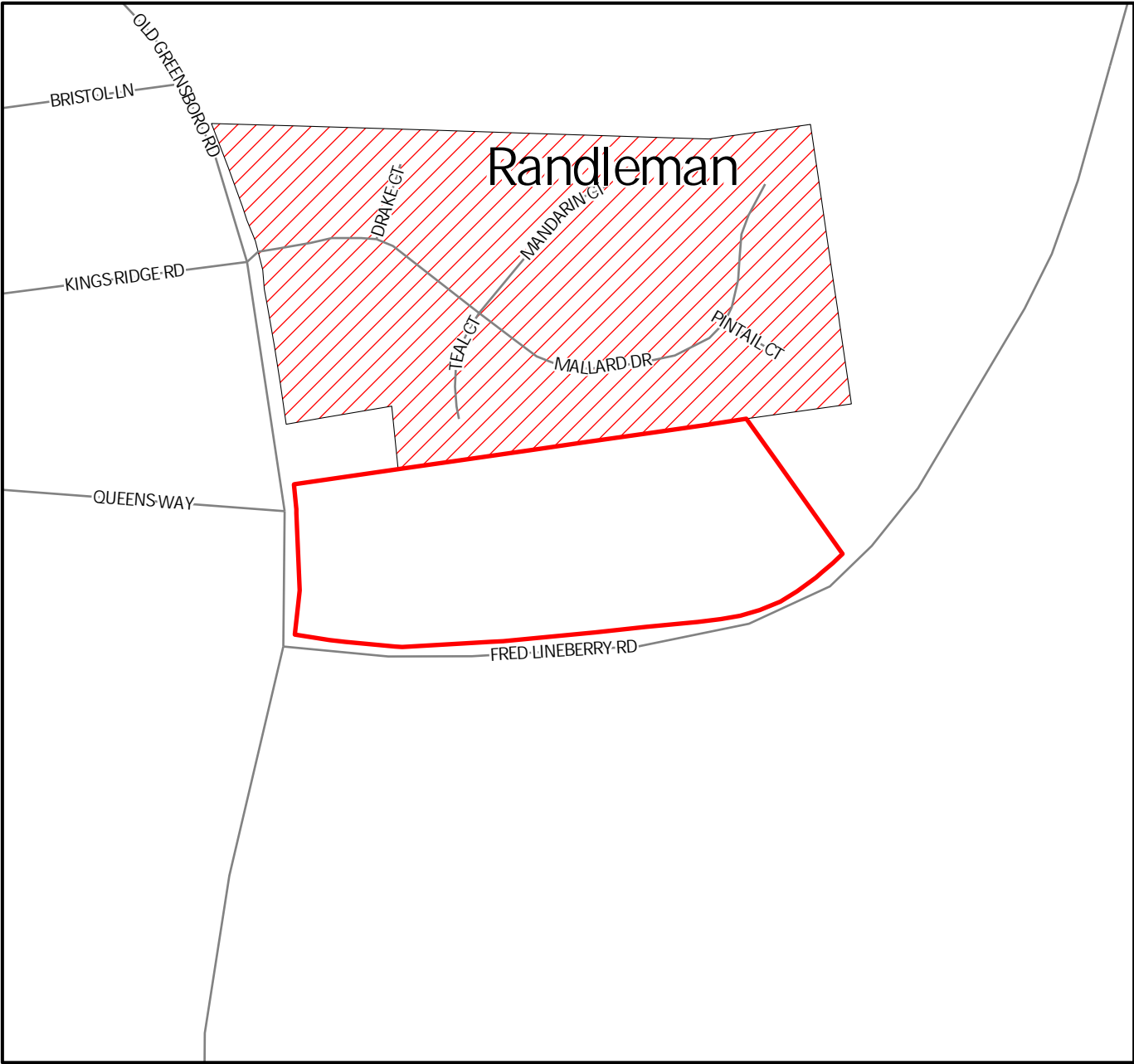
Policy 6.13: *Conventional residential subdivisions are anticipated of similar housing characteristics to the community.*

Consistency Analysis: As previously stated, this proposal is near existing major subdivisions and this proposal will continue the housing characteristics that have been established in 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.



McKenzie Request Locat on Map






Direct ons to site: US Hwy 220 Bus
N - (R) New Salem Rd - (L) Old
Greensboro Rd - Site on (R) at
Old Greensboro Rd/Fred Lineberry Rd.

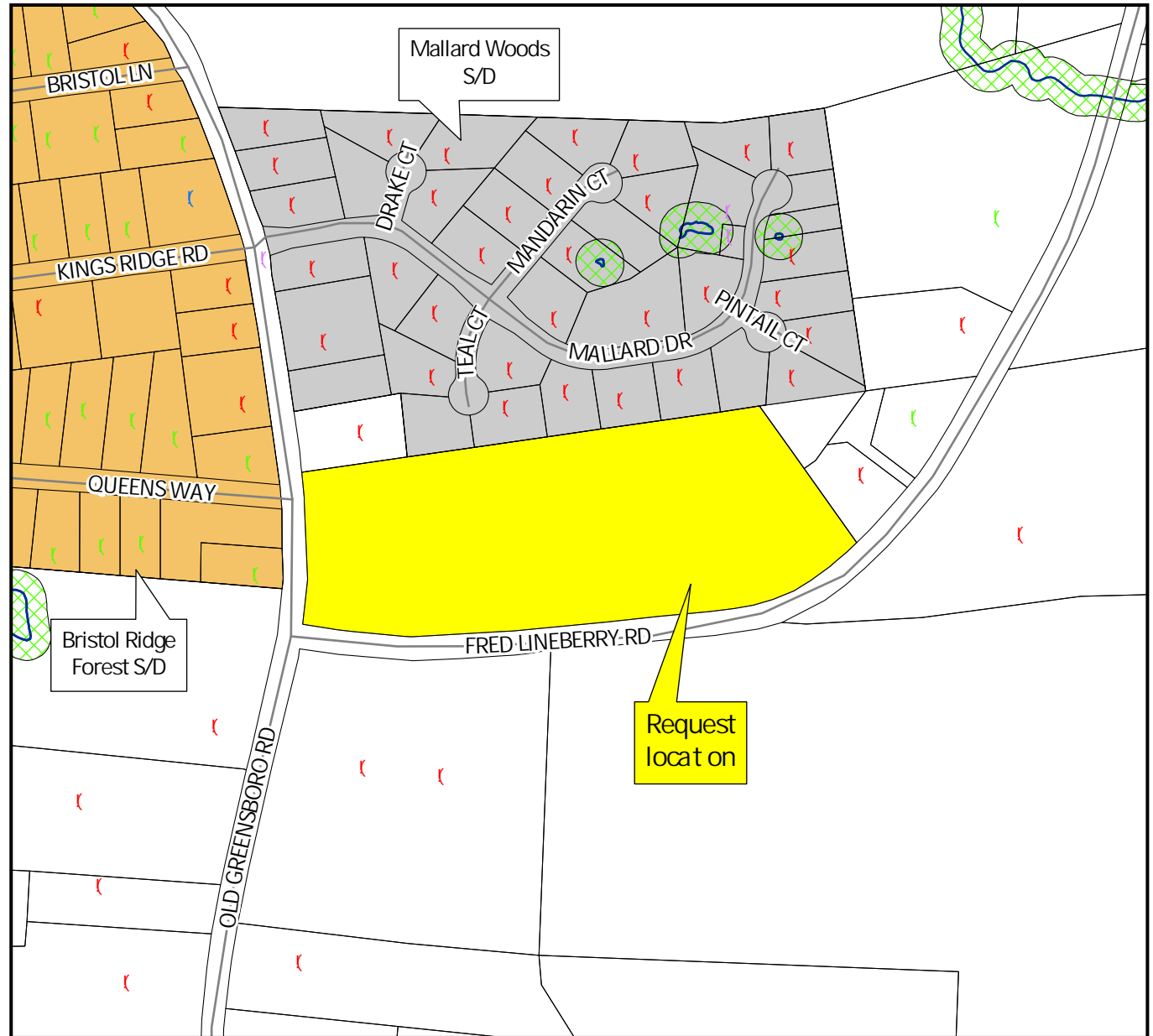


1 inch equals 400 feet

McKenzie Rezoning Request

Legend

-  Parcels
- Structures**
- Type**
-  Mult-address Structure
-  Permanent Structure
-  Temporary Structure
-  Miscellaneous Structures
-  Roads
-  Streams
-  50 f. Stream buffer
-  City of Randleman
- County zoning**
- Districts**
-  RA
-  RM

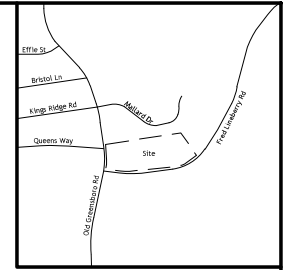


The request is located in Polecat Creek Watershed Area.

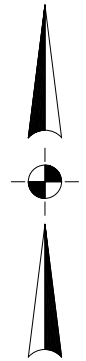
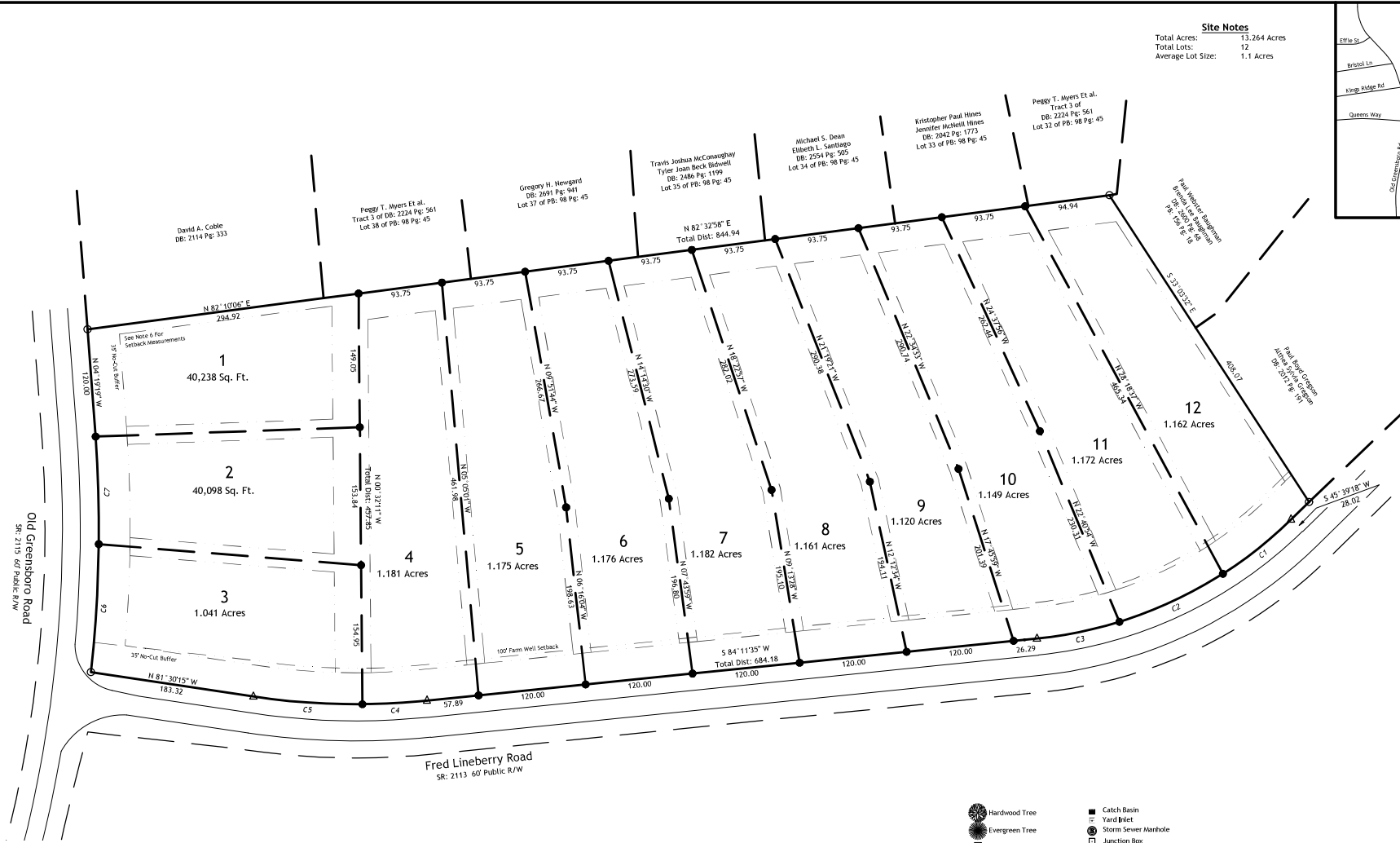
1 inch equals 400 feet



Site Notes
 Total Acres: 13.264 Acres
 Total Lots: 12
 Average Lot Size: 1.1 Acres



Location Map
(Not to Scale)



Notes:
 1. This project is not located within a special flood hazard area per NCFRIS. Map #: 3710776600J Effective Date: 1/2/2008
 2. Area calculated by coordinate geometry.
 3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 5. Tax PIN: 7766756530
 6. Setbacks:
 Front: 35' (35' No-Cut Buffer)
 Corner: 35'
 Side: 10'
 Rear: 30'

NOTICE: This property is in Located within The Polecat Creek Protected Area Watershed - Development Restrictions May Apply.

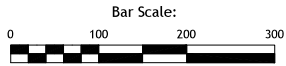
PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	474.07	97.26	97.09	S 51° 31' 57" W	11° 45' 17"
C2	474.07	127.64	127.26	S 65° 07' 24" W	15° 25' 36"
C3	474.07	93.96	93.81	S 78° 02' 24" W	11° 21' 53"
C4	777.65	72.15	72.12	S 86° 51' 03" W	5° 18' 56"
C5	777.65	121.98	121.85	N 85° 59' 52" W	8° 59' 14"
C6	1492.87	143.11	143.06	N 03° 22' 34" E	3° 29' 34"
C7	1492.87	120.03	120.00	N 01° 35' 25" W	4° 36' 24"

- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- R/S - Railroad Spike
- NR - New Iron Rod
- HR - New Iron Pipe
- HCGS Monument
- EN - Existing Nail
- ER - Existing Iron Rod
- EP - Existing Iron Pipe
- ECM - Existing Concrete Monument
- Bench Mark
- Computed Point / Point Not Set
- Well
- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Setback Lines
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Fence
- Overhead Utility Line
- Overhead Power Line
- Underground Electric Line
- Underground Comm. Line
- 100-Year Flood Hazard Line
- Floodway
- C/L Railroad
- Catch Basin
- Tand Inlet
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Meter
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer
- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- W/G Power Box
- PP
- Power Pole
- Light Pole
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Meter
- Electric Meter
- Electric Manhole
- 25.00' Spot Elevation

Owners:
 Joseph I. Cox
 Annette Cox
 887 Sneed Road
 Stoneville, NC 27048

Sketch For:
Lineberry Acres
 Level Cross Township Randolph County
 North Carolina March 20, 2023
 Deed Book: 1366 Pg: 561
 Scale: 1" = 100 US Survey Feet






SURVEY CAROLINA, PLLC
 154 S. Fayetteville St, Suite B, Asheboro, NC 27203
 Phone Number: 336 625-8000
 Email: mail@surveycarolina.com

Firm #: P-1110
 Dan W Tanner II L-4787
 © 2023 Survey Carolina, PLLC

Job #: 14983

McKenzie Rezoning Request

Legend

-  Parcels
-  Roads
-  50 f . Stream buf er



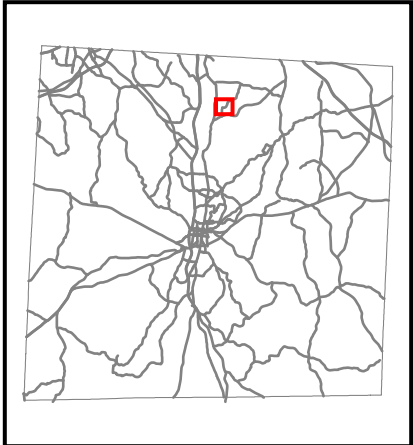
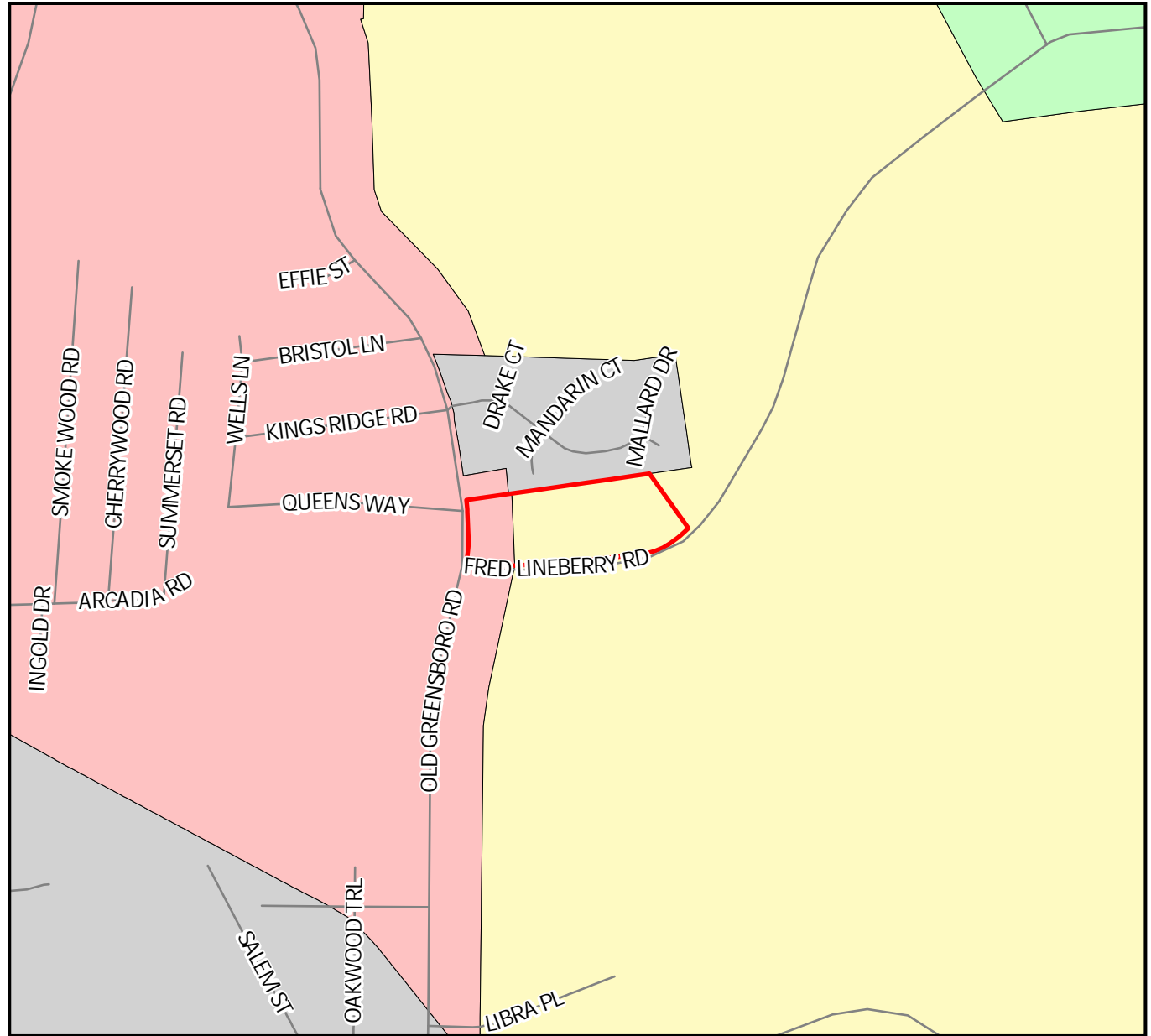
The request is located in Polecat Creek Watershed Area.

1 inch equals 300 feet

McKenzie Rezoning Request

Legend

- ~ Roads
- ### Growth Management
- Municipal Growth Area
 - Primary Growth Area
 - Secondary Growth Area
 - Rural Growth Area



The request is located in Polecat Creek Watershed Area.

1 inch equals 1,000 feet

McKenzie Rezoning Request



Picture 1:
Request location.



Picture 2:
Adjacent residence.



Picture 3:
Adjacent residence.



Picture 4:
Adjacent residence.



Picture 5:
Request location on right as seen looking toward Mallard Dr.



Picture 6:
Request location on left as seen looking toward Adams Way.



DEVELOPMENT IMPACT ANALYSIS

County of Randolph, North Carolina
Department of Planning & Development
204 E Academy Street, Asheboro, NC 27203
(336) 318-6555 • planning@randolphcountync.gov

*Development policies outlined in the Randolph County Growth Management Plan are specifically designed to encourage long-term planning among property owners, developers, and the County. The Development Impact Analysis is a key component of this Plan and its use will increase public awareness of the relationship of growth, rural environmental impacts, and the capacity of local government to provide adequate public facilities based on future land use demands. **The information contained in the Development Impact Analysis comes from the best available public data sources.***

Preliminary Plat Name

Plat name and section: Lineberry Acres

Applicant Information

Owner of Record:

Name: Joseph and Annette Cox
Address: 887 Snead Rd
City, ST ZIP: Stoneville NC 27048
E-mail:
Phone: 336 953-9500

Developer:

Name: Larry McKenzie
Address: 1095 Bunting Rd
City, ST ZIP: Asheboro, NC 27205
E-mail: larry@mckenzieproperties.net
Phone: 336 953-2913

Representative:

Name:
Address:
City, ST ZIP:
E-mail:
Phone:

Engineer/Surveyor:

Name: Dan W Tanner II
Address: 154-B S Fayetteville St
City, ST ZIP: Asheboro, NC 27203
E-mail: mail@surveycarolina.com
Phone: 336 625-8000

Property Description

Parcel: 7766756530
Growth Management Area: Secondary Growth Area
Fire District: Level Cross
Existing conditions:

Acreage: 13.10 acres
Township: Level Cross
Existing Zoning: RA

Waterway Description

Does the site contain any streams or rivers? No
Does the site contain any flood zone area? No
Does the site lie within a watershed? Yes
Does the site contain wetlands? No
Other comments:

Stream name:
Approximate acreage: acres
Watershed: Polecat Creek
Type: N/A

Project Description

(If appropriate, attach a letter outlining in detail, the scope of the request.)

Subdivision type:..... Site built
Total acreage of development:..... 13.10 acres
Total number of building lots: 12
Minimum housing size: sq. ft.
Total acreage of proposed open space (if applicable): 0.00 acres
Total road frontage of proposed development: 1,648.03 ft.
Average frontage of lots: 137.33 ft.
Width of the lot with smallest amount of road frontage: 120.00 ft.
Width of the lot with greatest amount of road frontage:..... 305.17 ft.
Is the 1:4 ratio maintained for Rural Growth Areas? N/A

Property is currently being used as:

- | | |
|---|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Farming |
| <input type="checkbox"/> Leased hunting | <input checked="" type="checkbox"/> Vacant |
| <input type="checkbox"/> Other | |

Features unique to this property:

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Ravines | <input type="checkbox"/> Hills |
| <input type="checkbox"/> Mountains | <input type="checkbox"/> Rights-of-way |
| <input type="checkbox"/> Easements | <input type="checkbox"/> Cemeteries |
| <input type="checkbox"/> Other | |

Utilities Impact

Water source: Public water
Sewer source: Septic system

The distance, location, and provider of the nearest public water and sewer source.

Service type	Distance	Location	Provider
Public water	0.00 ft	Fred Lineberry Rd	City of Randleman
Public sewer	0.00 ft	Old Greensboro Rd	City of Randleman

Public Education Impact (Provided by the Boards of Education)

School system: Randolph County Schools

School impacted	Grade level	DPI Capacity	Current membership	Impact
Level Cross Elementary	K-5	731	460	3
Northeastern Randolph Middle	6-8	732	518	1
Providence Grove High	9-12	1544	701	1

Current mobile classrooms present:

School	Number of mobile classrooms
Level Cross Elementary	
Northeastern Randolph Middle	
Providence Grove High	

Current traffic assessment:

School	Traffic assessment
Level Cross Elementary	Congested
Northeastern Randolph Middle	Congested
Providence Grove High	Congested

School construction plans:

School	Construction plans
Level Cross Elementary	N/A
Northeastern Randolph Middle	N/A
Providence Grove High	N/A

Traffic Analysis Impact (Provided by NCDOT GIS data services)

Road(s) directly accessed by development:

Road name	Speed limit	Average daily traffic count
Old Greensboro Rd	55 mph	2,800
Fred Lineberry Rd	45 mph	1,100

Condition of the road accessed by the development: Good for both roads

Characteristics of the road(s) directly accessed by development:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Paved | <input checked="" type="checkbox"/> Curves |
| <input type="checkbox"/> Graveled | <input checked="" type="checkbox"/> Blindspot(s) |
| <input type="checkbox"/> Single lane | <input checked="" type="checkbox"/> Intersection(s) |
| <input type="checkbox"/> Bridge(s) | <input checked="" type="checkbox"/> Hill(s) |

The proposed development with 12 lots will generate an additional 72 total vehicle trips per day.

Does the ADT count greater than 4,000 which would require a turning lane? No

Housing and Community Impacts (Within one mile of the proposal)

Housing patterns in subdivisions:

Subdivision	Type	Number of lots	Average acreage
Arnold & Mary Trogdon	Site built	3	1.44
Bristol Ridge Forest	Mobile	56	0.66
Bullins & McLaughlin	Site built	3	3.63
Cates Property	Site built	6	15.46
Coble	Site built	11	5.87
Edna McAden	Site built	5	8.33
Greenwood Heights	Site built	8	4.01
H Wade Yates	N/A	1	17.74
Hazel Dorsett	Site built	2	1.02
James & Gail Stout	N/A	2	0.23
James & Gail Stout	N/A	1	3.36
John P Walden Estate	N/A	5	9.08
Larry & Doris Eaton	Site built	2	1.00
Mallard Woods	Site built	40	0.54
North Randleman Heights	Mobile home	17	0.98
Northwoods	Site built	5	0.26
Randleman Heights	Site built	18	0.95
Riverview	Both	14	1.96
Riveroaks	Site built	32	1.72
Salem Heights	N/A	1	3.36
Salem Ridge	Site built	51	0.49
Salem Woods	Site built	56	0.83
Vinland Acres	Site built	12	1.07
William Oliver	Site built	2	1.88
William R Wells	Mobile home	4	1.27

Total number of site-built homes 367

Average square footage of site-built homes 1,629.59 sq. ft.

Largest site-built home by square footage 5,269.00 sq. ft.

Smallest site-built home by square footage 384.00 sq. ft.

Total number of mobile homes 51

Percentage of site-built homes 87.80 %

Percentage of mobile homes 12.20 %

Total number of acres 2,331.45 acres

Average acreage 3.36 acres

Total acreage in tax-deferred farms 758.12 acres

Community Land Uses

- | | |
|---|---|
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Farming |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Industrial |
| <input checked="" type="checkbox"/> Residential | <input checked="" type="checkbox"/> Church facilities |
| <input type="checkbox"/> Other: | |

Special Community Districts

- | | |
|---|--|
| <input type="checkbox"/> Airport Overlay District | <input type="checkbox"/> Cluster Subdivision Overlay District |
| <input type="checkbox"/> E-1 Districts | <input type="checkbox"/> Rural Lot Subdivision Overlay District |
| <input type="checkbox"/> Rural Business Overlay District | <input type="checkbox"/> Industrial Overlay District |
| <input type="checkbox"/> Scenic Corridor Overlay District | <input type="checkbox"/> Commercial Environmental Overlay District |
| <input type="checkbox"/> Voluntary Agricultural District | <input type="checkbox"/> Conventional Subdivision Overlay District |

Unique Rural Land Uses in the Community

- | | |
|---|--|
| <input type="checkbox"/> HLPC Landmark/Cultural Heritage Site | <input type="checkbox"/> National Historic Landmark |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> Natural Heritage Designated Sites |
| <input type="checkbox"/> Trailway as part of the County Greenway Plan | <input type="checkbox"/> Youth Camp(s) |

Agricultural Impact (Within One mile of the proposal)

Adjoining farm properties:

- Jeffrey D and Anne T Kennedy (7766940883)

Are all well minimum setback lines noted on plat? Yes

Tax-deferred farm properties:

Property owner	Parcel ID	Location
Brian K and Heidi W Atkins	7776154482	Jeff Wilhoit & Others Pt Tr 2 Deeded Access
Brian Keith and Heidi Webster Atkins	7776047880	Brian Atkins & Jeff Kennedy Tr New 2
Alfred L and Ann B Beane	7766879257	R2113; W No Rd Frtg
Alfred L and Ann B Beane	7766885142	R2113; W No Rd Frtg
Alfred L and Ann B Beane	7766894658	R2113; W No Rd Frtg
Alfred Lyndon and Ann B Beane	7766879455	R2113; W No Rd Frtg
Alfred Lyndon and Ann Brown Beane	7766971475	R2113; W
Davis Chicken Farm Inc	7766146668	R1963; N Deeded Access
Davis Chicken Farm Inc	7766238962	R1963; Both
Davis Chicken Farm Inc	7766253144	R220; W Deeded Access
Green Valley Farms, LLC	7766192907	R1939; E R1965 N R1969 End of Rd
Dwayne Jonathan Gregson	7776266627	R2113; S No Rd Frtg
Dwayne Jonathan Gregson	7776284267	R2113; Both

Property owner	Parcel ID	Location
Rodney Keith Hardy	7766552382	North Randleman Heights Lots 567-570
Rodney Keith and Samantha Louise Hardy	7766652227	R2115; W
Jeffrey D and Anne T Kennedy	7766940883	Brian Atkins & Jeff Kennedy Tr New 1
Nixon & Reynolds Inc	7766218366	R220;
Carolyn Caldwell Parrish Trustee	7766776065	R2115; E
Carolyn Caldwell Parrish Trustee	7766780376	R2115; E
Carolyn Caldwell Parrish Trustee	7766791949	Russell & Kenneth Truitt; Lot 2
Richard L Petty	7766797618	R2115; E No Rd Frtg
Richard L Petty	7766998538	R2113; N
Richard Lee Petty	7767814662	R2114; S No Rd Frtg
Hal Ewart and Eleanor Minnock Pugh	7766834490	R2116; N +Pt Tr 2
Phillip and Linda Reynolds	7776347511	R2116; W
Bernard C Richardson, III	7776105123	R2116; S Deeded Access
Brian Keith and Sondra F Sharpe	7766716086	R2116; S
Brian Keith and Sondra F Sharpe	7776225364	Edna McAden; L1A
Sondra Fogleman Sharpe	7776228376	Edna McAden, L1
Karole W Wette	7776024950	R2116; Both Sides
Jeffrey W and Nancy B Wilhoit	7776168073	Jeff Wilhoit & Others Tr1 Deeded Access

Farm operations that begin after the development of a major residential subdivision must abide by the 100 ft. waste setback rule on the farm property.

Other Materials Submitted

- Preliminary approval from NCDOT District Engineer's Office
- Buffer site plan
- Land Clearing Debris Plan
- Open Space Uses and maintenance agreements, if applicable
- Proposed deed restrictions
- Soil analysis
- Soil erosion plan, stormwater management plan, etc.
- Other:



3/30/2023

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.

Table with columns: PIN, TAX_ACRES, DESCRIPTION, DEED_BOOK/PAGE, OWNER, ADDRESS, ADDRESS2, CITY, STATE, ZIP. Contains 20 rows of property records.



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY LARRY McKENZIE
REZONING REQUEST #2023-00000884**

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 Larry McKenzie 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 has medium density, predominately residential, and has land available for development.

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 proposal is bordered to the north by a major subdivision in the City of Randleman, Mallard Woods, and to the west by Bristol Ridge Forest. Further down Fred Lineberry Rd is Busy B Mobile Home Park, Victory Junction Gang Camp, and Woodfield Acres subdivision. This proposal will protect the existing neighborhoods by having compatible housing and allow the citizens to continue to enjoy their quality of life.

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

Consistency Analysis: As previously stated, this proposal is near existing major subdivisions and this proposal will continue the housing characteristics that have been established in 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 June 6, 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 13.1-acre parcel, having the Randolph County Parcel Identification Number of 7766756530 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 June 6, 2023 to consider the proposed rezoning on application number 2023-00000884, 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 June 6, 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 PLANNING & ZONING STAFF REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2023-00000895

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **TONY W SAUNDERS**, Asheboro, NC, and his request to rezone 21.27 acres at 1313 Tonys Way, 1318 Tonys Way, 1365 Tonys Way, 1424 Walter Saunders Dr and 1426 Walter Saunders Dr, Franklinville Township, Tax ID #7772246145, 7772340213, 7772249475, 7772345254, 7772333821 and 7772347269, Secondary Growth Area, from *RA - Residential Agricultural District* and *RR – Residential Restricted District* to *CVOM - CD - Conventional Subdivision Overlay Mixed – Conditional District*. The proposed Conditional Zoning District would specifically allow a seven-lot subdivision for Class *B* mobile homes and better as per the site plan.

GENERAL INFORMATION

Applicant: Tony W Saunders

Property Owner: Tony W Saunders

Hearing Type: Legislative

Small Area Plan: None

Flood Plain Overlay: Yes

Airport Overlay: None

Location: 1313 Tonys Way, 1318 Tonys Way, 1365 Tonys Way, 1424 Walter Saunders Dr, and 1426 Walter Saunders Dr

Parcel Numbers: 7772246145, 7772340213, 7772249475, 7772345254, 7772333821 and 7772347269

Parcel Size: 21.27 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>RA - Residential Agricultural District</i>	Single-family residential
East	<i>RA - Residential Agricultural District</i>	Single-family residential
West	<i>RR - Residential Restricted District</i>	Single-family residential

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

No comments have been received from NC Department of Transportation as the access to the proposed lots will be via existing private drives.

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 with 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.

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 proposal is bordered to the north by a major subdivision, Breckenwood. This proposal will protect the existing neighborhoods by having compatible housing and allow the citizens to continue to enjoy their quality of life.

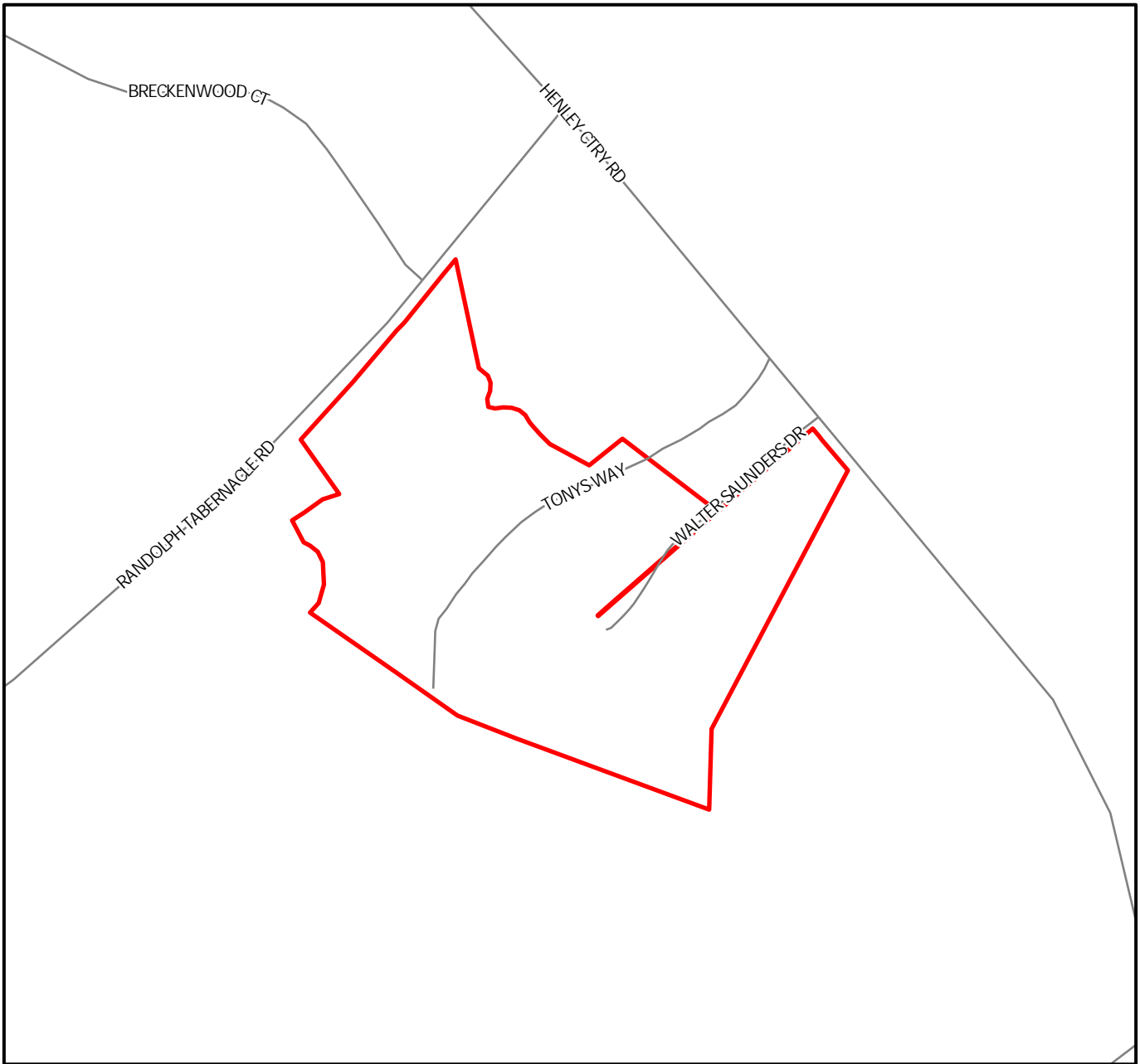
Policy 6.6: *Development in designated flood zones shall be avoided. Subdivision lots that are partially within designated flood zones shall compute the minimum lot size as that area located outside the flood zone.*

Consistency Analysis: The developer, as shown by the preliminary plat, has taken the necessary steps to avoid development in the flood zone as shown on the property.

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.



Saunders Request Locat on Map



Direct ons to site: Old Liberty Rd N -
(R) Henley Ctry Rd - (R) Tonys Way -
Site at end of road.

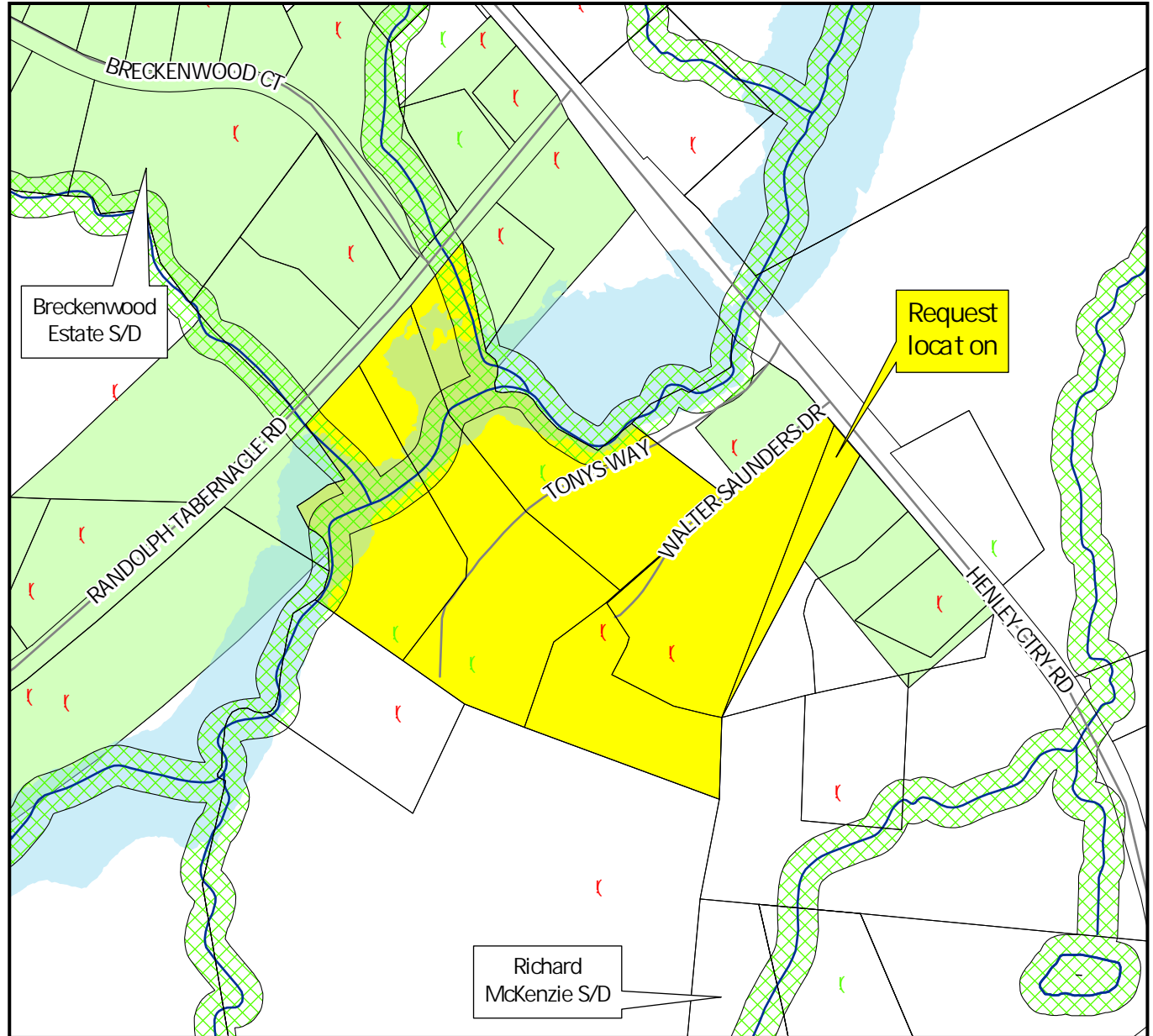


1 inch equals 400 feet

Saunders Rezoning Request

Legend

- Parcels
- Structures
 - Permanent Structure
 - Temporary Structure
- Roads
- Streams
- 50f. Stream buffer
- Flood plains
- County zoning Districts
 - RA
 - RR



1 inch equals 400 feet

- Notes:
- This project is located within a special flood hazard area per NCFRIS. Map #: 371077200J Effective Date: 1/2/2008
 - Area calculated by coordinate geometry.
 - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 - Tax PIN: 7772246145, 7772240213, 7772249475, 7772333821, 7772345254, 7772347269

LINE	BEARING	DISTANCE
L1	S 03° 30' 40" W	9.64
L2	S 28° 08' 31" E	15.73
L3	S 67° 31' 03" E	8.86
L4	S 12° 27' 47" E	10.69
L5	S 34° 5' 40" E	16.46
L6	S 02° 05' 52" W	16.81
L7	S 75° 03' 06" W	10.54
L8	S 05° 09' 14" E	10.77
L9	S 24° 08' 07" E	16.97
L10	S 61° 5' 75" E	18.57
L11	N 08° 33' 35" E	44.33
L12	N 40° 17' 12" W	25.40
L13	N 20° 02' 09" E	34.11
L14	N 16° 43' 23" E	26.84
L15	N 44° 18' 58" E	26.61
L16	N 15° 27' 57" E	52.81
L17	N 01° 03' 02" E	51.38
L18	N 23° 12' 17" W	29.88
L19	N 45° 08' 34" W	20.62
L20	N 42° 35' 07" W	27.10
L21	N 08° 21' 46" W	62.41
L22	N 72° 06' 03" E	43.33
L23	N 37° 50' 30" E	56.99
L24	N 55° 16' 19" E	62.22
L25	N 55° 16' 19" E	62.22
L26	S 18° 43' 42" E	56.80
L27	S 18° 29' 45" E	30.68

New Tract 1

2.240 Acres Total
2.168 Acres Clear of R/W
A Portion of DB 1673 Pg. 1062

New Tract 2

2.669 Acres Total
2.585 Acres Clear of R/W
2,152 Sq. Ft. From Area A
31,284 Sq. Ft. From Area B
1,901 Acres From Area C

New Tract 3

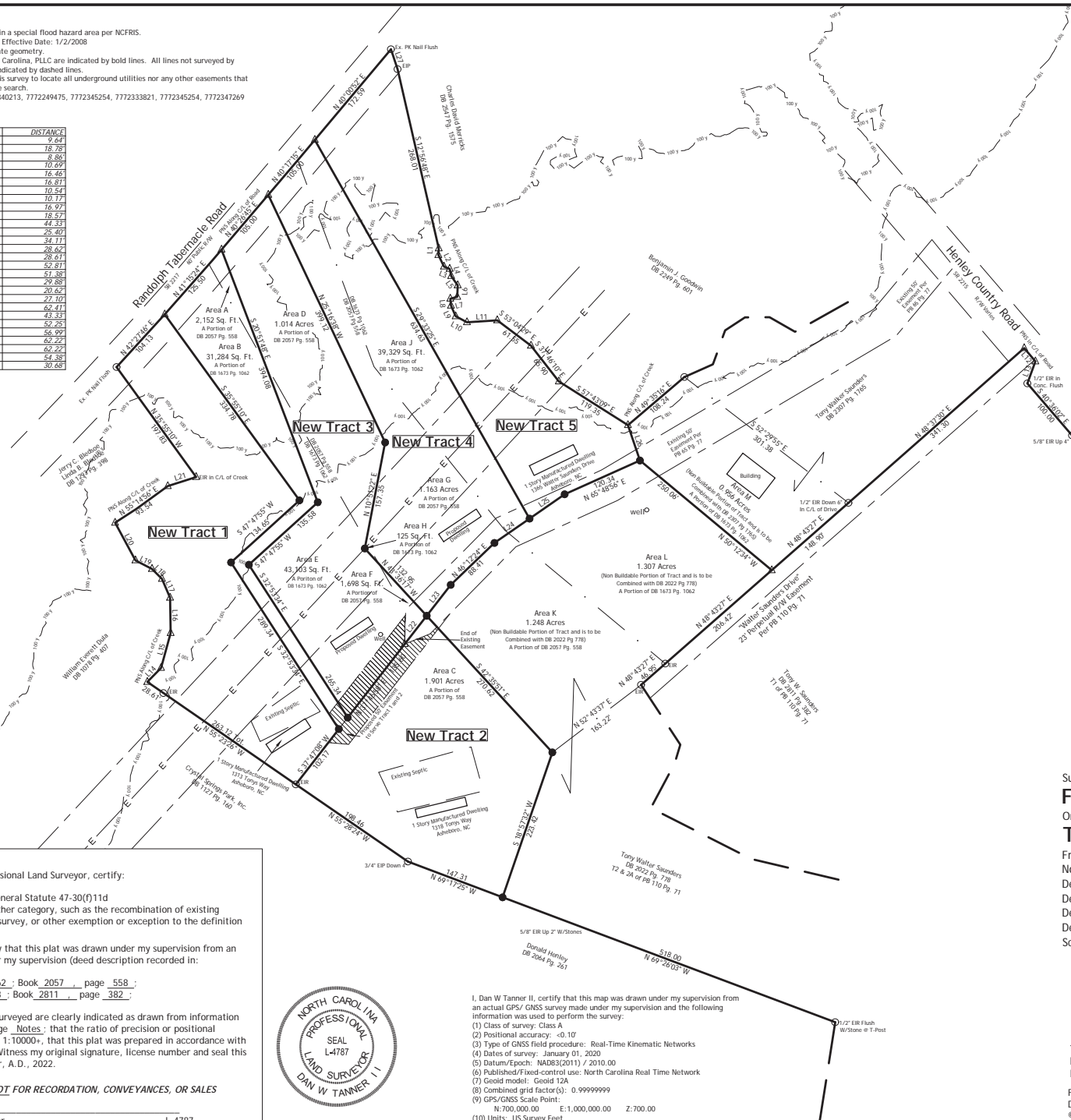
2.043 Acres Total
1.14 Acres From Area D
43,103 Sq. Ft. From Area E
1,698 Sq. Ft. From Area F

New Tract 4

2.069 Acres Total
1.996 Acres Clear of R/W
1,163 Acres From Area G
125 Sq. Ft. From Area H
39,329 Sq. Ft. From Area J

New Tract 5

1.845 Acres Total
1.728 Acres Clear of R/W
A Portion of DB 1673 Pg. 1062



Grid North
NAD 83 (2011)

Location Map
(Not to Scale)

- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- RRS - Railroad Spike
- NIR - New Iron Road
- NIP - New Iron Pipe
- EN - Existing Nail
- EIR - Existing Iron Rod
- EIP - Existing Iron Pipe
- Existing Concrete Monument
- Bench Mark
- Computed Point / Point Not Set
- Well
- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Setback Lines
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Fence
- Overhead Utility Line
- Underground Power Line
- Underground Electric Line
- 100 Year Flood Hazard Line
- Flowway
- C/L Railroad

- Catch Basin
- Yard Inlet
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Manhole
- Water Meter
- Fire Hydrant
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer
- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- LVC Power Box
- PP
- Power Pole
- Light Pole
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Manhole
- Gas Meter
- Electric Manhole
- Electric Manhole
- 2.00 Spot Elevation

Owners:
Tony W. Saunders
1424 Walter Saunders Dr
Randleman, NC 27317

Survey For:
Frank Saunders
On The Property of:
Tony W. Saunders

Franklinville Township Randolph County
North Carolina December 16, 2022
Deed Book: 1673 Pg: 1062 Plat Book: 65 Pg: 77
Deed Book: 2057 Pg: 558 Plat Book: 114 Pg: 59
Deed Book: 2022 Pg: 778 Plat Book: 110 Pg: 71
Deed Book: 2811 Pg: 382
Scale: 1" = 100 US Survey Feet



SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336-625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787
© 2022 Survey Carolina, PLLC

Job #: 13846

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)(1)d That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 1673 page 1062 ; Book 2057 page 558 ;
Book 2022 page 778 ; Book 2811 page 382 ;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See page Notes ; that the ratio of precision or positional accuracy as calculated is 1:10000+ ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 16th day of December, A.D., 2022.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor L-4787






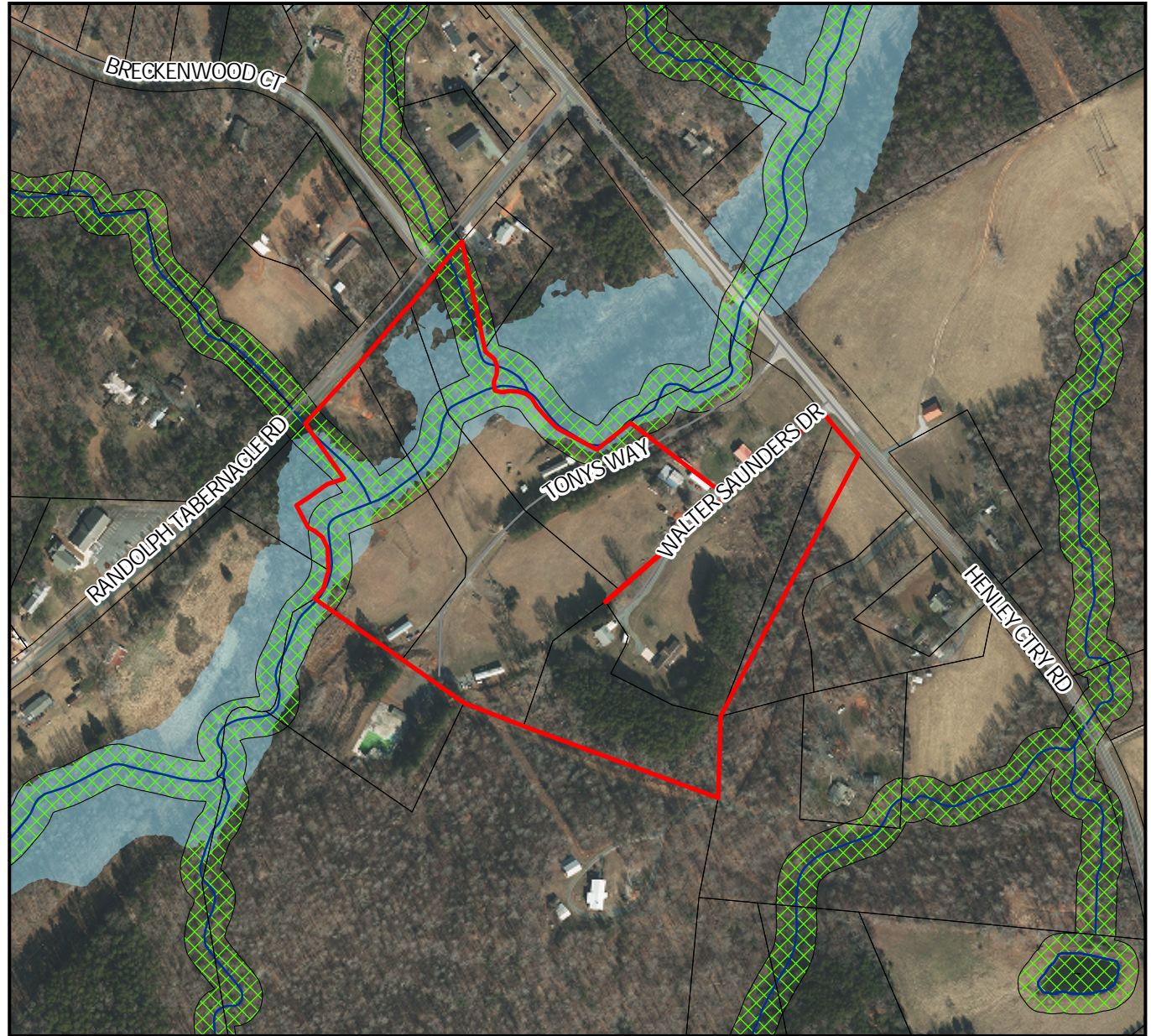
I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: $\pm 0.10'$
- (3) Type of GNSS field procedure: Real-Time Kinematic Networks
- (4) Dates of survey: January 01, 2020
- (5) Datum/Epoch: NAD83(2011) / 2010.00
- (6) Published/Fixed-control use: North Carolina Real Time Network
- (7) Geoid model: Geoid 12A
- (8) Combined grid factor(s): 0.99999999
- (9) GPS/GNSS Scale Point: N:700,000.00 E:1,000,000.00 Z:700.00
- (10) Units: US Survey Feet

Saunders Rezoning Request

Legend

-  Roads
-  50 f. Stream buffer
-  Flood plains

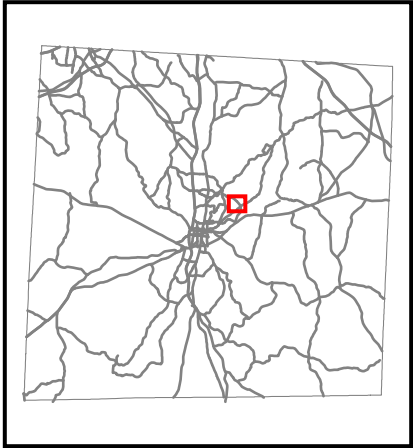
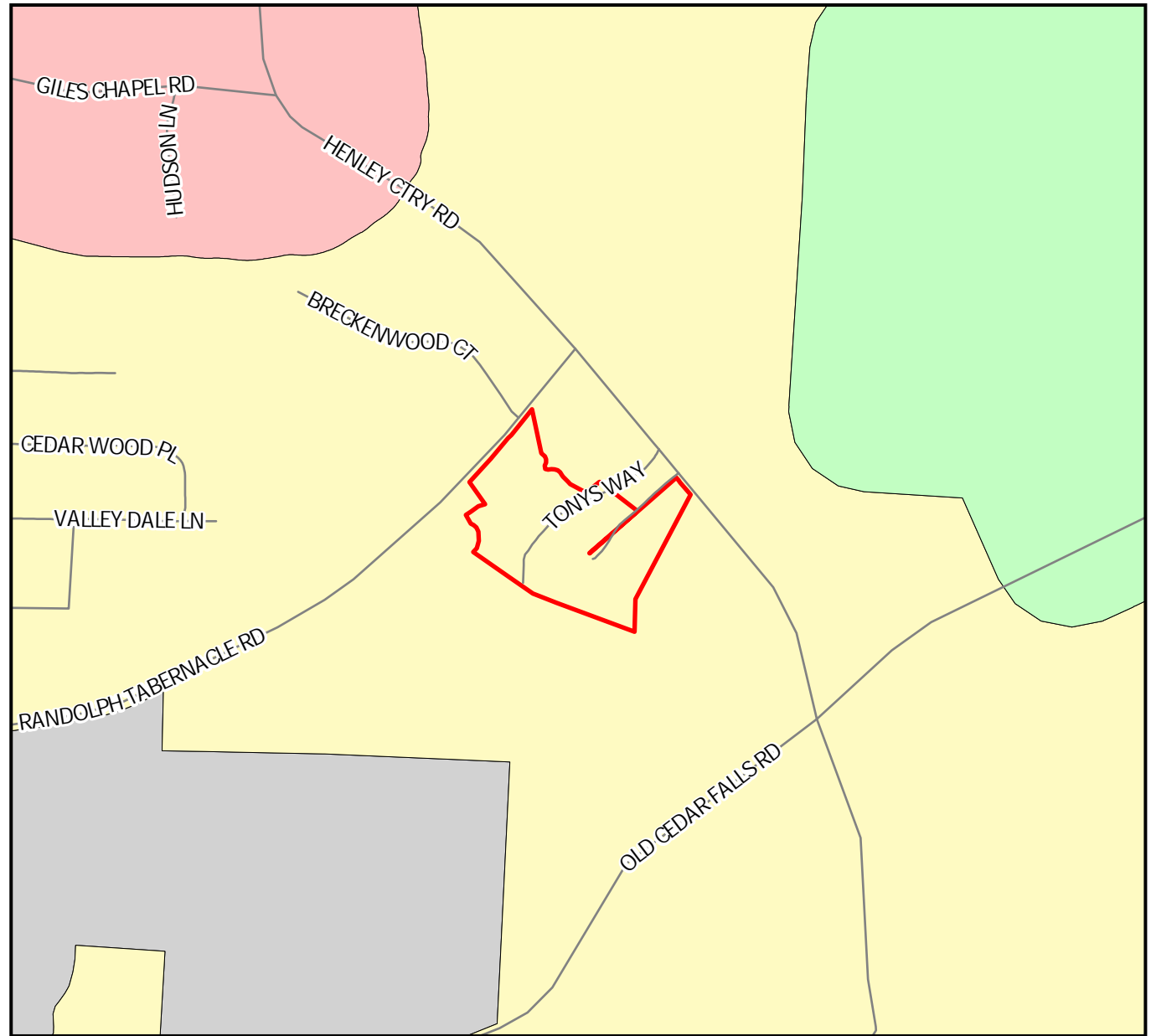


1 inch equals 400 feet

Saunders Rezoning Request

Legend

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



1 inch equals 1,000 feet

Saunders Rezoning Request

Page 1 of 2 (Pictures along Randolph Tabernacle Rd)



Picture 1:
Request location.



Picture 2:
Adjacent residence.



Picture 3:
Adjacent residence.



Picture 4:
Adjacent residence.



Picture 5:
Request location on left as seen looking toward Gold Hill Rd.



Picture 6:
Request location on right as seen looking toward Henley Ctry Rd.

Saunders Rezoning Request

Page 2 of 2 (Pictures along Henley Ctry Rd)



Picture 1:
Request location.



Picture 2:
Adjacent residence.



Picture 3:
Adjacent residence.



Picture 4:
Adjacent residence.



Picture 5:
Request location on left as seen looking toward Randolph Tabernacle Rd.



Picture 6:
Request location on right as seen looking toward Old Cedar Falls Rd.



DEVELOPMENT IMPACT ANALYSIS

County of Randolph, North Carolina
Department of Planning & Development
204 E Academy Street, Asheboro, NC 27203
(336) 318-6555 • planning@randolphcountync.gov

*Development policies outlined in the Randolph County Growth Management Plan are specifically designed to encourage long-term planning among property owners, developers, and the County. The Development Impact Analysis is a key component of this Plan and its use will increase public awareness of the relationship of growth, rural environmental impacts, and the capacity of local government to provide adequate public facilities based on future land use demands. **The information contained in the Development Impact Analysis comes from the best available public data sources.***

Preliminary Plat Name

Plat name and section: Frank Saunders

Applicant Information

Owner of Record:

Name: Tony W Saunders
Address: 1424 Walter Saunders Dr
City, ST ZIP: Randleman, NC 27317
E-mail:
Phone: 336 588-1740

Developer:

Name: Tony Saunders
Address: 1424 Walter Saunders Dr
City, ST ZIP: Randleman, NC 27317
E-mail:
Phone: 336 588-1740

Representative:

Name:
Address:
City, ST ZIP:
E-mail:
Phone:

Engineer/Surveyor:

Name: Dan W Tanner, II
Address: 154 S Fayetteville St
City, ST ZIP: Asheboro, NC 27203
E-mail: mail@surveycarolina.com
Phone: 336 625-8000

Property Description

Parcel: 7772246145 + 5 others
Growth Management Area: Secondary Growth Area
Fire District: Eastside
Existing conditions:

Acreage: 21.27 acres
Township: Franklinville
Existing Zoning: RA and RR

Waterway Description

Does the site contain any streams or rivers? Yes
Does the site contain any flood zone area? Yes
Does the site lie within a watershed? No
Does the site contain wetlands? No
Other comments:

Stream name: Unnamed tributary
Approximate acreage: 3.02 acres
Watershed: N/A
Type: N/A

Project Description

(If appropriate, attach a letter outlining in detail, the scope of the request.)

Subdivision type:..... Class B Manufactures home and above

Total acreage of development:..... 21.27 acres

Total number of building lots: 7

Minimum housing size: sq. ft.

Total acreage of proposed open space (if applicable): 0.00 acres

Total road frontage of proposed development: 771.73 ft.

Average frontage of lots: 110.25 ft.

Width of the lot with smallest amount of road frontage: 0.00 ft.

Width of the lot with greatest amount of road frontage:..... 172.59 ft.

Is the 1:4 ratio maintained for Rural Growth Areas? N/A

Property is currently being used as:

- | | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Farming |
| <input type="checkbox"/> Leased hunting | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other | |

Features unique to this property:

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Ravines | <input type="checkbox"/> Hills |
| <input type="checkbox"/> Mountains | <input type="checkbox"/> Rights-of-way |
| <input type="checkbox"/> Easements | <input type="checkbox"/> Cemeteries |
| <input type="checkbox"/> Other | |

Utilities Impact

Water source: Individual well

Sewer source: Septic system

The distance, location, and provider of the nearest public water and sewer source.

Service type	Distance	Location	Provider
Public water	2.50 miles	Giles Chapel Rd	City of Asheboro
Public sewer	0.00 feet	Henley Ctry Rd	City of Asheboro

Public Education Impact (Provided by the Boards of Education)

School system: Asheboro City Schools

School impacted	Grade level	DPI Capacity	Current membership	Impact
				1
				1
				1

Current mobile classrooms present:

School	Number of mobile classrooms

Current traffic assessment:

School	Traffic assessment

School construction plans:

School	Construction plans

Traffic Analysis Impact (Provided by NCDOT GIS data services)

Road(s) directly accessed by development:

Road name	Speed limit	Average daily traffic count
Randolph Tabernacle Rd	55 mph	680
Henley Ctry Rd	55 mph	3,600

Condition of the road accessed by the development: Good for both roads

Characteristics of the road(s) directly accessed by development:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Paved | <input checked="" type="checkbox"/> Curves |
| <input type="checkbox"/> Graveled | <input checked="" type="checkbox"/> Blindspot(s) |
| <input type="checkbox"/> Single lane | <input checked="" type="checkbox"/> Intersection(s) |
| <input type="checkbox"/> Bridge(s) | <input type="checkbox"/> Hill(s) |

The proposed development with 7 lots will generate an additional 42 total vehicle trips per day.

Does the ADT count greater than 4,000 which would require a turning lane? No

Housing and Community Impacts (Within one mile of the proposal)

Housing patterns in subdivisions:

Subdivision	Type	Number of lots	Average acreage
Breckenwood Estates	Site built	16	1.50
Burns Farm	Site built	3	2.79
Chala Ridge	Site built	10	2.26
Country Place	Site built	64	1.02
Deerworth Acres	Site built	10	2.22
Eagles Nest	N/A	1	2.33
Eva Saunders Estate	Site built	3	3.85
Eva Saunders Estate	N/A	1	1.19
Eva Saunders Estate	N/A	1	0.21
Foxworth Acres	N/A	1	5.56
Golda L Wicker	Mobile home	3	7.01
Hamlet Lakes	N/A	1	2.22
Pond View	N/A	1	0.10
Richard E McKenzie	Mobile home	2	4.70
Robins Nest	Site built	31	0.33
Rolas B York	Site built	4	7.56
Shirley Presnell	Site built	2	1.03
W C Trogdon	Mobile home	19	1.61
W Clyde Henley Estate	Site built	1	29.19

Total number of site-built homes 263

Average square footage of site-built homes 1,440.00 sq. ft.

Largest site-built home by square footage 3,939.00 sq. ft.

Smallest site-built home by square footage 729.00 sq. ft.

Total number of mobile homes 31

Percentage of site-built homes 89.50 %

Percentage of mobile homes 10.50 %

Total number of acres 2,472.72 acres

Average acreage 5.56 acres

Total acreage in tax-deferred farms 802.46 acres

Community Land Uses

Commercial

Forestry

Residential

Other:

Farming

Industrial

Church facilities

Special Community Districts

- | | |
|---|--|
| <input type="checkbox"/> Airport Overlay District | <input type="checkbox"/> Cluster Subdivision Overlay District |
| <input type="checkbox"/> E-1 Districts | <input type="checkbox"/> Rural Lot Subdivision Overlay District |
| <input checked="" type="checkbox"/> Rural Business Overlay District | <input type="checkbox"/> Industrial Overlay District |
| <input type="checkbox"/> Scenic Corridor Overlay District | <input type="checkbox"/> Commercial Environmental Overlay District |
| <input type="checkbox"/> Voluntary Agricultural District | <input type="checkbox"/> Conventional Subdivision Overlay District |

Unique Rural Land Uses in the Community

- | | |
|---|--|
| <input type="checkbox"/> HLPC Landmark/Cultural Heritage Site | <input type="checkbox"/> National Historic Landmark |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> Natural Heritage Designated Sites |
| <input type="checkbox"/> Trailway as part of the County Greenway Plan | <input checked="" type="checkbox"/> Youth Camp(s) |

Agricultural Impact (Within One mile of the proposal)

Adjoining farm properties:

- Donald S Henley (7772445624)

Are all well minimum setback lines noted on plat? Yes

Tax-deferred farm properties:

Property owner	Parcel ID	Location
Chelsea R and Levi M Mahan	7761893373	R2216; Both
KSquare Goldhill LLC	7762751029	Howard C & Marilyn B Swink Lot Pt New A
Lloyd Hamlet	7762730316	Allred & Windsor
Cathy Jeanne Snider Kersey & Todd Nelson Snider	7762869325	R2218; S
James H & Martha C Murray	7762926020	James H & Martha C Murray Lot New 5
Jason G & Kelly Renee Moran	7762959985	Jason Moran; Area B
James H & Martha C Murray	7762984718	R2118; N
Garrett E & Jeannie K Smith	7771289544	Magnolia Group Investment Properties LLC Tr 1-3
Fred W and J Truman Stout Trustee	7771493046	R2215; Both
Donald Henley	7772002755	R2116; N
Ronald M & Linda Hudson	7772057964	E2218; N
Associates of Asheboro, Inc	7772066528	R2218; S No Rd Frtg
Garrett Eugene & Jeannie Smith	7772203126	R2216; S
Garrett Eugene & Jeannie Smith	7772209861	R2216; S
Gilbert & Rosemarie Goldstein	777229035	R2216; N W
Roger L and Susan B Wilson	7772307458	W Clyde Henley Est; Tr 1-2
Garrett Eugene & Jeannie Smith	7772312250	R2216; E
Dantzler F Lewallen Trustee	777242093	R2216; S R2215 W
Donald S Henley	7772445624	Donald S Henley Lot Pt 1

Property owner	Parcel ID	Location
Rosa M Hurtado	7772522889	ABD Development Inc Lot New A
Rosa M Hurtado	7772528218	ABD Development Inc Tr New 1
Donald S Henley	7772601813	R2215; Both
Randolph County	7772670859	R2215; E No Rd Frtg
Rodrigo Pacheco & Virginia Sandoval	7772727439	ABD Development Inc Tr New 2
Donald S Henley	7772730295	Donald S Henley, TR1 No Rd Frtg

Farm operations that begin after the development of a major residential subdivision must abide by the 100 ft. waste setback rule on the farm property.

Other Materials Submitted

- Preliminary approval from NCDOT District Engineer's Office
- Buffer site plan
- Land Clearing Debris Plan
- Open Space Uses and maintenance agreements, if applicable
- Proposed deed restrictions
- Soil analysis
- Soil erosion plan, stormwater management plan, etc.
- Other:



3/31/2023

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
7772139434	21.5	R2217;S	001078/00407	DULA, WILLIAM EVERETT	1320 RANDOLPH TABERNAC		ASHEBORO, NC	27203	
7772146716	23.8	R2217;N	001045/00153	BLEDSON, JERRY C	1421 RANDOLPH TABERNACLE RD		ASHEBORO, NC	27203	
7772235880	3	R2217;E NO RD FRGTG	001127/00160	CRYSTAL SPRINGS PARK INC	P O BOX 2575		ASHEBORO, NC	27204	
7772239204	25.1	R2217;E NO RD FRGTG	002064/00261	HENLEY, DONALD S	2351 OLD CEDAR FALLS RD		ASHEBORO, NC	27203	
7772243395	1.03	R2217;E	001293/00398	BLEDSON, JERRY C	1421 RANDOLPH TABERNACLE RD		ASHEBORO, NC	27203	
7772244833	1.99	DARRELL & JESSIE BARKER;TR2	001193/00864	BARKER, JESSIE J	1477 RANDOLPH TABERNACLE RD		ASHEBORO, NC	27203	
7772246145	3.78	JOHN & PEGGY SAUNDERS;TR3	001673/01062	SAUNDERS, TONY W	1424 WALTER SAUNDERS DR		ASHEBORO, NC	27203	
7772246954	0.21	EVA SAUNDERS EST;TR5	001547/00279	BARKER, JESSIE J	1477 RANDOLPH TABERNACLE RD		ASHEBORO, NC	27203	
7772248981	0.94	R2217;E	002547/01575	MERRICKS, CHARLES DAVID	1502 RANDOLPH TABERNACLE ROAD		ASHEBORO, NC	27203	
7772249475	4.86	JOHN & PEGGY SAUNDERS;TR1	001673/01062	SAUNDERS, TONY W	1424 WALTER SAUNDERS DR		ASHEBORO, NC	27203	
7772255063	1.97	DARRELL & JESSIE BARKER;TR1	001193/00864	BARKER, JESSIE J	1477 RANDOLPH TABERNACLE RD		ASHEBORO, NC	27203	
7772255376	2.46	BRECKENWOOD EST;L1	002842/00803	STROTH, LARRY L TRUSTEE	3817 PARULA RD		KLAMATH FALLS, OR	97601	
7772333821	2.57	BERLIN & GRACE LAWSON;PT TR2,2A	002022/00778	SAUNDERS, TONY W	1424 WALTER SAUNDERS DR		ASHEBORO, NC	27203	
7772340213	5.31	JOHN & PEGGY SAUNDERS;TR2 +TR1	002057/00558	SAUNDERS, TONY W	1424 WALTER SAUNDERS DR		ASHEBORO, NC	27203	
7772341833	6.1	R2217;E	002249/00601	GOODWIN, BENJAMIN J (MCPHERSON, CAMERON M)	1524 RANDOLPH TABERNACLE RD		ASHEBORO, NC	27205	
7772345254	4.11	BERLIN & GRACE LAWSON;TR1	002811/00382	SAUNDERS, TONY W	1424 WALTER SAUNDERS DR		ASHEBORO, NC	27203	
7772345326	0.03	BERLIN & GRACE LAWSON;TR3	00021E/01311	PATTON, DONNA K TRUSTEE	494 SYKES FARM RD		ASHEBORO, NC	27205	
7772345577	1.89	R2215;W	002307/01765	SAUNDERS, JOHN FRANKLIN LIFE ESTATE (SAUNDERS, PEGGY L LIFE ESTATE)	1473 WALTER SAUNDERS DR		ASHEBORO, NC	27203	
7772347047	2.03	JANE MARIE MOORE;L1	001884/002072	HENLEY, DONALD S	2351 OLD CEDAR FALLS RD		ASHEBORO, NC	27203	
7772347269	0.78	R2215;W	002811/00380	SAUNDERS, TONY W	494 SYKES FARM RD		ASHEBORO, NC	27205	
7772349305	1.78	JANE MOORE LO PT 1	001866/01126	HENLEY, DONALD S	2351 OLD CEDAR FALLS RD		ASHEBORO, NC	27203	
7772431503	11.25	R2215;W	001867/00735	HENLEY, DONALD S	2351 OLD CEDAR FALLS RD		ASHEBORO, NC	27203	
7772445624	33.44	DONALD S HENLEY LO PT 1	001831/01533	HENLEY, DONALD S	2351 OLD CEDAR FALLS RD		ASHEBORO, NC	27203	
7772461379	83.24	R2215;E	001308/00286	RANDOLPH COUNTY	725 MCDOWELL RD		ASHEBORO, NC	27205	



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY TONY W SAUNDERS
REZONING REQUEST #2023-00000895**

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 *CVOM-CD - Conventional Subdivision Overlay Mixed - Conditional District* as described in the application of Tony W Saunders 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 has medium density, predominately residential, and had land available for development.

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 proposal is bordered to the north by a major subdivision, Breckenwood. This proposal will protect the existing neighborhoods by having compatible housing and allow the citizens to continue to enjoy their quality of life.

Policy 6.6: *Development in designated flood zones shall be avoided. Subdivision lots that are partially within designated flood zones shall compute the minimum lot size as that area located outside the flood zone.*

Consistency Analysis: The developer, as shown by the preliminary plat, has taken the necessary steps to avoid development in the flood zone as shown on the property.

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 June 6, 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 21.2-acre parcel, having the Randolph County Parcel Identification Numbers of 7772246145, 7772340213, 7772249475, 7772345254, 7772333821, and 7772347269 is currently zoned *RA - Residential Agricultural District* and *RR – Residential Restricted District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on June 6, 2023 to consider the proposed rezoning on application number 2023-00000895, 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 *CVOM-CD - Conventional Subdivision Overlay Mixed - 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 June 6, 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 PLANNING & ZONING
STAFF REPORT AND MAP AMENDMENT EVALUATION**

APPLICATION #2023-00001239

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **P KEITH DAVIS**, Randleman, NC, and their request to rezone 5.02 acres out of 23.94 on US Hwy 311, New Market Township, Randleman Lake Critical Area Watershed, Tax ID #7736659452, Primary Growth Area, from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow the division of a 5.03-acre lot out of 23.94 acres which is part of an existing subdivision.

GENERAL INFORMATION

Applicant: P Keith Davis
Property Owner: P Keith and Amelia F Davis
Hearing Type: Legislative
Small Area Plan: None
Flood Plain Overlay: None
Airport Overlay: None
Location: US Hwy 311
Parcel Number: 7736659452
Parcel Size: 5.03 acres out of 23.94
Existing Use: Vacant

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>	Single-family residential
East	<i>HI-CD - Heavy Industrial - Conditional District</i>	Industrial and commercial
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 as the access for the new lot will come from an existing drive onto US Hwy 311.

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 with 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.

STAFF ANALYSIS AND RECOMMENDATION

The Planning and Zoning Staff has reviewed this request and 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 proposal is for a 5.03-acre lot to be divided from a 23.94-acre parcel. Other lots for family members have been cut from this parcel over the years, and, by approving this request, the Board will ensure continued use of the property by family members and it will reflect the long-term quality of life in the County.

Policy 6.22: *New driveway connections should be designed in a way to minimize new locations on existing public roads.*

Consistency Analysis: This proposal will use an existing, established drive from US Hwy 311 and will thereby maintain the safety of the traveling public.

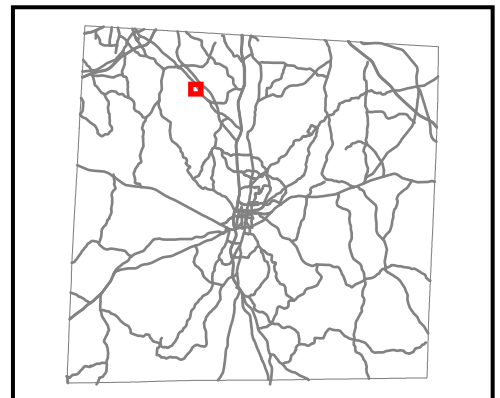
Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. 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.



Davis Request Locat on Map




Direct ons to site: US Hwy 311 N -
Site on (L) approx. 1/2 mile past
Lof in Dairy Rd.







1 inch equals 600 feet


Davis Rezoning Request


Legend


Parcels


Structures
Type





-  Mult -address Structure
-  Permanent Structure
-  Temporary Structure
-  Miscellaneous Structures

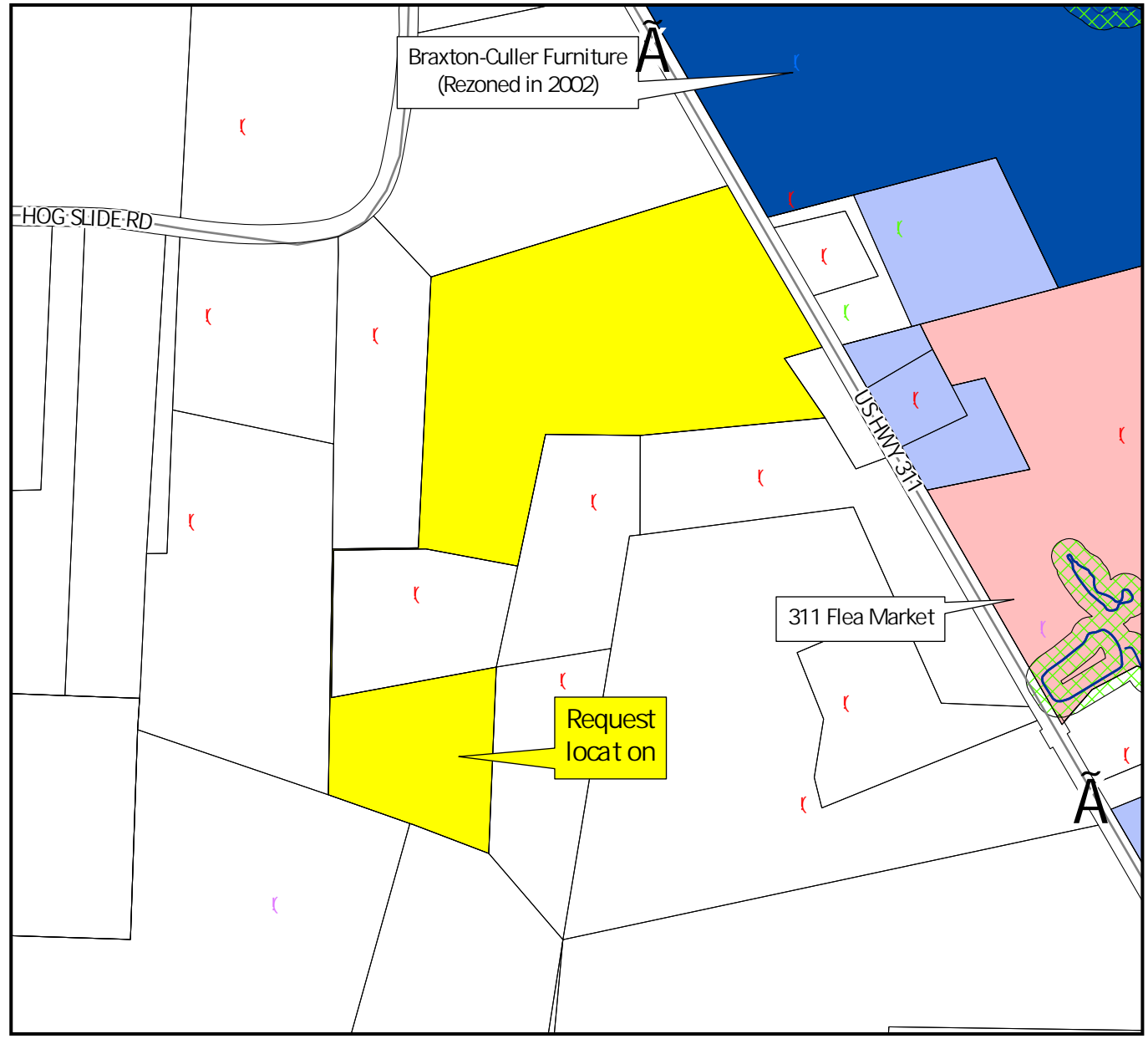
Roads


Streams


50 f. Stream buffer


County zoning
Districts

-  HC
-  HI
-  LI
-  RA



The request is located in Randleman Lake Watershed Area.

1 inch equals 500 feet

- Notes:**
- This project is not located within a special flood hazard area per NCFRS. Map #: 3710773600J Effective Date: 1/2/2008
 - Area calculated by coordinate geometry.
 - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 - Tax PIN: 7736599452

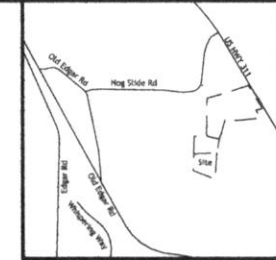
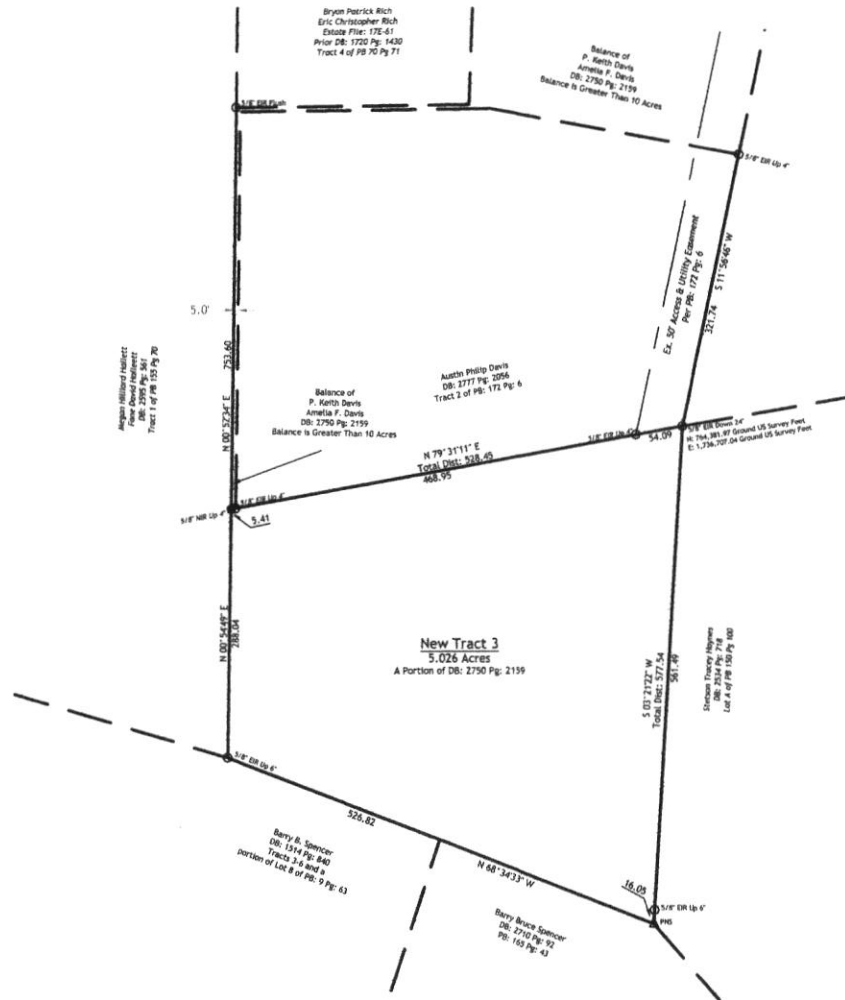
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Randolph County, North Carolina, and that such plat has been approved according to the procedures for approval of minor subdivisions

Date _____ Randolph County Deputy Planning Director

STATE OF NORTH CAROLINA

I, Eric Martin Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer



- Location Map (Not to Scale)**
- Hardwood Tree
 - Evergreen Tree
 - Stone
 - R/W - Right of Way Monument
 - RIS - Railroad Spike
 - RIE - New Iron Rod
 - RIIP - New Iron Pipe
 - HCOS Monument
 - EN - Existing Nail
 - EIR - Existing Iron Rod
 - EIP - Existing Iron Pipe
 - Existing Concrete Monument
 - Bench Mark
 - Computed Point / Point Not Set
 - Well
 - Property Line
 - Computed Property Line
 - Right of Way Line
 - Easement Line
 - The Lines
 - Setback Lines
 - Gas Line
 - Sanitary Sewer Line
 - Storm Sewer Line
 - Water Line
 - Fence
 - Overhead Utility Line
 - Overhead Power Line
 - Underground Electric Line
 - Underground Comm. Line
 - 100-Year Flood Hazard Line
 - Flooding
 - C/R Railroad
 - Catch Basin
 - Yard Inlet
 - Storm Sewer Manhole
 - Junction Box
 - Drop Inlet
 - Irrigation Control Valve
 - Back Flow Preventer
 - Water Valve
 - Water Manhole
 - Water Meter
 - Fire Dept. Connection
 - Pipe Hydrant
 - Utility Pole
 - Telephone Pedestal
 - Telephone Pole
 - Transformer
 - Communications Manhole
 - SS - Sanitary Sewer
 - SS Manhole
 - SS Cleanout
 - U/G Power Box
 - Power Pole
 - Light Pole
 - Gas Valve
 - Gas Wire
 - Gas Manhole
 - Gas Meter
 - Electric Meter
 - Electric Manhole
 - Spot Elevation

Owners:
P. Keith Davis
Amelia F. Davis
5834 Davis Country Road
Randleman, NC 27317

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)11a That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 2750 , page 2159 ;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See , page Notes ; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 19th day of April, A.D., 2023.

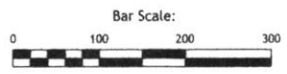
PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor L-4787



- I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:
- (1) Class of survey: Class A
 - (2) Positional accuracy: $\pm 0.10''$
 - (3) Type of GNSS field procedure: Real-Time Kinematic Networks
 - (4) Dates of survey: October 12, 2021
 - (5) Datum/EPOCH: NAD83(2011) / 2010.00
 - (6) Published/Fixed-control use: North Carolina Real Time Network
 - (7) Geoid model: Geoid 12A
 - (8) Combined grid factor(s): 0.99989508
 - (9) GPS/GNSS Scale Point: N:765,878.93 E:1,737,553.99 Z:747.42
 - (10) Units: US Survey Feet






Survey For:
P. Keith Davis & Amelia F. Davis
New Market Township Randolph County
North Carolina April 19, 2023
Deed Book:2750 Pg:2159
Scale: 1" = 100 US Survey Feet

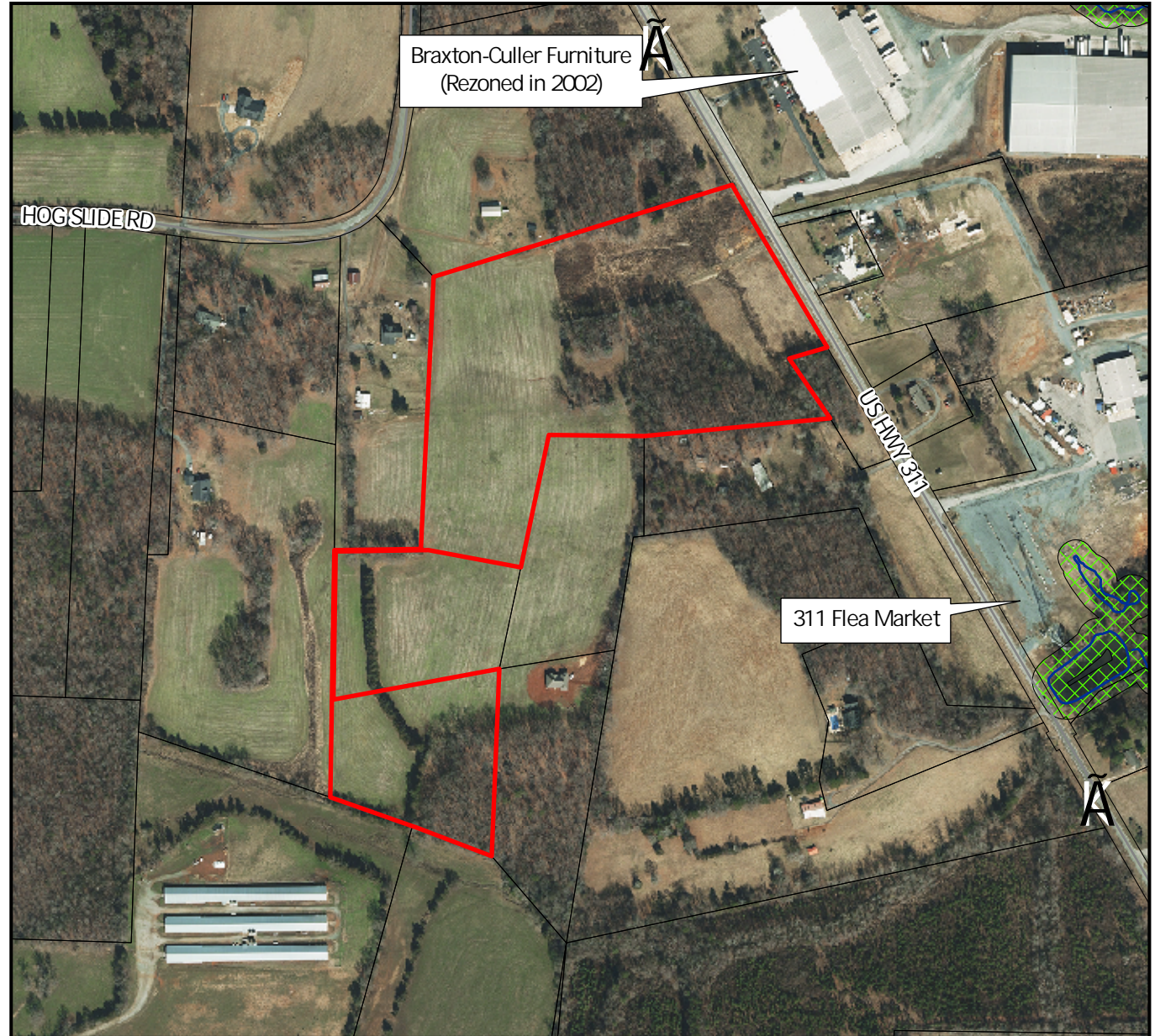


SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com
Firm #: P-1110
Dan W Tanner II L-4787
© 2023 Survey Carolina, Plc Job #: 12533

Davis Rezoning Request

Legend

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



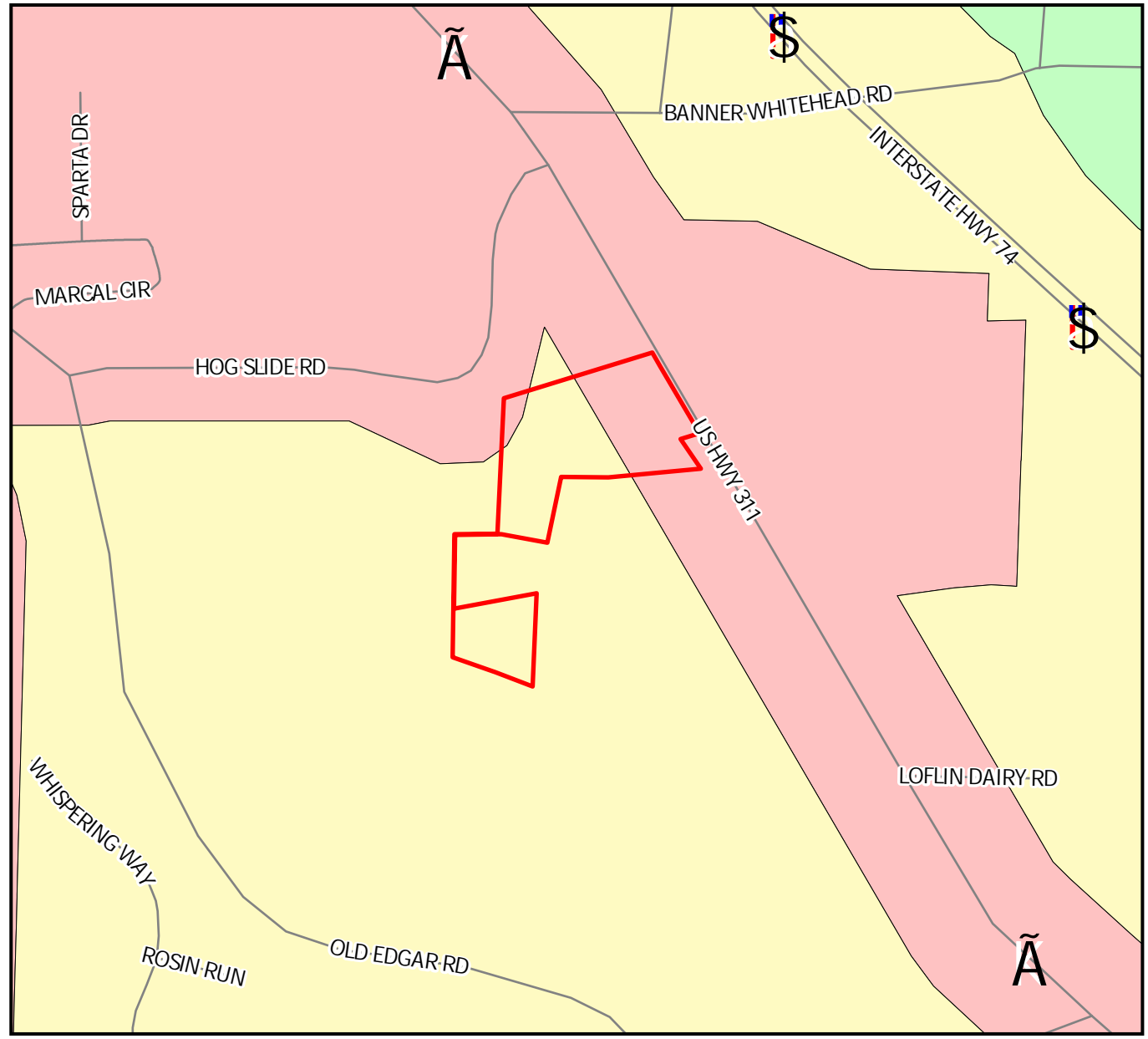
The request is located in Randleman Lake Watershed Area.

1 inch equals 500 feet

Davis Rezoning Request

Legend

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



The request is located in Randleman Lake Watershed Area.

1 inch equals 1,000 feet

Davis Rezoning Request



Picture 1:
Drive to request location.



Picture 2:
Braxton Culler Furniture across road from request location



Picture 3:
Adjacent residence.



Picture 4:
Adjacent residence.



Picture 5:
Request location on left as seen looking toward Hog Slide Rd.



Picture 6:
Request location on right as seen looking toward Loflin Dairy Rd.



5/8/2023

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
7736536035	40.1	R1528;N TR3-7,PT 8-10	001514/00840	SPENCER, BARRY B (SPENCER, GINA RAE)	2879 MARLBORO CHURCH RD		SOPHIA, NC 27350
7736549529	13.59	R1529;S NO RD FRTG TR PT 1	002595/00561	HALLETT, MEGAN HILLIARD (HALLETT, FANE DAVID)	3009 HOG SLIDE RD		SOPHIA, NC 27350
7736600809	88.72	R1528;R1527	002710/00092	SPENCER, BARRY BRUCE	2879 MARLBORO CHURCH RD		SOPHIA, NC 27350
7736644554	5	AUSTIN PHILLIPS DAVIS TR 2	002777/02056	DAVIS, AUSTIN PHILIP	1212 ED DAVIS LN		RANDLEMAN, NC 27317
7736648055	5.15	R311;W DEEDED ACCESS LO NEW A	002534/00718	HAYNES, STETSON TRACEY	7287 US HWY 311		SOPHIA, NC 27350
7736649755	5.17	AMELIA DAVIS	002750/02162	JULIAN, CAMBRIDGE DAVIS (JULIAN, BROOKS GLENN)	1212 ED DAVIS LN		RANDLEMAN, NC 27317
7736653200	6.22	FARLOW FARM;TR4	00017E/00061	RICH, BRYAN PATRICK (RICH, ERIC CHRISTOPHER)	2949 HOG SLIDE RD		SOPHIA, NC 27350
7736658838	13.98	FARLOW FARM;TR2	00017E/00061	RICH, BRYAN PATRICK (RICH, ERIC CHRISTOPHER)	2949 HOG SLIDE RD		SOPHIA, NC 27350
7736659452	23.94	R311;W	002750/02159	DAVIS, P KEITH (DAVIS, AMELIA F)	5834 DAVIS COUNTRY RD		RANDLEMAN, NC 27317
7736745973	7.99	R311;	000935/00278	FARLOW, BYRON	7207 US HWY 311		SOPHIA, NC 27350
7736756161	1.16	R311;W	000944/00428	FARLOW, BYRON	7207 US HWY 311		SOPHIA, NC 27350
7736756655	1.15	R311;E	002516/01661	NGUYEN, HONG VAN (NGUYEN, BICH THUY THI)	7266 US HWY 311		SOPHIA, NC 27350
7736758249	0.72	R311;E	001913/02122	HOSKINS, RYAN T (HOSKINS, JENNY H)	11220 N MAIN ST		ARCHDALE, NC 27263
7736850660	6.14	R311;E	002818/00247	HANEYS HOLDING COMPANY LLC	P O BOX 2445		ASHEBORO, NC 27204
7736862231	40	R311;	002745/00265	CCNC RE LLC	7310 US HWY 311		SOPHIA, NC 27350



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY P KEITH DAVIS
REZONING REQUEST #2023-00001239**

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 P Keith Davis 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 northwest area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lies along major transportation corridors and has access to urban services. This parcel is along US Hwy 311 which is a major transportation corridor.

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 proposal is for a 5.03-acre lot to be divided from a 23.94-acre parcel. Other lots for family members have been cut from this parcel over the years, and, by approving this request, the Board will ensure continued use of the property by family members and it will reflect the long-term quality of life in the County.

Policy 6.22: *New driveway connections should be designed in a way to minimize new locations on existing public roads.*

Consistency Analysis: This proposal will use an existing, established drive from US Hwy 311 and will thereby maintain the safety of the traveling public.

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 June 6, 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 5.0-acre parcel out of 23.94 acres, having the Randolph County Parcel Identification Number of 7736659452 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 June 6, 2023 to consider the proposed rezoning on application number 2023-00001239, 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 June 6, 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.