



# RANDOLPH COUNTY

## PLANNING AND ZONING

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

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### RANDOLPH COUNTY PLANNING BOARD

#### AGENDA

July 11, 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 July 11, 2023, Planning Board meeting.
  - Approval of the minutes from the June 6, 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

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The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **LEILANI T & STEVE WITSAMAN**, Ramseur, NC, and their request to rezone 19.75 acres at 3105 Deep River Church Rd, Coleridge Township, Tax ID #8619346704, Rural Growth Area, from *RA - Residential Agricultural District* to *RLOM-CD - Rural Lot*

*Subdivision Mixed - Conditional District.* The proposed Conditional Zoning District would specifically allow a four-lot subdivision for Class *B* mobile homes and above as per the site plan.

7. Adjournment.

Attachments



## RANDOLPH COUNTY PLANNING BOARD

### MINUTES

**June 6, 2023**

There was a meeting of the Randolph County Planning Board on Tuesday, June 6, 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, *present*, Chair;
- Kemp Davis, *present*, Vice-Chair;
- John Cable, *present*;
- Melinda Vaughan, *present*;
- Reggie Beeson, *present*;
- Ken Austin, *present*;
- Barry Bunting, *present*; and
- Brandon Hedrick, Alternate, *present*.

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

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

**Davis** made the motion to **APPROVE** the consent agenda as presented, with **Bunting** 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.

## REZONING REQUEST #2023-00000884

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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

**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.

**Larry McKenzie**, 1095 Bunting Rd, Asheboro, rose to address the Planning Board about the proposed subdivision. **McKenzie** said that even though he could have developed the proposed subdivision with fourteen lots, he reduced the number of lots to twelve due to safety issues along Old Greensboro Rd and Fred Lineberry Rd. **McKenzie** stated that he has a revised letter from the North Carolina Department of Transportation (NCDOT) on the driveway connections and that NCDOT is granting preliminary approval to the site plan as presented. (See Exhibit #1.) **McKenzie** told the Planning Board that he is trying to address the concerns raised in the Neighborhood Information Meeting regarding potential drainage issues to Mallard Woods subdivision directly behind his request. **McKenzie** stated that specifically on lot number twelve, he will leave the trees on as much of the property as possible and the house will be built closer to Fred Lineberry Rd. **McKenzie** said that the houses in the proposed subdivision will sell for \$275,000 to \$350,000 and he wished that the houses could be built faster as there is a need for new homes. **McKenzie** concluded by saying that he would answer any questions from the Planning Board.

**Johnson** asked **McKenzie** if the proposed lots will have wells and septic systems. **McKenzie** said that he is working with the City of Randleman to try to get public water to serve the proposed development since water runs along Fred Lineberry Rd to Victory Junction Gang Camp.

**Davis** asked **McKenzie** to clarify that he would be getting public water from Randleman. **McKenzie** replied that they are working with the City of Randleman to tap into their water line but that it is a forced main and all of the details have not been completed.

**Cable** asked **McKenzie** if he is planning to use water from the City of Randleman and **McKenzie** stated that he is working with the City of Randleman to tie into their existing system.

**Davis** asked **McKenzie** about the shared driveways that the NCDOT requested. **McKenzie** stated that he did not consider the request to be workable. **McKenzie** stated

that NCDOT has reviewed the plan again and they have agreed to remove the recommendations for shared driveways. **Davis** stated that he thought that mailbox after mailbox can create traffic problems and that shared driveways may work to prevent traffic problems. **McKenzie** stated that he did not think that shared driveways would prevent traffic problems as there would still be the same number of driveways along the road.

**Cable** stated that the way that he thinks is that nine driveways equals nine bus stops as he has gotten behind school buses that stop at every driveway in a subdivision and with the buses stopping that many times in a short distance, traffic can come to a stop.

**McKenzie** said it was his experience that school buses do not stop at every drive but at every fifth driveway along the road but that it also depends on the age of the child.

**Austin** stated that he rode in the area today and felt that these roads are dangerous due to the hills and curves and he thinks that the drives for the proposed subdivision could be very dangerous. He also mentioned that the information in the agenda packets says there will be no shared driveways.

**McKenzie** told the Planning Board that there is a new engineer at NCDOT and all they want to see are shared driveways.

**Davis** asked about the thirty-five feet setback along the road.

**Hedrick** stated that the thirty-five feet setback is required by *Randolph County Unified Development Ordinance* for property that is currently a standing forest.

**McKenzie** stated that the County requires a thirty-five feet setback from the road right-of-way.

**Pell** asked if there were any other questions from the Planning Board members. Hearing none, **Pell** asked if there was anyone else that wanted to speak in favor of the request.

**H R Gallimore**, 231 S Fayetteville St, Asheboro, rose to address the Planning Board and he shared the following statistics with the Planning Board. In the past year:

- 1,187 single-family homes sold;
- 105 single-family homes are currently available which is a one-month supply;
- 146 mobile homes sold; and
- 6 mobile homes were available yesterday and that is a two-week supply.

**Gallimore** said that based on these current statistics, houses are needed in Randolph County. **Gallimore** told the Planning Board about Chatham Park in Chatham County which is being developed by SAS that is within minutes of the Greensboro-Randolph County Megasite and the Wolfsped Megasite. The subdivision will have twenty-five houses and they will start at \$250,000 and go up. **Gallimore** stated that if the County is going to capitalize on the investment made in the Greensboro-Randolph County

Megasite, we will need more houses and it is not getting any cheaper to build and develop subdivisions. **Gallimore** went on to discuss his conversation with **Tom Terrell** regarding shared driveways. **Terrell** stated that it is hard to enforce contracts for shared driveways as safety is the most important factor in any development.

**Gallimore** concluded his comments by saying the County needs these homes, that **McKenzie** does a good job developing his subdivisions and he does what he says to try and keep the existing property owner happy. **Gallimore** said that he would be willing to answer any questions from the Planning Board.

**Pell** asked if the Planning Board has any questions for **Gallimore**.

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

**Paul Baughman**, 4887 Pintail Ct, Randleman, told the Planning Board that he owns the property next to proposed lot number twelve and he is concerned that additional construction will create more run-off that could impact his property, he wanted to know and understand the proposed plan to prevent and control run-off.

**Baughman** commented on the shared driveways and multiple bus stops and he stated that most subdivisions have only one entrance to keep traffic moving smoothly. **Baughman** said that he was not opposed to development and bringing more tax dollars to the County but that he felt this request was trying to cram too many houses in this area. **Baughman** stated that **McKenzie** may want to look at a different plan with a common access road that would allow buses to stop out of the existing traffic.

**Baughman** concluded by saying that he and his wife have lived at the property for eight and one-half years and he is concerned about what this development will bring to this part of the County.

**Tyler Bidwell**, 620 Mallard Dr, Randleman, rose to address the Planning Board and she stated that her family lives in Mallard Woods and that it is quiet, safe and many existing trees were left on the site when the subdivision was developed. **Bidwell** stated that her daughter, who is at a school event, is concerned about how the proposed development will impact the trees and animal life. **Bidwell** stated that many generations of deer live on the property for the subdivision. **Bidwell** concluded by stating that we are creating homes for people but how will the development impact soils and the environment and how will it impact her child?

**Dale Beane**, 5205 Fred Lineberry Rd, Randleman, told the Planning Board that we are back talking about development along Fred Lineberry Rd and the congestion around Level Cross Elementary School. **Beane** stated that he did not see how nine drives in two-tenths of a mile along a heavily traveled road can be safe. **Beane** reminded the Planning Board that they turned down a similar request on Flint Hill Rd and this is the same type

of request that was denied several years ago. **Beane** stated that he did not know if the answer to their safety concerns would be to redesign the subdivision with an internal, dedicated road. **Beane** concluded his remarks by telling the Planning Board that at 8:00 am it is very difficult to get from Old Greensboro Rd to Fred Lineberry Rd due to the school traffic and the proposal is very dense but he feels that there could be a compromise.

**Susan Richards**, Andrew Hunter Rd, Franklinville, told the Planning Board that she is not opposed to the request but that she felt that 120 ft width lot is not very wide and wondered if it was possible to create a Home Owners Association to establish a joint mailbox location and to provide privacy fences to protect the existing residents.

**Pell** asked **McKenzie** and **Gallimore** if they wanted to address any of the concerns expressed by the opposition. **Gallimore** said that he understand the concerns of the citizens but said that in Guilford County, they build the same subdivision on 10,000 sq. ft. lots. **Gallimore** stated that **McKenzie** could not put an internal road and have the same density level as presented on the preliminary plat. He also stated that **McKenzie** wants to help save trees. **Gallimore** reminded the Planning Board and citizens that **McKenzie** wanted fourteen lots and could have requested fourteen lots but chose to only do twelve lots due to safety concerns. **Gallimore** admitted that the request would change the density, dynamic, and stormwater in the area. **Gallimore** stated that many subdivisions lose lots due to County regulations and the County should be trying to give people a chance to make a start with the interest rates being so low.

**Davis** asked if **McKenzie** were to cut a road into the subdivision, could he get twenty-four lots. **Gallimore** said that it was possible but even if **McKenzie** rezones the property, he cannot guarantee that **McKenzie** would get all of the lots allowed by the Conditional District.

**Davis** said that he did not doubt the quality of homes that goes into **McKenzie's** developments but that there are concerns over density and water runoff. **Davis** said that if the grading is done properly, it could take care of any runoff issues. **Gallimore** said that he like trees in subdivisions and that it costs money to remove trees and **McKenzie** will leave as many trees as possible, removing what is necessary for houses, the septic systems, and driveways.

**Cable** asked questions about lot number twelve and the possible drainage issues. **Gallimore** said that he would have to let **McKenzie** address this question.

**McKenzie** passed out a map to the Planning Board. (See Exhibit #2.) The map shows where the house on lot number twelve will be located. The Planning Board members asked about the red dots on the map and **McKenzie** stated that the red dots indicated the good soil on the property. **McKenzie** said that the house on lot number twelve will be around the first red dot on the map, approximately sixty to seventy feet from the right-of-way.

**Cable** said that with what **McKenzie** is proposing for lot number twelve, it should not disturb the adjoining property owners. **McKenzie** reminded the Planning Board of a rezoning request that he had three years ago on Fairview Farm Rd. He stated that the one citizen opposed to his rezoning request is now very happy with how the subdivision was developed because he did what was necessary to have less impact on the citizens. **McKenzie** told the Planning Board that the people complaining about his request are living on lots one-half the size of what he is proposing. He said the back side of the lots will not be touched, protecting the existing residents.

**Davis** stated that he is still concerned about mailbox after mailbox along the road and there is no other way to develop the subdivision unless **McKenzie** went with two-acre lot sizes. **McKenzie** said that he will not do it in Randolph County as roads are currently costing \$150 per foot and it would push home costs up to \$400,000 if he had to put in a road for the subdivision.

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

**Johnson** told those in attendance that subdivision rezonings are the hardest decisions the Planning Board has to make as they have to deal with questions such as the appropriate lot size, and does the proposal meet or does not meet road frontage requirements. **Johnson** continued by saying that in 1989, Randolph County was the first County in the State to require a rezoning process for subdivisions to ensure compatibility with the existing community. **Johnson** stated that most of the County is zoned *RA* and a property owner can divide three lots without review by the Planning Board or the Board of Commissioners. **Johnson** concluded his remarks by saying that the North Carolina General Assembly is looking at several bills that would take away the right of local governments to enforce density due to the housing crisis and the bills would not allow citizens to provide input on future developments. **Johnson** stated that both the Planning Board and the Board of County Commissioners have made it clear to local delegates to the General Assembly that they do not like the proposals currently being considered

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

**Austin** asked if the letter from NCDOT is an opinion or a driveway permit.

**Davis** said that he thinks the driveways as they have been presented are okay and that **McKenzie** or the builder would still have to get a driveway permit from NCDOT.

**Austin** said that he was confused by different answers in the agenda packet and what **McKenzie** presented to the Planning Board.

**Davis** said that based upon what the Planning Board heard in testimony, NCDOT is suggesting shared driveways but he is concerned with the problems with ownership.

**Beeson** said another concern is the maintenance of the shared driveway. **Davis** said that he thought it was also a big problem just like asking citizens to share a mailbox post.

**Beeson** said that the agenda pack says that the City of Randleman told staff that the proposal would not be able to use municipal water but if the City of Randleman is now going to allow them to connect, it will make the development better.

**Austin** stated that he had heard that there are water pressure problems at Victory Junction Camp.

**Davis** stated that the water pressure issue is the responsibility of the City of Randleman and is outside of the control of the Planning Board.

**Cable** said that like **Johnson**, he appreciates everyone sharing their opinion about mailboxes, drainage, and all of the other issues. **Cable** continued that the map supplied by **McKenzie** shows the area that is not being disturbed and by moving the house location further back on the lot increases the cost of development. **Cable** stated that he is concerned about traffic stops and driveways but **McKenzie** has provided the Planning Board with information from NCDOT that it should be okay. **Cable** continued by saying the water pressure issue is up to the City of Randleman. **Cable** said that the Planning Board members do ask a lot of questions, take their time to consider requests, and are particular, so they feel they are making correct decisions. **Cable** told those present that a presentation without feedback is just a presentation but tonight **McKenzie** tried to address the concerns of the neighbors. **Cable** concluded that the County is changing but with the values of Randolph County and the map presented by **McKenzie** at the meeting tonight, show that everything should be acceptable.

**Hedrick** said that he thought that **McKenzie** has provided a lot of information to the Planning Board regarding safety and that he wanted to make sure that the thirty-five-foot buffer along all roads remain as required by the *Randolph County Unified Development Ordinance*.

**Cable** said that his thoughts are like **Davis**, that if **McKenzie** were to cut a road into the proposed subdivision, he could develop as many as twenty-four lots from this property. **Hedrick** said that **McKenzie** could get more lots if he had access to the municipal sewer.

**Bunting** said that he has to weigh things out in mind and look at the good versus the bad and many times he has to follow his gut. **Bunting** commended **McKenzie** for trying to work with the citizens opposed but that this is a tough job and not everyone wins.

**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.* **Cable** 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.

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### REZONING REQUEST #2023-0000895

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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 five-lot subdivision for Class *B* mobile homes and better as per the site plan.

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

**Tony Saunders**, 1424 Walter Saunders Dr, Asheboro, addressed the Planning Board and said that he has three rental mobile homes on the property, and on the advice of his surveyor, he should be able to place two more mobile homes on the property.

**Johnson** asked **Saunders** if he has three rental mobile homes on the property and **Saunders** answered yes and said that he wants to put two more mobile homes on the property for rental purposes.

**Saunders** said that there would be no access from Randolph Tabernacle Rd due to the stream and floodplain along the road.

**Davis** asked **Saunders** if the property on Randolph Tabernacle Rd come all the way out to the road and **Saunders** replied, “Yes and that is where the septic systems are located.” **Saunders** said that all of the access will be off Tony Way and that there would be no entrance off Randolph Tabernacle Rd.

**Pell** asked **Saunders** if he maintains the road and **Saunders** replied that he does maintain the road and is trying to fix a tile so that it will drain into the field.

**Davis** asked **Saunders** if he lived on the property and **Saunders** said that his home is on Walter Saunders Dr and that his mother and father live in the brick house on the property.

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

**Austin** asked **Saunders** about the type of drive and **Saunders** said that the gravel drive was put in when Crystal Springs Swimming Pool was opened and the road is now ten feet wide and approximately 1,000 feet long.

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

**Pell** asked if there was anyone else in favor of the request that would like to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the request that would like to address the Planning Board. Hearing none, **Pell** closed the public hearing.

**Cable** asked if the property was duly posted and Planning staff told the Planning Board that the property was posted and letters were mailed to the adjoining property owners.

**Beeson** said that he thought the width of the driveway is not enough and **Johnson** said that the road is existing and the County would allow **Saunders** to continue the drive as it is.

**Vaughan** stated that the Planning Board just heard tonight about the lack of availability for housing and this request helps to address the shortage.

**Davis** said that all of the mobile homes are off the road and they should not cause any problems.

**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*. **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.

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### REZONING REQUEST #2023-00001239

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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.

**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.

**Amelia Davis**, 5834 Davis Ctry Rd, Randleman, addressed the Planning Board and stated that she wants to split off another lot for a grandchild. **A Davis** stated that three grandchildren have already been given land and this will be for the fourth grandchild.

**K Davis** stated that **A Davis** is doing this because it would be the fourth lot cut from the existing piece of property.

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

**Pell** asked if there was anyone else that would like to speak in opposition to the rezoning request. Hearing none, **Pell** closed the public hearing.

**Beeson** said that the **Davis** family are his neighbors and he has known them all their lives and that he is happy to see the family stay in this area.

**Cable** said it is great to see family wanting to live on family land.

**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.

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

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

The meeting adjourned at 7:36 p.m., with twenty citizens present.

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**RANDOLPH COUNTY  
NORTH CAROLINA**

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Chairman

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Clerk to the Board

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Date



FW: [External] RE: 14983 McKenzie

Monroe, Roosevelt J <rjmonroe@ncdot.gov>

Mon 5/8/2023 9:38 AM

To: larry mckenzieproperties.net <larry@mckenzieproperties.net>

Cc: Dumas, Charles E. Jr <cdumas@ncdot.gov>

1 attachments (281 KB)

14983\_mckenzie-18x24l.pdf

External (rjmonroe@ncdot.gov)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security, Powered by INKY](#)

Mr. Mckenzie,

Per our phone conversation earlier, please see the e-mail below. If you have any additional questions, please let us know. Thanks!

Jeron

R. J. Monroe

District Supervisor

Division 8 - District 1

336-318-4000

[rjmonroe@ncdot.gov](mailto:rjmonroe@ncdot.gov)

300 DOT Drive

Asheboro, NC 27205



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**From:** Monroe, Roosevelt J

**Sent:** Wednesday, May 3, 2023 10:48 AM

**To:** Mangum, Timothy V. <Tim.Mangum@randolphcountync.gov>; Survey Carolina <mail@surveycarolina.com>

**Cc:** Dumas, Charles E. Jr <cdumas@ncdot.gov>; Britt, Jennifer L <jlbritt@ncdot.gov>; Kimes, Tyler J <tjkimes@ncdot.gov>

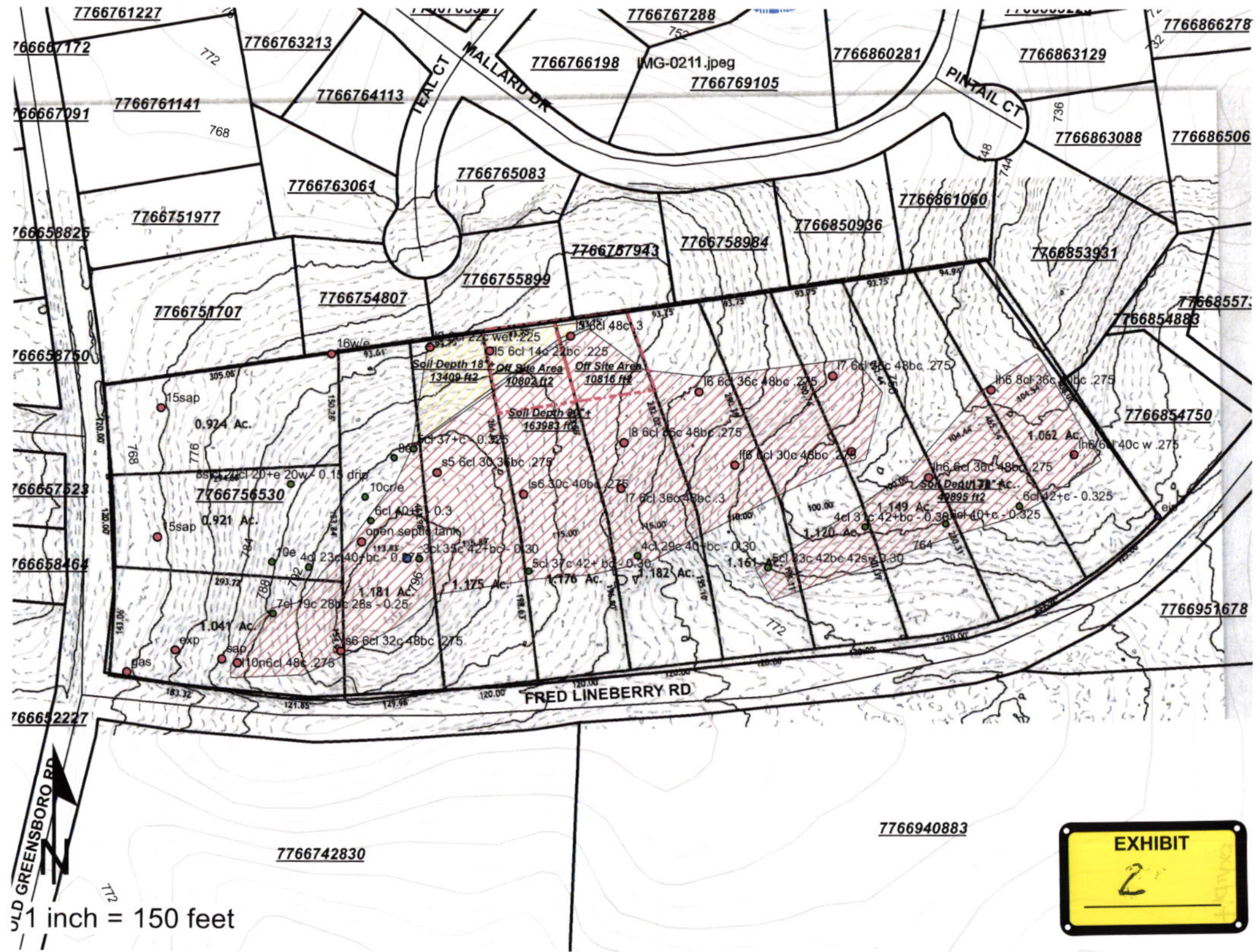
**Subject:** RE: [External] RE: 14983 McKenzie

Tim & Daniel,

Good morning. After further review, the Department is fine with the attached subdivision layout as shown. If you have any additional questions, please let us know. Thanks!

Jeron

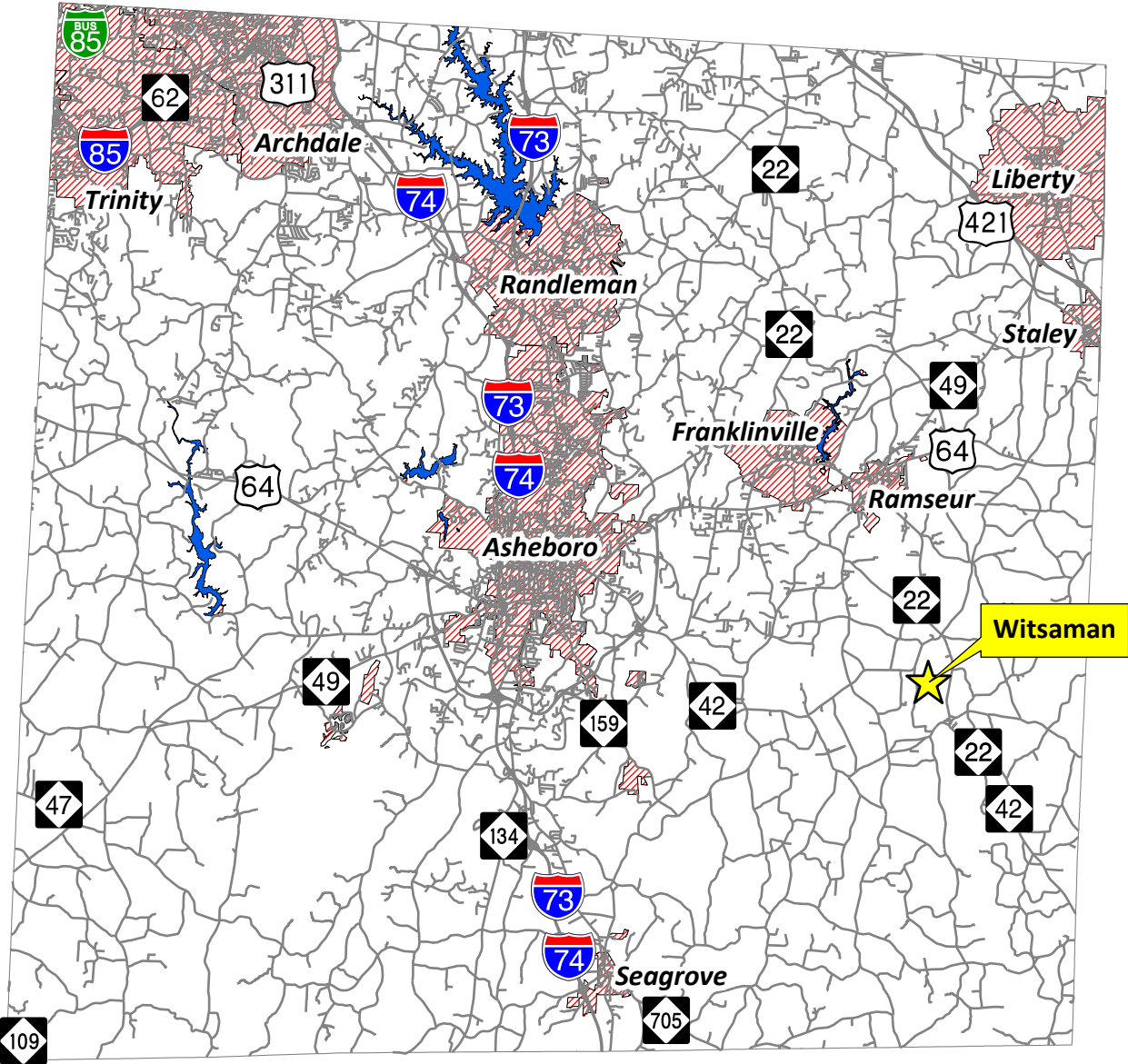








1 inch = 150 feet

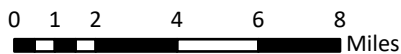
EXHIBIT  
2

# July Request Location Map



## Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





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

**APPLICATION #2023-00001293**

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **LEILANI T & STEVE WITSAMAN**, Ramseur, NC, and their request to rezone 19.75 acres at 3105 Deep River Church Rd, Coleridge Township, Tax ID #8619346704, Rural Growth Area, from *RA - Residential Agricultural District* to *RLOM-CD - Rural Lot Subdivision Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow a four-lot subdivision for Class *B* mobile homes and above as per the site plan.

**GENERAL INFORMATION**

**Property Owner:** Leilani T & Steve Witsaman

**Hearing Type:** Legislative

**Small Area Plan:** None

**Flood Plain Overlay:** None

**Airport Overlay:** None

**Existing Use:** Single-family residential

**SITE INFORMATION AND SURROUNDING LAND USES**

<b>Direction</b>	<b>Adjacent Zoning</b>	<b>Adjacent Land Use</b>
<b>North</b>	<i>RA - Residential Agricultural District</i>	Single-family residential
<b>South</b>	<i>RA - Residential Agricultural District</i>	Single-family residential
<b>East</b>	<i>RA - Residential Agricultural District</i>	Tax-deferred farm
<b>West</b>	<i>RA - Residential Agricultural District</i>	Tax-deferred farm

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## TRANSPORTATION INFORMATION

### Information from North Carolina Department of Transportation:

No comments have been received from NC Department of Transportation as the request has an existing drive along Deep River Church Rd.

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## 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.):***

### [RLO: RURAL LOT SUBDIVISION OVERLAY DISTRICT](#)

#### (1) PURPOSE AND USES PERMITTED

The purpose of the *Rural Lot Subdivision Overlay District* is to create a development option where subdivided residential lots, because of their size, offer opportunities for preserving unique and sensitive environmental features, as well as the scenic and historic character of areas. Rural Lot Subdivisions offer to maximize infiltration of precipitation to a private well water field to ensure sustainable well water supplies. Housing characteristics with the *RLO* district will be designated *Exclusive (RLOE)*, *Restricted (RLOR)*, or *Mixed (RLOM)* in conformance with other major subdivision zoning districts.

This district is primarily designed for *Rural Growth Areas* as reflected on the *Randolph County Growth Management Plan*.

The *Rural Lot 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) RURAL LOT SUBDIVISION DEVELOPMENT STANDARDS

Lot sizes for any lots in a *Rural Lot Subdivision* shall be a minimum of three acres. The lots shall not have a lot depth to lot width ratio greater than four times the width at the minimum front street setback. Lots in *Rural Lot Subdivisions* are prohibited against further subdivision.

#### (3) SITING ON PUBLIC ROADWAYS AND ADJACENT RURAL ZONING DISTRICTS

Rural lot subdivisions shall be sited in such a way as to be not fully visible from the primary thoroughfare. Natural features such as tree stands and slight rises in topography shall be retained to afford a rural landscape to adjoining residential zoning districts and existing roads.

**(4) DEVELOPMENT CONSIDERATIONS**

Preserve scenic views and elements of Randolph County's rural character by minimizing perceived density by minimizing views of new development from existing roads using natural buffers and open space.

- (a) Preserve open land, including those areas that contain unique and sensitive features such as natural areas, streams, wetlands, and flood plains.
- (b) Minimize site disturbance and erosion through the retention of existing vegetation.
- (c) New driveway connections shall be designed in a way to minimize new locations on existing public roads.
- (d) 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.
- (e) The development shall be designed to limit disturbance in the following areas:
  - (i) Land within a floodway;
  - (ii) Wetlands;
  - (iii) Groundwater recharge areas; or
  - (iv) Critical ecological areas.

---

**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 6.16:** *The County should preserve scenic views and elements of the County's rural character by minimizing perceived density by minimizing views of new development from existing roads through the use of natural buffers and open space.*

**Consistency Analysis:** As shown on the preliminary plat, this property is deep and runs almost to the Deep River. The two additional homes planned for this property will be at the middle and rear of the property and will not have any negative impacts on density and the view of the adjoining property owners.

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

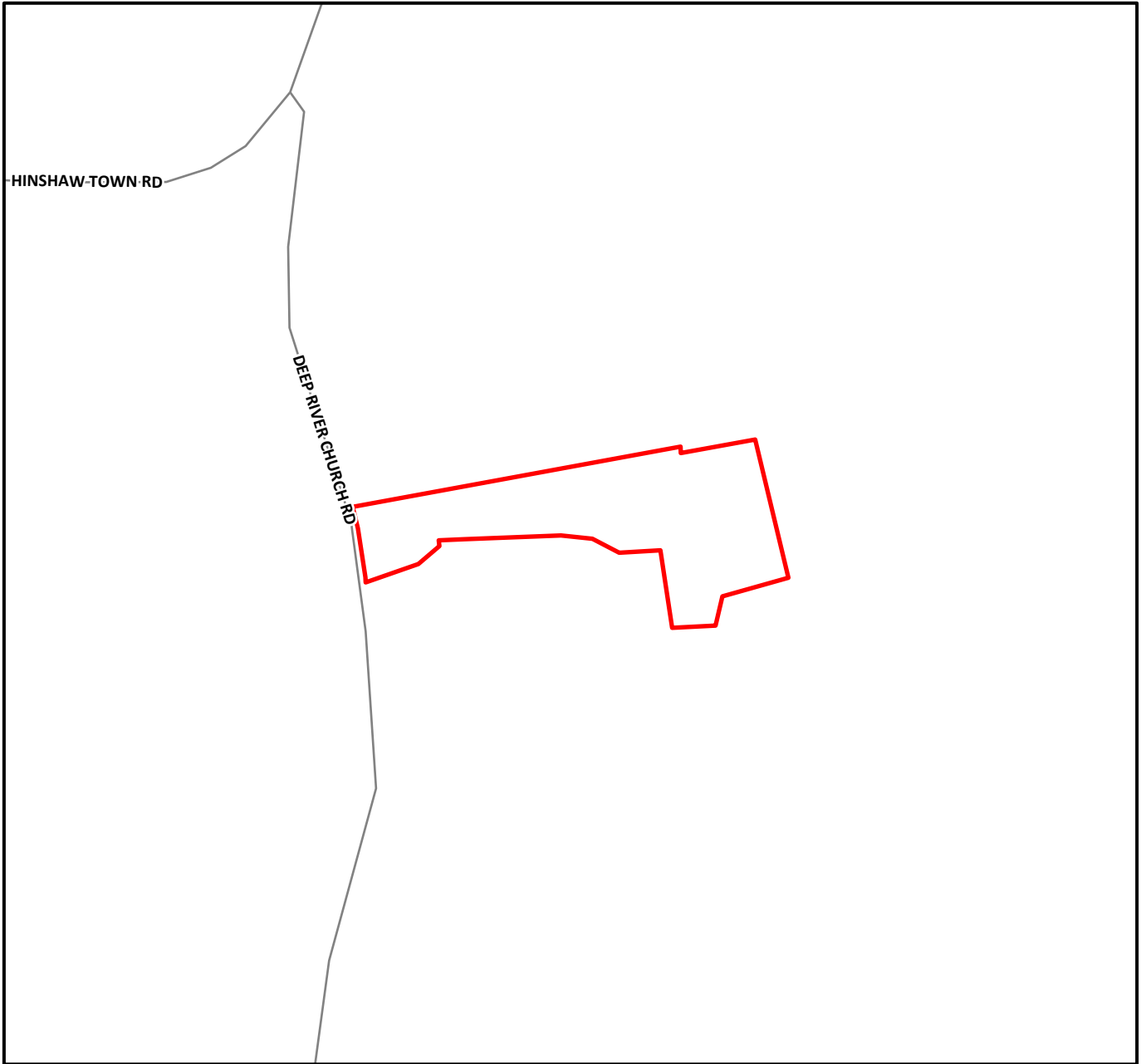
**Consistency Analysis:** The development as shown on the proposed plat indicates that the new proposed homes on the property will have an easement and will use the existing driveway and that would minimize driveway connections to Deep River Church Rd.

**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.

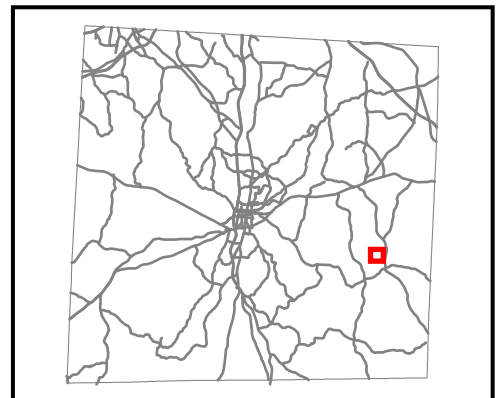




# Witsaman Request Location Map



Directions to site: NC Hwy 22 S - (R)  
Hinshaw Town Rd - (L) Deep River  
Church Rd - Site on (L) approx. 4/10  
mile at 3105 Deep River Church Rd.



1 inch equals 750 feet

# Witsaman Rezoning Request

## Legend



Parcels

## Structures

### Type



Permanent Structure



Temporary Structure



Roads



Streams



50 ft. Stream buffer



Flood plains

## County zoning

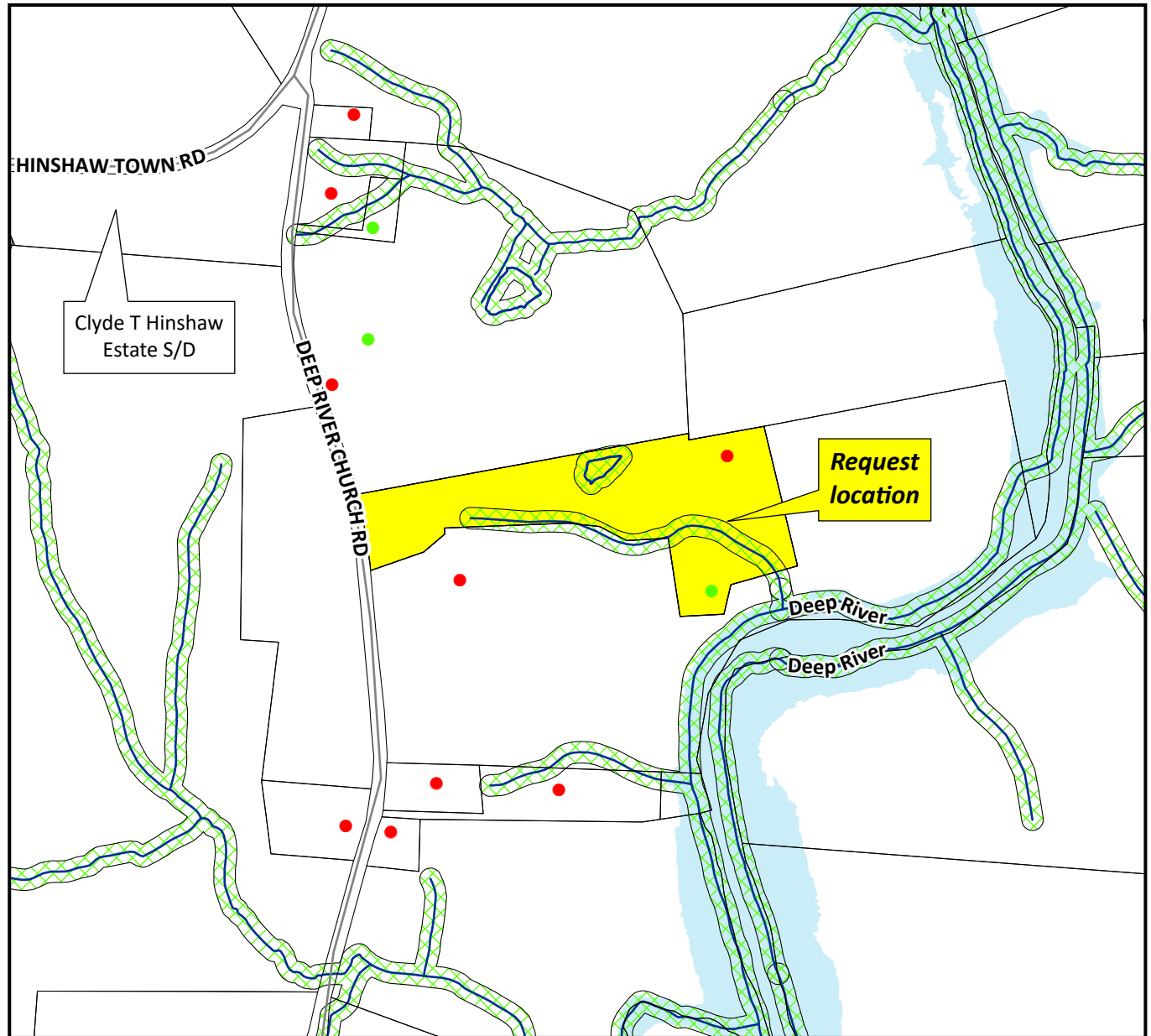
### Districts



LI



RA



Clyde T Hinshaw  
Estate S/D

**Request  
location**

Deep River

Deep River



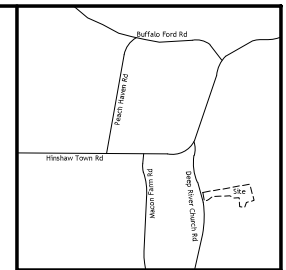
1 inch equals 750 feet

- Notes:**
- This project is not located within a special flood hazard area per NCFRIS. Map #: 371086(800) 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 P/N: 8619346704
  - Proposed Use: Residential
  - Total Acreage in Original Tract: 20.004 Acres
  - Zoning: RA
  - Setbacks:
    - Front: 35'
    - Side: 10'
    - Rear: 30'
  - 100' Farm Well Setback does not affect subject property

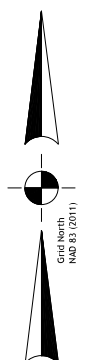
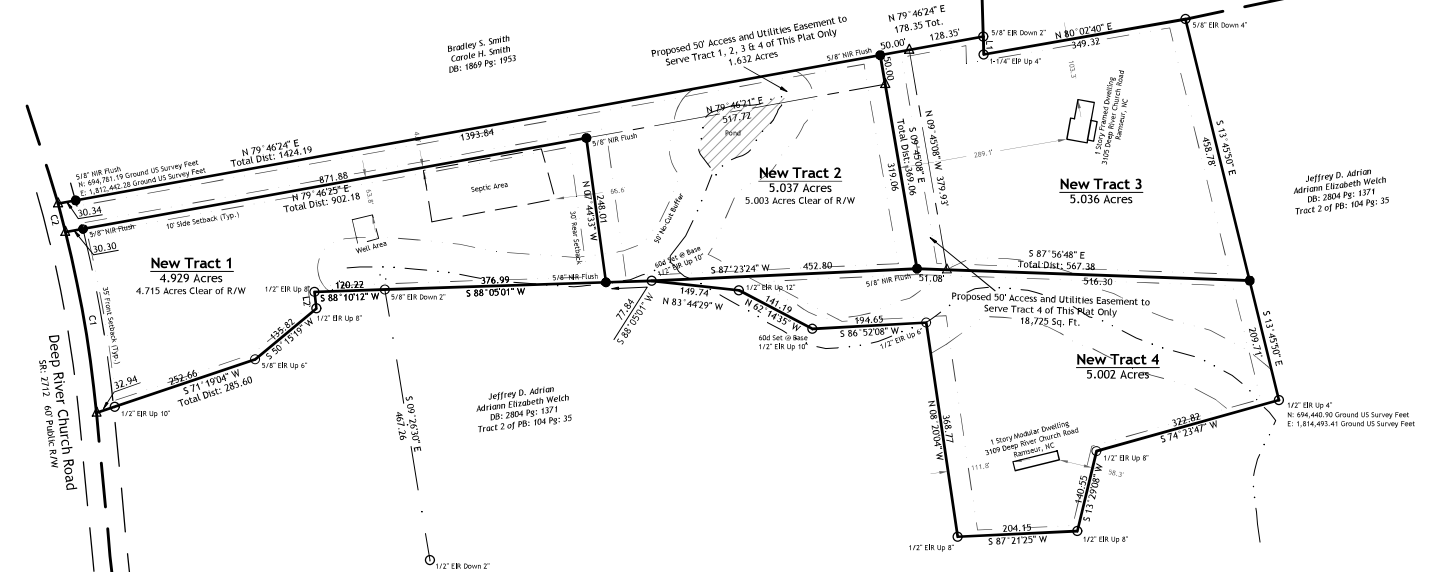
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2101.85'	313.15'	312.87'	N 09° 42' 29" W	8° 32' 15"
C2	2101.57'	50.15'	50.15'	N 14° 39' 38" W	1° 22' 02"

LINE	BEARING	DISTANCE
L1	S 01° 39' 59" E	30.53'
L2	S 06° 55' 34" E	28.25'



Location Map  
(Not to Scale)



- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- R/S - Railroad Spike
- HP - New Iron Rod
- HP - New Iron Pipe
- NCGS Monument
- EN - Existing Nail
- ER - Existing Iron Rod
- EP - 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
- Overhead Power Line
- Underground Electric Line
- Underground Comm. Line
- Floodway
- C/L Railroad
- Catch Basin
- Yard Plot
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Manhole
- Water Meter
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer
- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- PP
- Power Pole
- Light Pole
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Manhole
- Electric Meter
- Electric Manhole
- Spot Elevation

Site Data  
Proposed Use: Residential  
Proposed Lots: 4  
Total Acreage: 20.004

Owners:  
Leilani Tupper Witsaman  
Steve Witsaman  
3247 Deep River Church Road  
Ramsour, NC 27316

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

Randolph County Deputy Planning Director \_\_\_\_\_ Date \_\_\_\_\_

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.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

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 2256 , page 1404 ; Book 2804 , page 1371 ;

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 21st day of July, A.D., 2022.

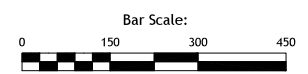


PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

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: <math>\leq 0.10'</math>
  - (3) Type of GNSS field procedure: Real-Time Kinematic Networks
  - (4) Dates of survey: July 20, 2022
  - (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): 0.99988335
  - (9) GPS/GNSS Scale Point:
    - N: 694,749.55 E: 1,812,502.13 Z: 490.50
  - (10) Units: US Survey Feet

Survey For:  
**Steve Witsaman & Leilani Witsaman**  
Coleridge Township Randolph County  
North Carolina July 21, 2022  
Deed Book: 2256 Pg: 1404 (Witsaman)  
Plat Book: 78 Pg: 36 (Witsaman)  
Scale: 1" = 150 US Survey Feet



Bar Scale:  
0 150 300 450

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

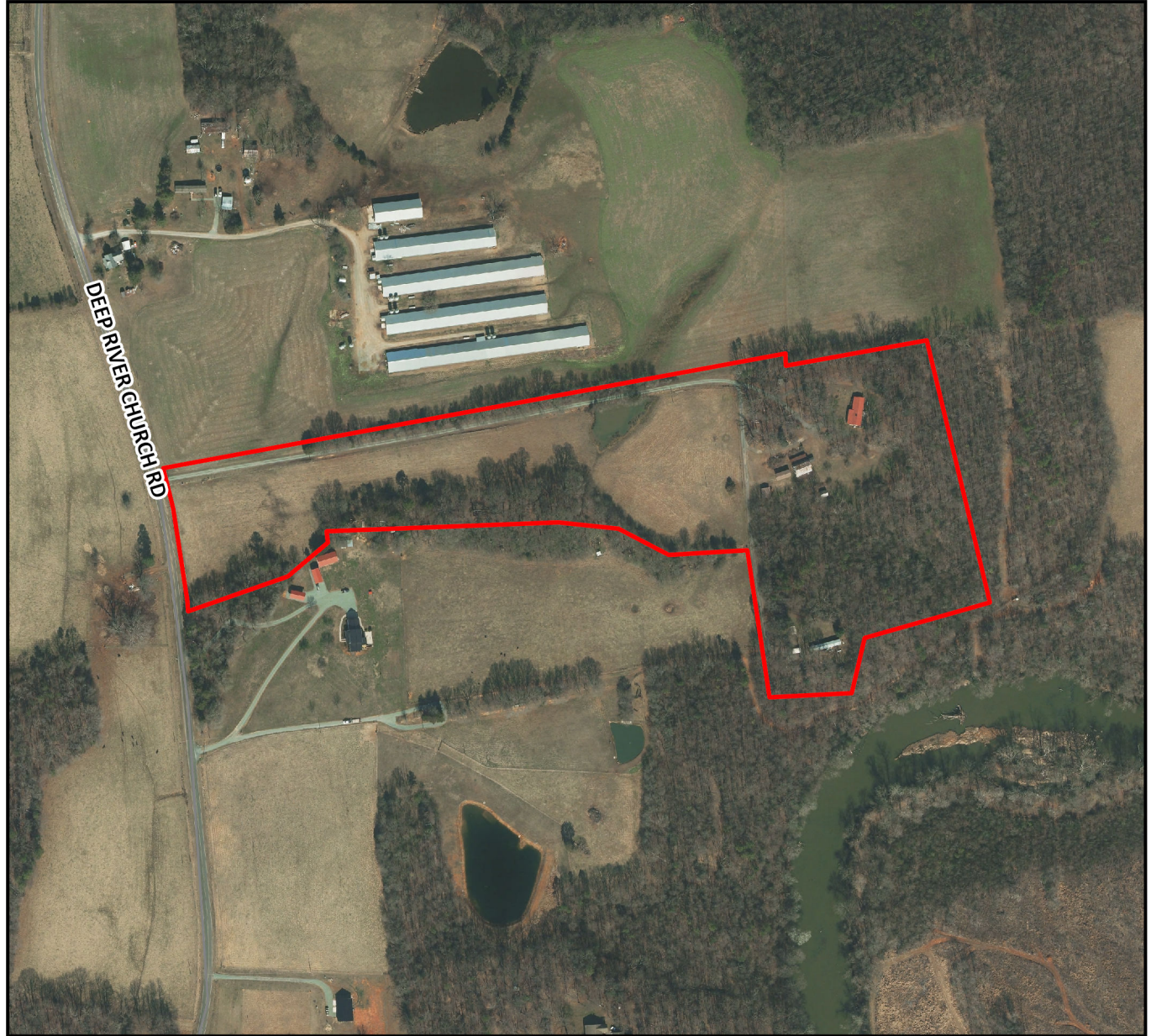
Firm #: P-1110  
Dan W Tanner II L-4787  
© 2022 Survey Carolina, PLLC

Job #: 14255

# Witsaman Rezoning Request

## Legend

 Roads



1 inch equals 400 feet

# Witsaman Rezoning Request

## Legend



Roads

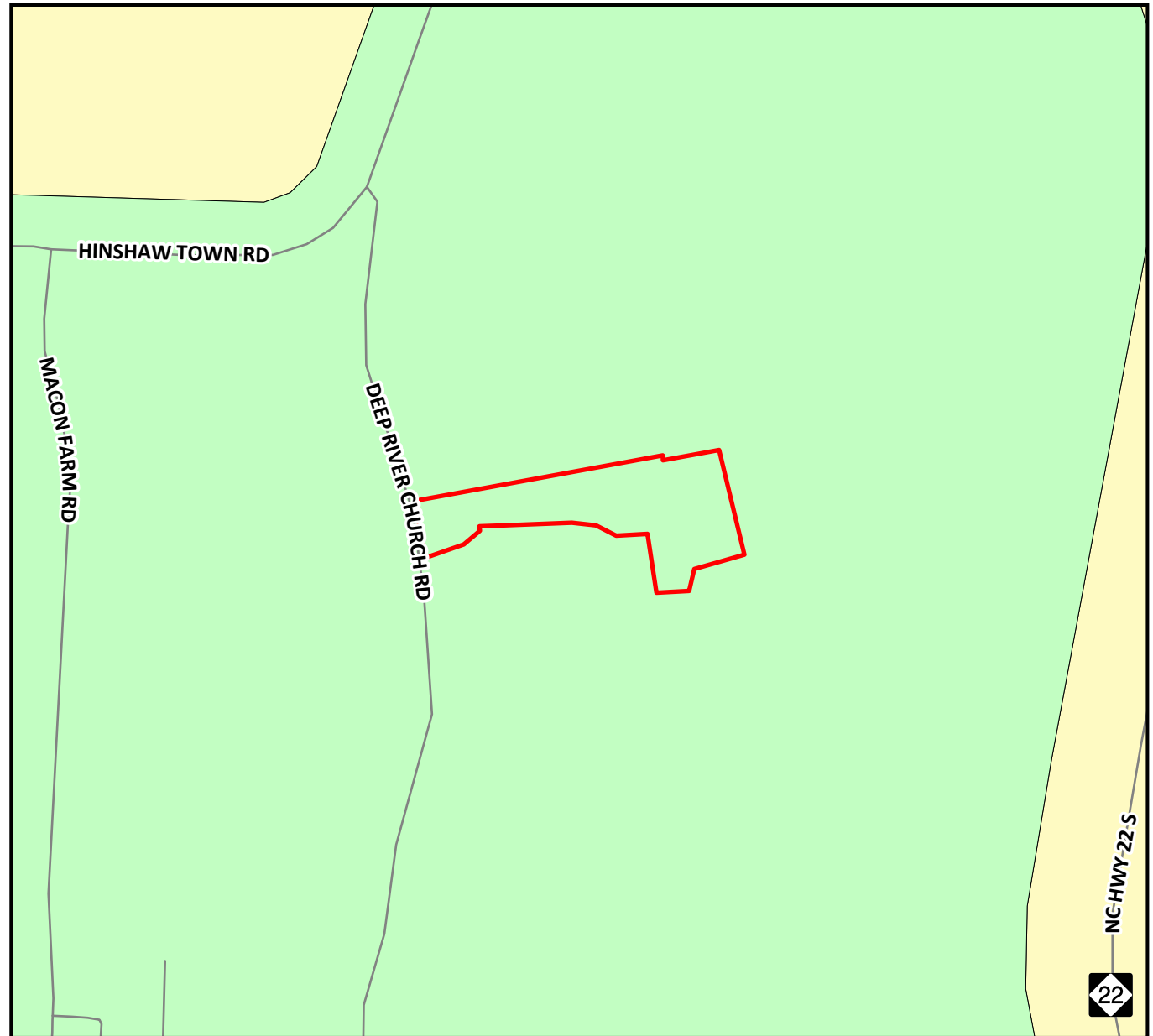
## Growth Management



Secondary Growth Area



Rural Growth Area



1 inch equals 1,000 feet

# Witsaman Rezoning Request



**Picture 1:**  
Request location.



**Picture 2:**  
Adjacent parcel.



**Picture 3:**  
Adjacent parcel.



**Picture 4:**  
Adjacent parcel.



**Picture 5:**  
Request location on right as seen looking toward Hinshaw Town Rd.



**Picture 6:**  
Request location on left as seen looking toward NC Hwy 42 S



5/9/2023

### 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.

<u>PIN</u>	<u>TAX ACRES</u>	<u>DESCRIPTION</u>	<u>DEED BOOK/PAGE</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>ADDRESS2</u>	<u>CITY STATE ZIP</u>
8619241352	19.68	R2712;W	001680/00755	LOFLIN, JAMES CURTIS JR	5977 BUFFALO FORD RD		RAMSEUR, NC 27316
8619343067	64.68	NORBERT & JEFFREY ADRIAN;TR1,PT TR2	002804/01371	ADRIAN, JEFFREY D (WELCH, ADRIANN ELIZABETH)	3139 DEEP RIVER CHURCH RD		RAMSEUR, NC 27316
8619346704	19.75	R2712;E	002256/01404	WITSAMAN, LEILANI TUPPER (WITSAMAN, STEVE)	3105 DEEP RIVER CHURCH RD		RAMSEUR, NC 27316
8619351524	50.61	R2712;E	001869/01953	SMITH, CAROLE H	1475 IRON MTN RD		ASHEBORO, NC 27205
8619457441	25.93	R2712;E NO RD FRTG	002745/00688	CHEEK, AARON RANDALL	7748 LANES MILL RD		BENNETT, NC 27208



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

**IN THE MATTER OF THE APPLICATION FOR REZONING  
BY LEILANI T & STEVE WITSAMAN  
REZONING REQUEST #2023-00001293**

---

**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 *RLOM-CD - Rural Lot Subdivision Mixed - Conditional District* as described in the application of Leilani T and Steve Witsaman are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

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

**A. Consistency with *Growth Management Plan Map***

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Rural Growth Area* which generally has rural density, is predominately agricultural in nature, large undeveloped tracts, and contains natural scenic, historic, or other heritage assets.

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

**Policy 6.16:** *The County should preserve scenic views and elements of the County's rural character by minimizing perceived density by minimizing views of new development from existing roads through the use of natural buffers and open space.*

**Consistency Analysis:** As shown on the preliminary plat, this property is deep and runs almost to the Deep River. The two additional homes planned for this property will be at the middle and rear of the property and will not have any negative impacts on density and the view of the adjoining property owners.

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

**Consistency Analysis:** The development as shown on the proposed plat indicates that the new proposed homes on the property will have an easement and will use the existing driveway and that would minimize driveway connections to Deep River Church Rd.

**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 July 11, 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 19.7-acre parcel, having the Randolph County Parcel Identification Number of 8619346704 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 July 11, 2023, to consider the proposed rezoning on application number 2023-00001293, 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 *RLOM-CD - Rural Lot Subdivision 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 July 11, 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.