



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

August 8, 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. Introduction of New Planning Director Tonya Caddle by County Manager Hal Johnson
4. Consent Agenda:
 - Approval of agenda for the August 8, 2023, Planning Board meeting.
 - Approval of the minutes from the July 11, 2023, Planning Board meeting.
5. 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.
6. Old Business.
7. New Business.

REZONING REQUEST #2023-00001844

The Randolph County Planning Board will hold a duly published and notified

Legislative Hearing on the request by **GLANDON FOREST EQUITY, LLC**, Raleigh, NC, and their request to rezone 2.20 acres out of 9.52 acres beside 1293 Green Farm Rd, Back Creek Township, Tax ID #7732572024, Secondary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow a retail store as per the site plan. Property Owner: DMN Properties, LLC

REZONING REQUEST #2023-00001845

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **UWHARRIE BUILDERS, LLC**, Asheboro, NC, and their request to rezone 2.54 acres along US Hwy 220 Bus S, Cedar Grove Township, Tax ID #7658492146, Primary Growth Area, from *HI-CD - Heavy Industrial - Conditional District* to *LI-CD - Light Industrial - Conditional District*. The proposed Conditional Zoning District would specifically allow mini-warehouse storage buildings as per the site plan. Property Owner: Fiber Cushioning, Inc.

REZONING REQUEST #2023-00001858

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **EDGEWOOD HOSIERY, INC**, Asheboro, NC, and their request to amend the existing Conditional District Permit at 7554 US Hwy 220 S, Richland Township, Tax ID #7665683345, Primary Growth Area, from *RM-CD - Residential Mixed - Conditional District* to *RM-CD - Residential Mixed - Conditional District*. The proposed Conditional Zoning District would specifically amend the existing Conditional District Permit to allow one additional space in L & L Mobile Home Park for a total of seven spaces as per the site plan.

8. Adjournment.

Attachments



RANDOLPH COUNTY PLANNING BOARD

MINUTES

July 11, 2023

There was a meeting of the Randolph County Planning Board on Tuesday, July 11, 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, *present*;
- Barry Bunting, *present*; and
- Brandon Hedrick, Alternate, *absent*.

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

Davis made the motion to **APPROVE** the consent agenda as presented, with **Austin** 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 #2023-00001293

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.

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.

Steve Witsaman, 3105 Deep River Church Rd, rose to address the Planning Board regarding their request. **Witsaman** told the Planning Board that he wants to give his children a place to live. **Witsaman** said that his son is living in the existing house on the property and his brother-in-law is currently living in a mobile home and he wants to put his son in a mobile home on the property.

Johnson asked **Witsaman** if he had the soil evaluation for a septic system done and **Witsaman** replied that the lot for the new mobile home has been checked and the septic system permit has been issued.

Austin asked **Witsaman** to provide a brief description of the driveway going into lots. **Witsaman** stated that the existing drive is covered up on the site plan by the red line indicating the property and that the existing drive runs parallel to the existing drive.

Davis asked who lives in the house on the property and **Witsaman** answered that his son currently lives in the house and his brother-in-law lives in the existing mobile home.

Austin asked if the drive goes back to lot number four and **Witsaman** answered that the drive goes back to lot number four and that he maintains the road.

Davis asked if each lot shown on the plan will have an easement and **Witsaman** replied that each lot will have an easement.

Johnson asked **Witsaman** how long he had lived on the property and he replied thirty years and that he had inherited the property when his father-in-law passed away

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

Bunting asked if all of the lots will have easements to drive and if each lot has its own well and septic system and **Witsaman** responded with a yes.

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.

Johnson said that this is a good example of trying to keep a family together on family land.

Kemp stated that **Witsaman** is taking care of the existing drive and each lot can stand on its own as a building lot.

Austin 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 informed the Planning Board that the County had hired a new Planning Director, **Tonya Caddle**. **Johnson** stated that **Caddle** has over eighteen years of professional planning experience and that she has an Urban and Regional Planning degree from East Carolina University and that her first day with Randolph County will be August 7, 2023.

The Planning Board had an informal discussion regarding the *Growth Management Plan* update process and decided that the Planning Board should probably have a working session before the public hearing in August so all Board members would be familiar with the proposals.

Having no further business, **Pell** called for a motion to **ADJOURN** the meeting. **Beeson** made the motion to adjourn, with **Davis** 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 7:15 p.m., with three citizens present.

**RANDOLPH COUNTY
NORTH CAROLINA**

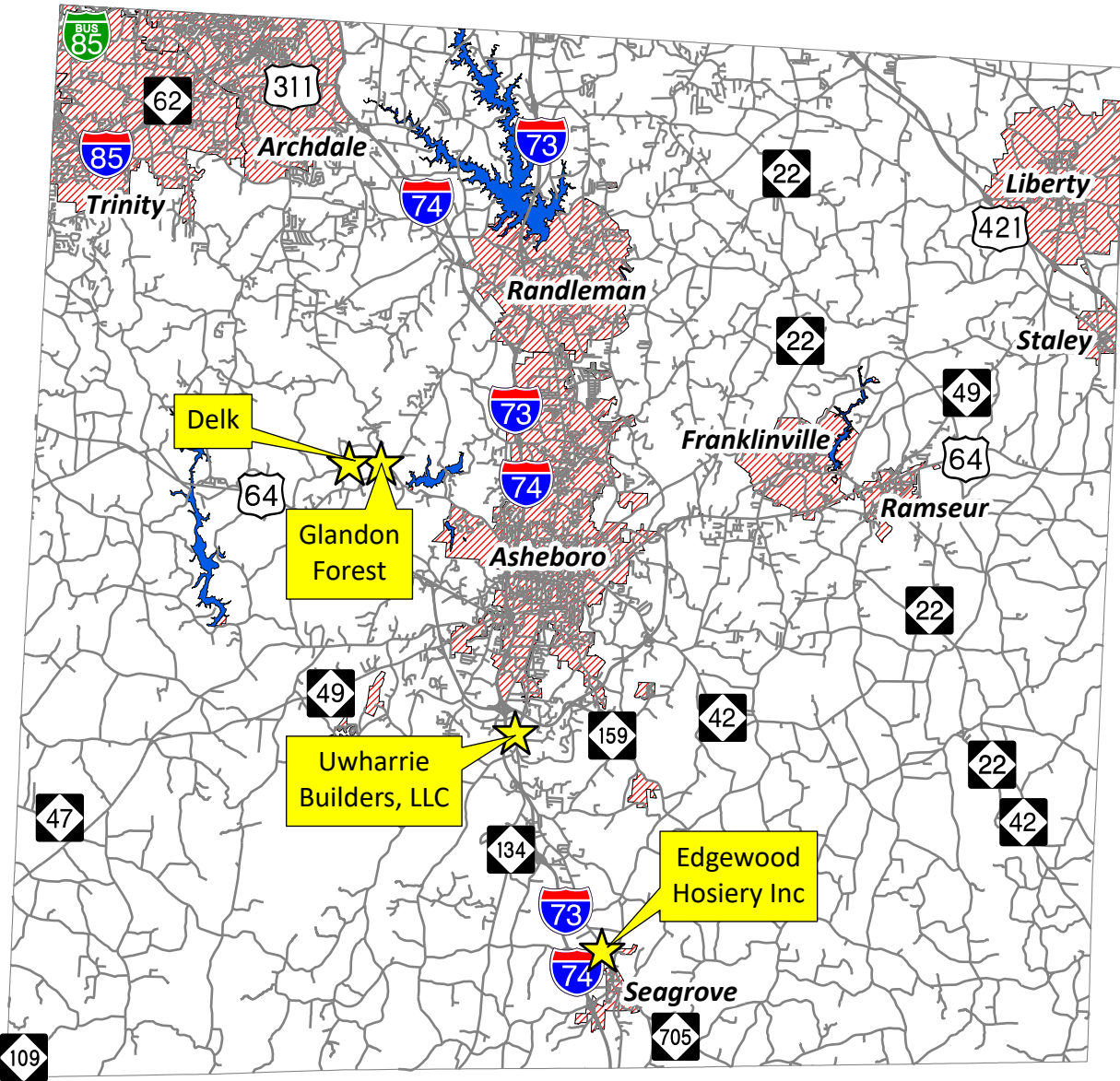
Chairman

Clerk to the Board





Date

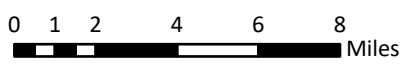


August Request Location Map



Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





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

APPLICATION #2023-00001844

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **GLANDON FOREST EQUITY, LLC**, Raleigh, NC, and their request to rezone 2.20 acres out of 9.52 acres beside 1293 Green Farm Rd, Back Creek Township, Tax ID #7732572024, Secondary Growth Area, from *RA - Residential Agricultural District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow a retail store as per the site plan. Property Owner: DMN Properties, LLC

GENERAL INFORMATION

Property Owner: DMN Properties, LLC

Hearing Type: Legislative

Small Area Plan: None

Flood Plain Overlay: None

Airport Overlay: None

Existing Use: The portion to be rezoned is currently vacant.

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RA - Residential Agricultural District</i>	Single-family residential
South	<i>LI-CD - Light Industrial - Conditional District</i>	Tool and Die shop
East	<i>RA - Residential Agricultural District</i>	Single-family residential
West	<i>RA - Residential Agricultural District</i>	Single-family residential

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

NCDOT has advised the Technical Review Committee that no road improvements will be needed for this rezoning request.

ZONING INFORMATION

Zoning History:

The southern portion of the property was originally rezoned in October 1995 to allow a 12,000 to 16,000 sq. ft. tool and die shop. The Conditional District Permit was later amended in February 2011 to allow the existing building for the tool and die shop to also be used for small engine and automotive repair shop as well as retail sales and service of farm equipment and mini-warehouse storage facilities as per the site plan. (See existing Conditional District Permits later in the agenda packet.)

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

<i>HC: HIGHWAY COMMERCIAL DISTRICT</i>	
PURPOSE	
The purpose of the <i>Highway Commercial (HC) District</i> is to provide a place in which the principal use of land is for the retailing of durable goods, the provision of commercial services to industrial areas, and the provision of services to tourists.	
DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE	
Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at building line
Front setback	35 ft. from any road right-of-way
Corner side setback	35 ft. from any road right-of-way
Side setback	10 ft. from any side property line
Rear setback	30 ft. from the rear property line
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES	
Road setback	20 ft. from any road right-of-way
Property line setback	5 ft. from any property line
DIMENSIONAL STANDARDS NOTES	

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

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 as supporting the above conclusion.

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

Consistency Analysis: By recommending this request to be approved, the Technical Review Committee noted that there is existing commercial activity in the area such as furniture manufacturing and an existing convenience store. This request, if approved, would increase economic activity, create jobs and also provide services to the surrounding community which includes Camp Caraway and Camp Mundo Vista which could also benefit from the retail sales close to their facilities.

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

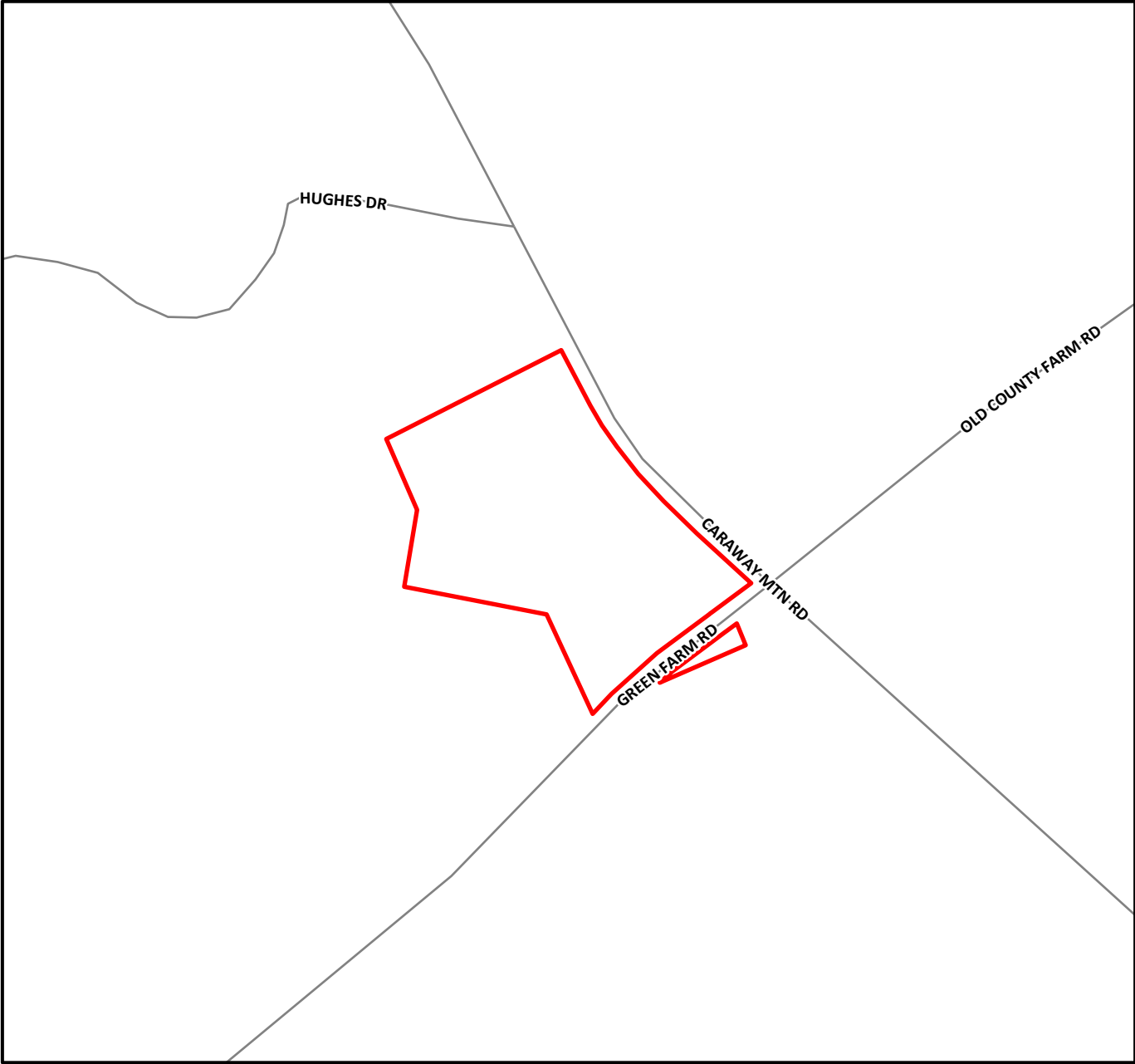
Consistency Analysis: The Technical Review Committee noted the existing commercial operations in the community and noted that, if approved, the request could potentially reduce travel distances for the citizens and tourists in this area by having the retail store in operation.

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

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



Glandon Forest Equity, LLC, Request Location Map



Directions to site: 1004 N - Site on (L)
just past 1293 Green Farm Rd.



1 inch equals 400 feet

Glandon Forest Equity, LLC, Rezoning Request

Legend

Parcels

Structures

Type

- Permanent Structure
- Temporary Structure

Roads

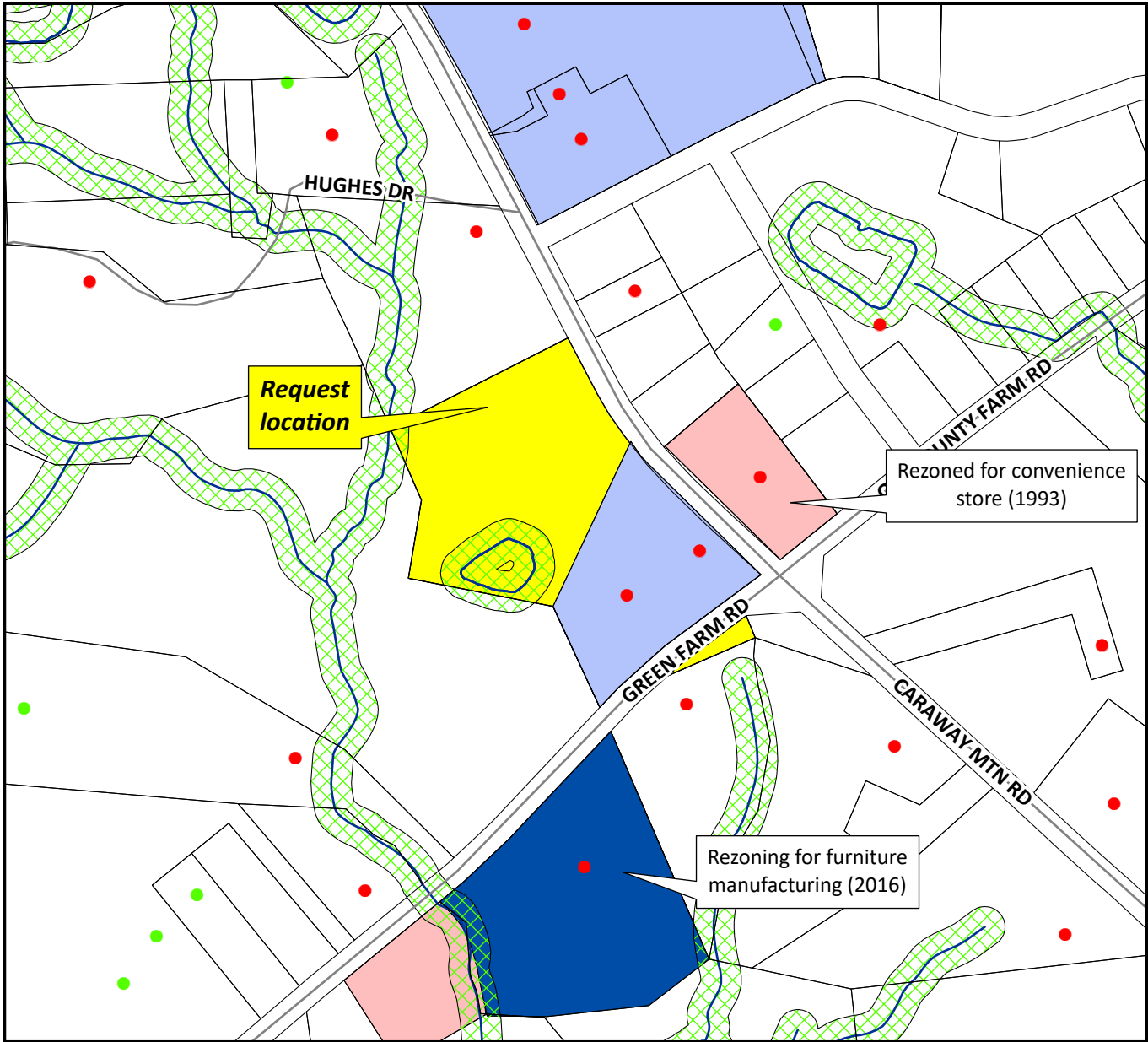
Streams

50 ft. Stream buffer

County zoning

Districts




- HC
- HI
- LI
- RA



1 inch equals 400 feet

Glandon Forest Equity, LLC, Rezoning Request

Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



1 inch equals 200 feet

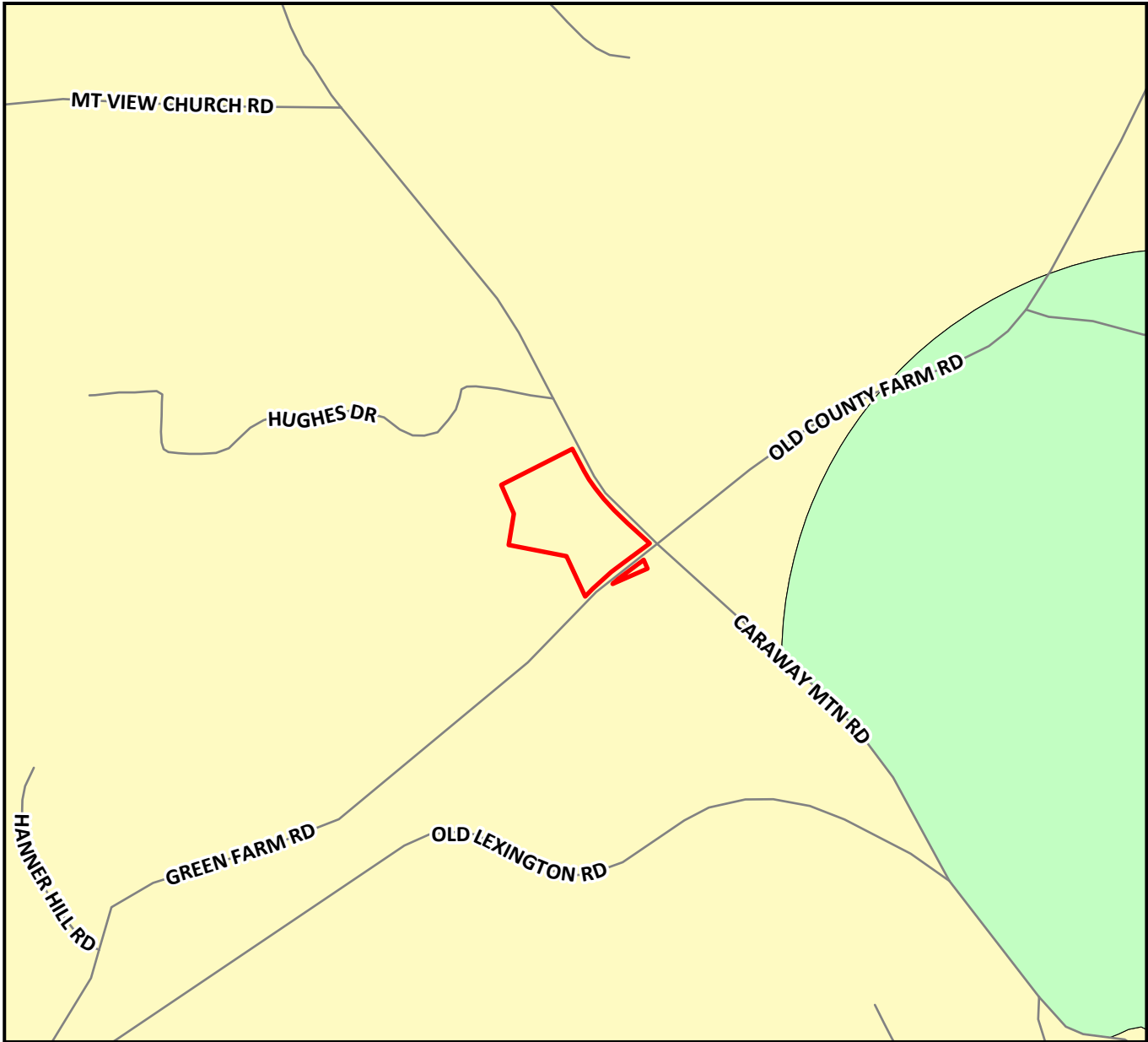
Glandon Forest Equity, LLC, Rezoning Request

Legend

Roads

Growth Management Area

- Secondary Growth Area
- Rural Growth Area



1 inch equals 1,000 feet

Glandon Forest Equity, LLC, Rezoning Request



Picture 1:
Existing building at
request location.



Picture 2:
Convenience store
across road from
request location.



Picture 3:
Adjacent
residence.



Picture 4:
Existing furniture
plant across road
from request
location.



Picture 5:
Request location on
left as seen looking
toward Caraway
Springs Trl.



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



7/7/2023

Randolph County GIS Current Owner Information

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

PIN	TAX ACRES	DESCRIPTION	DEED BOOK/PAGE	OWNER	ADDRESS	ADDRESS2	CITY STATE ZIP
7732464840	40.95	R1415;W	000607/00162	WILLIAMSON, JAMES IVEY	2819 HUGHES DR		SOPHIA, NC 27350
7732554805	11.5	R1415;S	002348/01593	ISOM, CHRIS F	1228 GREEN FARM RD		ASHEBORO, NC 27205
7732565376	3.78	R1415;S	002829/01460	SWAN, STUART (CHURCH, KATHRYN)	1304 GREEN FARM RD		ASHEBORO, NC 27205
7732567998	1.92	MT VIEW EST;L21-34	002848/00636	JPSA LLC	3712 CARAWAY MTN RD		SOPHIA, NC 27350
7732568396	5.81	R1004;S	001519/00723	SPIERS, JAMES DOUGLAS SR	3641 CARAWAY MTN RD		ASHEBORO, NC 27205
7732570508	5.46	R1004;W	002554/01456	VONCANNON, TAMMY R (VONCANNON, CHRISTOPHER A)	3805 CARAWAY MOUNTAIN RD		SOPHIA, NC 27350
7732572024	9.38	R1415;N	002775/01845	DMN PROPERITES LLC	2285 COUNTRY LN		ASHEBORO, NC 27205
7732574389	0.98	MT VIEW EST;L11-16	001853/00638	MCPHERSON, WILLIAM D (MCPHERSON, SHELIA S)	3774 CARAWAY MTN RD		SOPHIA, NC 27350
7732574511	0.53	MTN VIEW EST;L7-10	001160/02051	MCPHERSON, WILLIAM D (MCPHERSON, SHELIA S)	3774 CARAWAY MTN RD		SOPHIA, NC 27350
7732575255	0.67	MT VIEW EST;L17-20	001004/00205	RICH, REBECCA S	923 FRIENDLY CIR		ASHEBORO, NC 27205
7732667728	20.95	BOBBY JOE THOMAS;L1	001417/00706	THOMAS, BOBBY JOE	3598 CARAWAY MTN 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 GLANDON FOREST EQUITY, LLC
REZONING REQUEST #2023-00001844**

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *HC-CD - Highway Commercial - Conditional District* as described in the application of Glandon Forest Equity, LLC, 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 *Secondary Growth Area* which generally is a transitional area with major subdivisions scattered between agriculture and commercial land use patterns.

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

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

Consistency Analysis: By recommending this request to be approved, the Technical Review Committee noted that there is existing commercial activity in the area such as furniture manufacturing and an existing convenience store. This request, if approved, would increase economic activity, create jobs and also provide services to the surrounding community which includes Camp Caraway and Camp Mundo Vista which could also benefit from the retail sales close to their facilities.

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

Consistency Analysis: The Technical Review Committee noted the existing commercial operations in the community and noted that, if approved, the request could potentially reduce travel distances for the citizens and tourists in this area by having the retail store in operation.

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 August 8, 2023.

Chair, Randolph County Planning Board

ATTEST

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



**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
RANDOLPH COUNTY, NORTH CAROLINA
UPON REQUEST BY GLANDON FOREST EQUITY, LLC**

WHEREAS, a 2.20 -acre parcel, having the Randolph County Parcel Identification Number of 7732572024 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 August 8, 2023, to consider the proposed rezoning on application number 2023-00001844, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

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

Adopted on August 8, 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 #2023-00001845

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **UWHARRIE BUILDERS, LLC**, Asheboro, NC, and their request to rezone 2.54 acres along US Hwy 220 Bus S, Cedar Grove Township, Tax ID #7658492146, Primary Growth Area, from *HI-CD - Heavy Industrial - Conditional District* to *LI-CD - Light Industrial - Conditional District*. The proposed Conditional Zoning District would specifically allow mini-warehouse storage buildings as per the site plan. Property Owner: Fiber Cushioning, Inc.

GENERAL INFORMATION

Property Owner: Fiber Cushioning, Inc

Hearing Type: Legislative

Small Area Plan: None

Flood Plain Overlay: None

Airport Overlay: None

Existing Use: The property is currently vacant.

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>HI-CD - Heavy Industrial - Conditional District</i>	Furniture manufacturing facility
South	<i>LI-CD - Light Industrial - Conditional District</i>	Office and warehouse for a construction company
East	<i>RA - Residential Agricultural District</i>	Single-family residential
West	<i>HI-CD - Heavy Industrial - Conditional District</i>	Furniture manufacturing facility

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History:

This property is part of several rezonings that dates back to 1988. The last rezoning was approved in 1998 for furniture manufacturing, warehouse, and related industrial activities on the property. (See existing Conditional District Permits later in the agenda packet.)

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

<i>LI: LIGHT INDUSTRIAL DISTRICT</i>	
PURPOSE	
The purpose of the <i>Light Industrial (LI) District</i> is to provide a place for light industrial, warehousing and distribution, and sales of large-item products.	
DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE	
Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at building line
Front setback	35 ft. from any road right-of-way
Corner side setback	35 ft. from any road right-of-way
Side setback	10 ft. from any side property line
Rear setback	30 ft. from the rear property line
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES	
Road setback	20 ft. from any road right-of-way
Property line setback	5 ft. from any property line
DIMENSIONAL STANDARDS NOTES	
<ol style="list-style-type: none"> 1. Lot areas and setbacks shall be increased if required by Randolph County Public Health. 2. Lot areas in designated Watersheds and Protected Areas are controlled by the Randolph County Watershed Protection Regulations. 3. Front yard setback shall be maintained on all road rights-of-way. 4. Minimum lot size requirements within <i>Primary Growth Areas</i> may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities. 5. The minimum lot size requirements within <i>Rural Growth Areas</i> are 3 acres. 	

6. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
7. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
8. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon the signed petition of all owners of the land to be included in the Conditional District.

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 as supporting the above conclusion.

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

Consistency Analysis: The Technical Review Committee noted in its review that this property is adjacent to the existing Klaussner Furniture manufacturing facility and is in a portion of US Hwy 220B S that has been rezoned commercial over the years. The site plan does show some buffering and is located along a major transportation corridor.

Policy 3.7 *Sustainable economic growth, environmental protection, and quality of life shall be pursued together as mutually supporting growth management goals.*

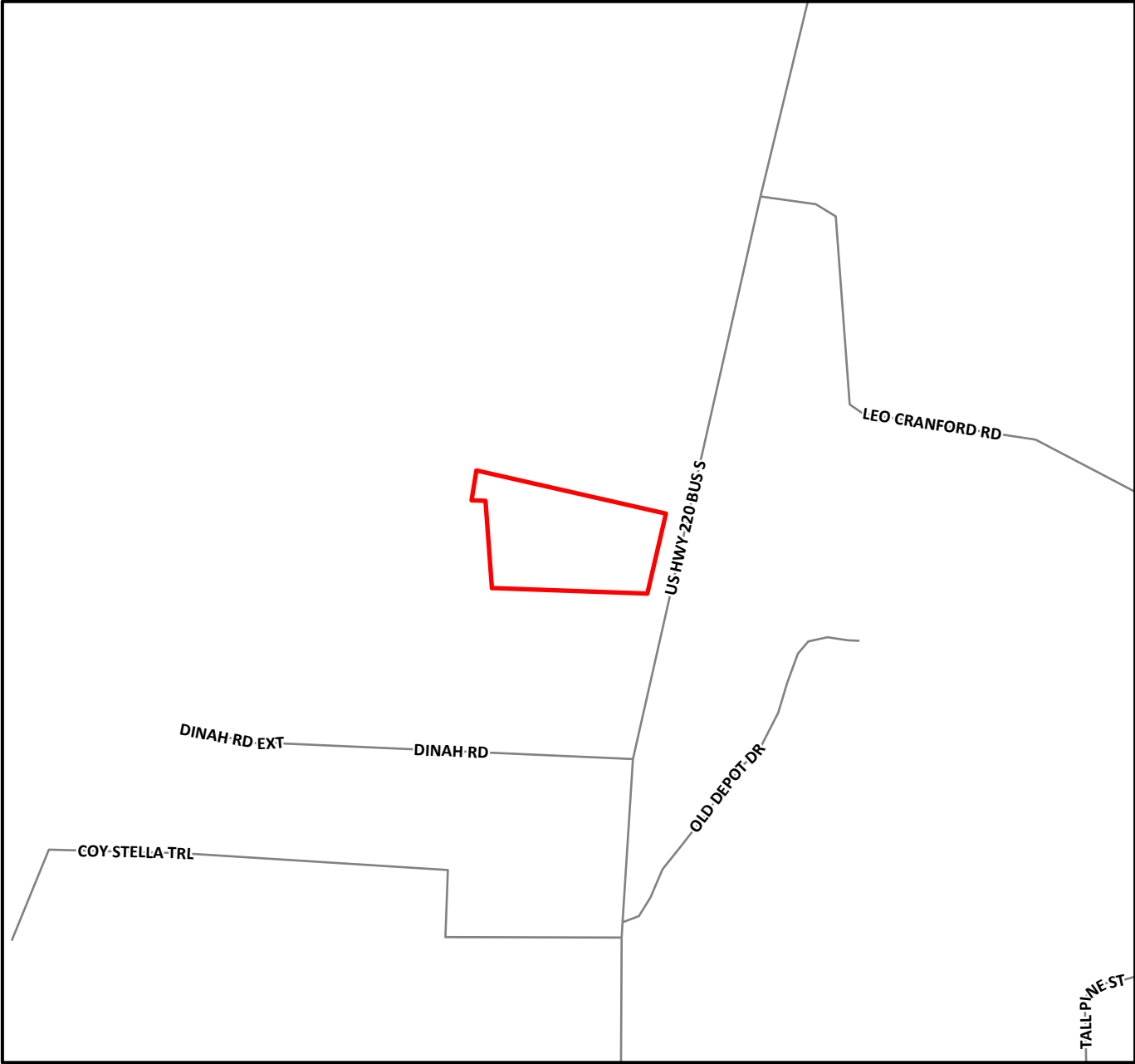
Consistency Analysis: The Technical Review Committee found in its review that this request would support economic growth within the County and also protect the environment and the quality of life of the citizens that reside in the area.

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

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



Uwharrie Builders, LLC, Request Location Map



Directions to site: US Hwy 220
Bus S - Site on (R) approx. 900
ft. past Leo Cranford Rd.



1 inch equals 400 feet

Uwharrie Builders, LLC, Rezoning Request

Legend

Parcels

Structures

Type

- Permanent Structure
- Temporary Structure

Roads

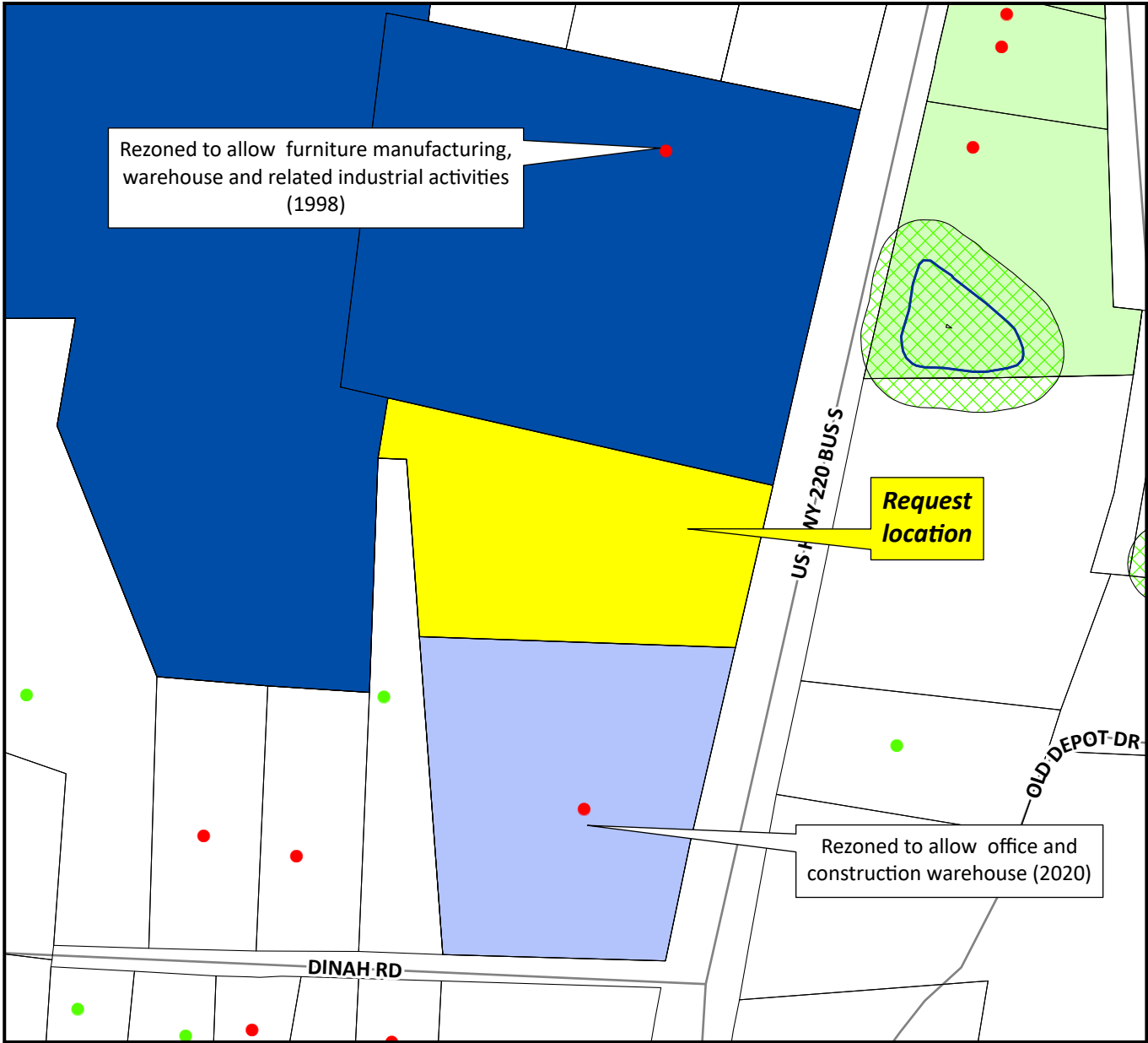
Streams

50 ft. Stream buffer

County zoning

Districts




- HI
- LI
- RA
- RR

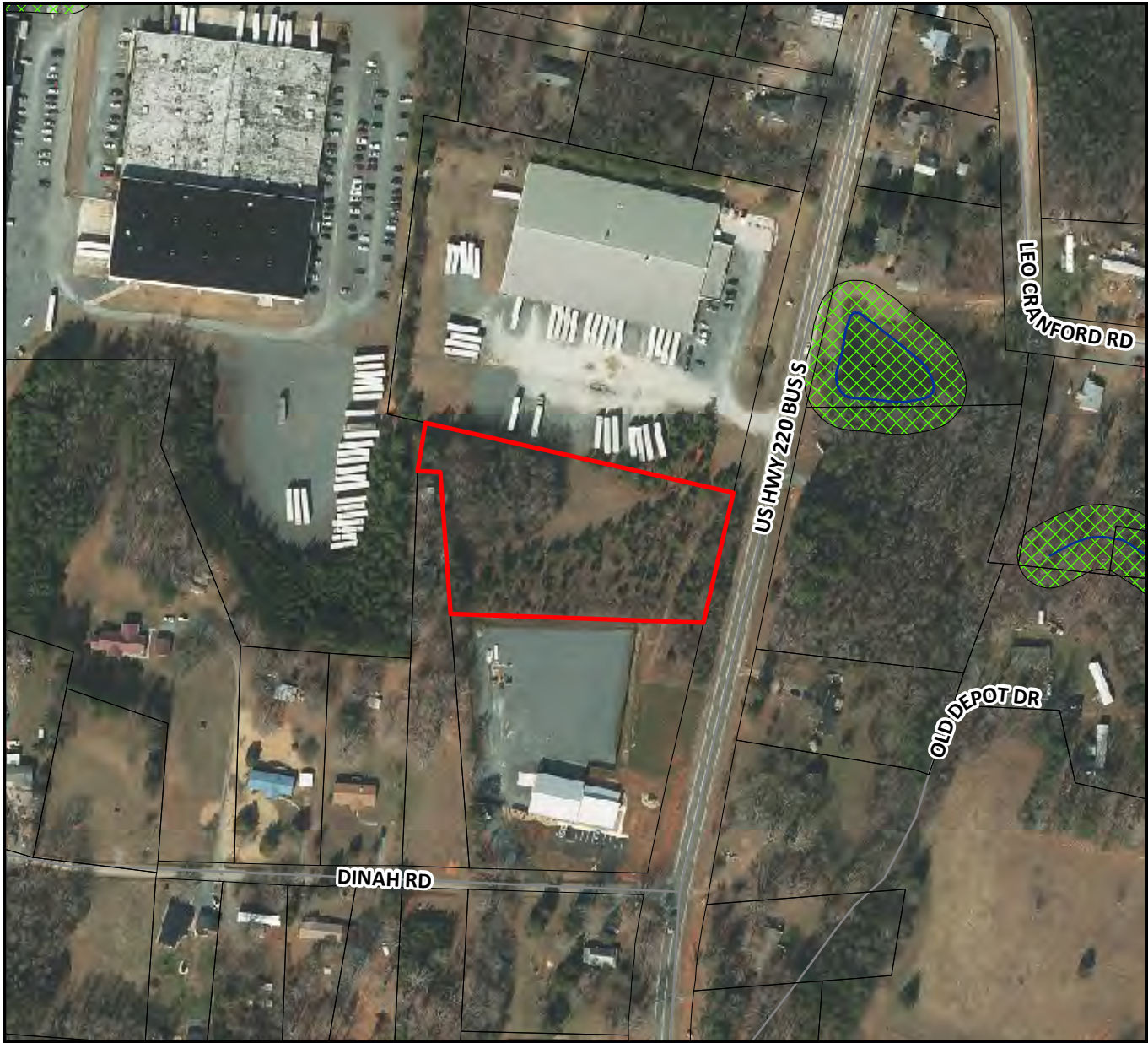


1 inch equals 200 feet

Uwharrie Builders, LLC, Rezoning Request

Legend

-  Parcels
-  Roads
-  50 ft. Stream buffer



1 inch equals 250 feet

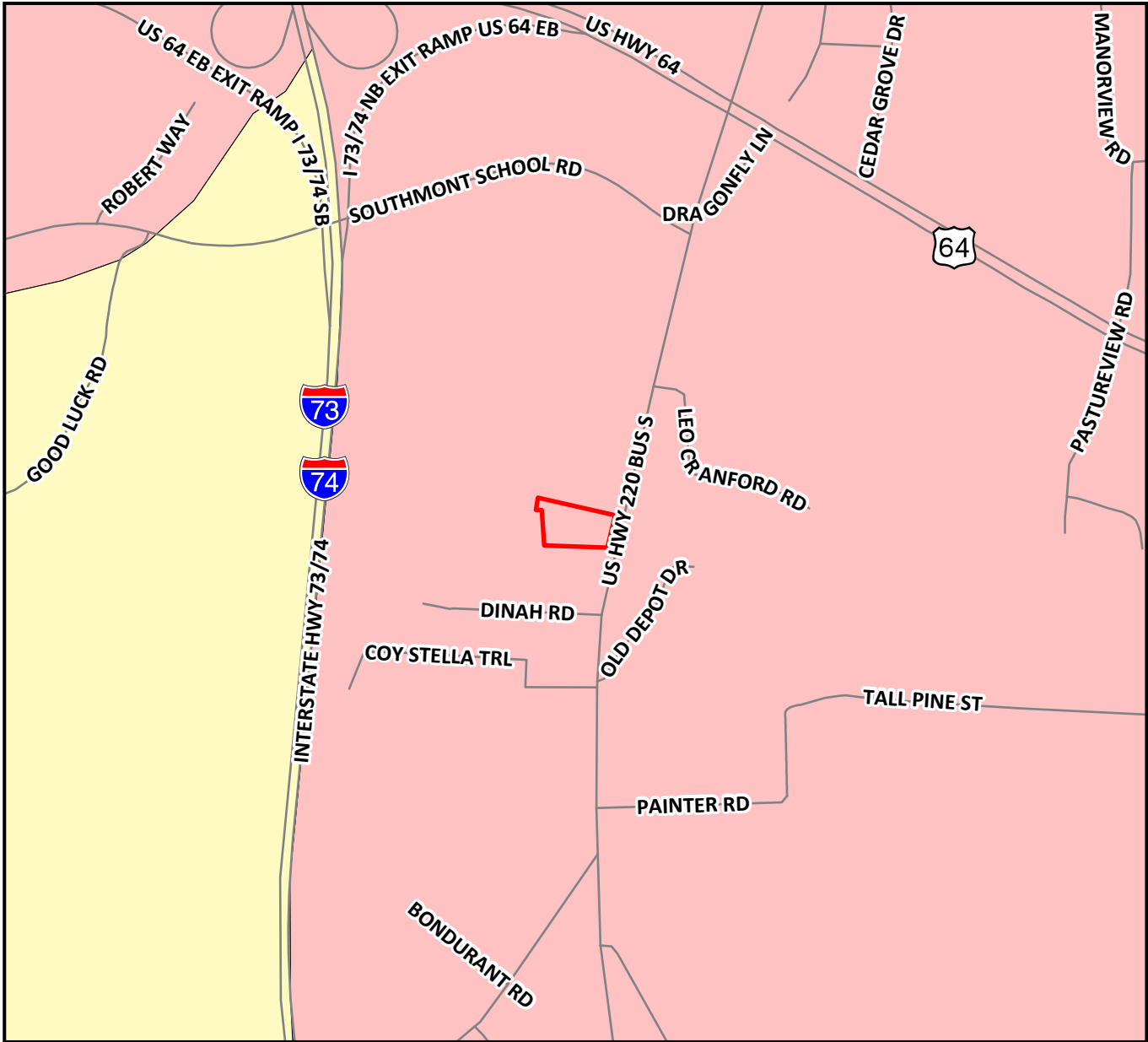
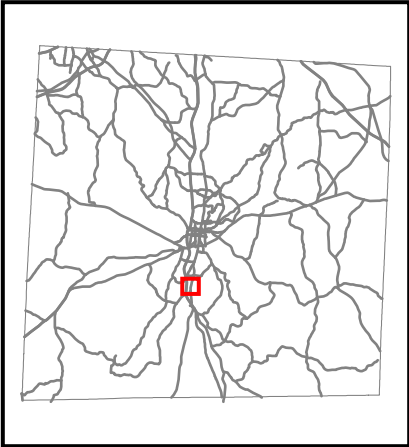
Uwharrie Builders, LLC, Rezoning Request

Legend

Roads

Growth Management Area

- Primary Growth Area
- Secondary Growth Area



1 inch equals 1,000 feet

Uwharrie Builders, LLC Rezoning Request



Picture 1:
Request location.



Picture 2:
Adjacent furniture manufacturing facility.



Picture 3:
Adjacent construction business office and warehouse.



Picture 4:
Property across road from request location.



Picture 5:
Request location on left as seen looking toward Lou Cranford Rd.



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



7/7/2023

Randolph County GIS Current Owner Information

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

PIN	TAX_ACRES	DESCRIPTION	DEED_BOOK/PAGE	OWNER	ADDRESS	ADDRESS2	CITY_STATE_ZIP
7658389766	1.05	R1219;N	001849/01986	HILL, LINDA E	1590 OLD CEDAR FALLS RD		ASHEBORO, NC 27203
7658482835	3	R220;W R1219 N	002734/01998	JHJT PROPERTIES LLC	PO BOX 2025		ASHEBORO, NC 27204
7658486852	1.09	R220;E	002401/01225	BLOOM, MICHAEL G HEIRS	4657 US HWY 220 BUS S		ASHEBORO, NC 27205
7658491551	6.25	R220;E	001586/00888	FIBER CUSHIONING INC	4454 HWY 220 BUS S		ASHEBORO, NC 27203
7658492146	2.54	R220;W	002566/01120	FIBER CUSHIONING INC	4454 US HWY 220 BUS S		ASHEBORO, NC 27205
7658496194	2.86	R220;E	002446/00202	RSJA INC	1500 FAWN DR		ASHEBORO, NC 27205
7659304064	62.64	R220;E	002694/01107	ARG KLSLBNC001 LLC	650 FIFTH AVE	30TH FLR	NEW YORK, NY 10019



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

CONDITIONAL DISTRICT PERMIT

Applicant: KLAUSSNER FURNITURE INDUSTRIES INC Date: 1/29/1988
 Address: P O BOX 220 Parcel #: 7659304064
 City, St Zip: ASHEBORO, NC 27203
 Permit #: 8800885
 Permit Type Code: PZ 2

Owner: KLAUSSNER FURNITURE INDUSTRIES INC
 Address: P O BOX 220
 City, ST ZIP: ASHEBORO, NC 27204

CONTACT INFORMATION:

Contact Name: KLAUSSNER FURNITURE INDUSTRIES INC Contact Phone Number: N/A

LOCATION INFORMATION:

Township: (04) CEDAR GROVE
 Subdivision name: Subdivision lot #:
 Address: 4402 US HWY 220 BUS S ASHEBORO, NC 27205

ZONING INFORMATION:

Zoning District: LI-CD – LIGHT INDUSTRIAL – CONDITIONAL DISTRICT
 Growth Management Area: N/A
 Specialty District: N/A
 Watershed Name: N/A
 Class A Flood Plain On Prop? N/A
 Area rezoned: 41.50 A

USE/CONDITIONS: (1)--ADDED CONDITION TO CONDITIONAL USE - TO CONSTRUCT A BUILDING TO ALLOW THE USE OF WOOD TO GENERATE ELECTRICITY AND PRODUCE HEAT TO USE IN; (2)--KILNS FOR DRYING LUMBER IN A POWER GENERATING PLANT; (3)--APPROPRIATE ACTION MUST BE TAKEN BY KLAUSSNER TO BE SURE THE DB LEVEL AT THE PROPERTY LINES BE NO GREATER THAN 65 DB; (4)--KLAUSSNER'S ENGINEERING FIRM, MECHEM POWER, PROVIDE THE PLANNING OFFICE WITH METHOD TO ENSURE THIS DB LEVEL; (5)--THE ORIGINAL BUFFER ZONE BETWEEN RESIDENTIAL PROPERTY (AS REQUIRED IN PREVIOUS *CU* PERMIT ISSUED IN 1984)

PLANNING & ZONING BOARD APPROVAL DATE: 09/09/1987

COUNTY COMMISSIONERS APPROVAL DATE: 11/02/1987

This **CONDITIONAL ZONING DISTRICT** as described in the public hearing and reflected in the official minutes of the proceedings and subject to all applicable provisions agreed upon by the applicant and the Randolph County Planning Board is hereby **approved**. *The applicant shall complete the development in accordance with the plans and conditions approved by this Board, a copy of which is filed in the County Planning Department.*

**RANDOLPH COUNTY
 NORTH CAROLINA**

LOCAL TELEPHONE NUMBER
 Asheboro (336) 318-6555 • Archdale/Trinity: (336) 819-3555
<http://www.randolphcountync.gov>

Planning & Development Director

Date

Existing Conditional District Permit



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

CONDITIONAL DISTRICT PERMIT

Applicant: KLAUSSNER FURNITURE INDUSTRIES
 Address: P O BOX 220 ATTENTION: GLENN KAHN
 City, St Zip: ASHEBORO, NC 27204

Date: 2/20/1998
 Parcel #: 7659304064

Permit #: 9603048
 Permit Type Code: PZ 2

Owner: KLAUSSNER FURNITURE INDUSTRIES INC
 Address: P O BOX 220
 City, ST ZIP: ASHEBORO, NC 27204

CONTACT INFORMATION:

Contact Name: KLAUSSNER FURNITURE INDUSTRIES Contact Phone Number: 625-6174

LOCATION INFORMATION:

Township: (04) CEDAR GROVE
 Subdivision name: Subdivision lot #:
 Address: 4400 US HWY 220 BUS S ASHEBORO, NC 27205

ZONING INFORMATION:

Zoning District: HI-CD – HEAVY INDUSTRIAL – CONDITIONAL DISTRICT
 Growth Management Area: N/A
 Specialty District: N/A
 Watershed Name: N/A
 Class A Flood Plain On Prop? N/A
 Area rezoned: 19.15 A

USE/CONDITIONS: (1)--FURNITURE MANUFACTURING FACILITY AS PER SITE PLAN SUBMITTED; (2)--PAVING MUST CONSIST OF ALL MAIN DRIVEWAYS FROM THE MAIN ENTRANCE TO THE PROPOSED PLANT (MUST BE DONE WITHIN 6 MONTHS AFTER OCCUPANCY); (3)--AS PARKING SPACES ARE NEEDED A 9' WIDE DRIVE BETWEEN THEM MUST BE ADDED; (4)--OUTDOOR LIGHTING FIXTURES SHALL BE DIRECTED AWAY FROM THE ADJOINING PROPERTIES; (5)--THE COMBINATION OF SECURITY LIGHT FIXTURES WILL NOT EXCEED 2.0 FOOT CANDLES AT THE LOT LINE OF ANY RESIDENTIAL PROPERTY; (6)--60' BUFFER WILL BE PROVIDED ALONG THE EAST SIDE OF PROPERTY A, WHERE PROPERTY ADJOINS FLEMING'S.; (7)--THIS BUFFER ENDS ON SOUTH SIDE APPROXIMATELY 50' FROM THE END OF THE PROPERTY LINE. ; (8)--NO BUILDING WITHIN 25' OF PROPERTY LINE ON WEST & SOUTH SIDES OF PROPERTY A OR NORTH & WEST SIDES OF PROPERTY B; (9)--6' HIGH FENCE WITH 1' BARBED WIRE INSTALLED AROUND PROPERTY A - SAME TYPE FENCE AROUND PROPERTY B WHEN BUILDING IS CONSTRUCTED; (10)--6' HIGH BERM WITH 15 EVERGREEN TREES PLANTED EVERY

PLANNING & ZONING BOARD APPROVAL DATE: 11/12/1996

COUNTY COMMISSIONERS APPROVAL DATE: 12/02/1996

This **CONDITIONAL ZONING DISTRICT** as described in the public hearing and reflected in the official minutes of the proceedings and subject to all applicable provisions agreed upon by the applicant and the Randolph

LOCAL TELEPHONE NUMBER
 Asheboro (336) 318-6555 • Archdale/Trinity: (336) 819-3555
<http://www.randolphcountync.gov>

County Planning Board is hereby **approved**. *The applicant shall complete the development in accordance with the plans and conditions approved by this Board, a copy of which is filed in the County Planning Department.*

**RANDOLPH COUNTY
NORTH CAROLINA**

Planning & Development Director

Date

Existing Conditional District Permit



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

CONDITIONAL DISTRICT PERMIT

Applicant: KLAUSSNER FURNITURE INDUSTRIES INC Date: 10/30/1998
 Address: P O BOX 220 C/O PETER BRISLEY Parcel #: 7659304064
 City, St Zip: ASHEBORO, NC 27204
 Permit #: 9800454
 Permit Type Code: PZ 2

Owner: KLAUSSNER FURNITURE INDUSTRIES INC
 Address: P O BOX 220
 City, ST ZIP: ASHEBORO, NC 27204

CONTACT INFORMATION:

Contact Name: KLAUSSNER FURNITURE INDUSTRIES INC Contact Phone Number: 625-6174

LOCATION INFORMATION:

Township: (04) CEDAR GROVE
 Subdivision name: Subdivision lot #:
 Address: 4402 US HWY 220 BUS S ASHEBORO, NC 27205

ZONING INFORMATION:

Zoning District: HI-CD – HEAVY INDUSTRIAL – CONDITIONAL DISTRICT
 Growth Management Area: N/A
 Specialty District: N/A
 Watershed Name: N/A
 Class A Flood Plain On Prop? N/A
 Area rezoned: 80.47 A

USE/CONDITIONS: (1)--TO ALLOW FURNITURE MANUFACTURING/WAREHOUSING & RELATED INDUSTRY ACTIVITIES ON PROPERTY

PLANNING & ZONING BOARD APPROVAL DATE: 03/03/1998

COUNTY COMMISSIONERS APPROVAL DATE: 04/06/1998

This **CONDITIONAL ZONING DISTRICT** as described in the public hearing and reflected in the official minutes of the proceedings and subject to all applicable provisions agreed upon by the applicant and the Randolph County Planning Board is hereby **approved**. *The applicant shall complete the development in accordance with the plans and conditions approved by this Board, a copy of which is filed in the County Planning Department.*

**RANDOLPH COUNTY
 NORTH CAROLINA**

 Planning & Development Director

 Date

LOCAL TELEPHONE NUMBER
 Asheboro (336) 318-6555 • Archdale/Trinity: (336) 819-3555
<http://www.randolphcountync.gov>



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY UWHARRIE BUILDERS, LLC
REZONING REQUEST #2023-00001845**

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 *LI-CD - Light Industrial - Conditional District* as described in the application of Uwharrie Builders, LLC, are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

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

A. Consistency with *Growth Management Plan Map*

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lies along major transportation corridors and has access to urban services. This parcel is along US Hwy 220 Bus S which is a major transportation corridor.

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

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

Consistency Analysis: The Technical Review Committee noted in its review that this property is adjacent to the existing Klausner Furniture manufacturing facility and is in a portion of US Hwy 220B S that has been rezoned commercial over the years. The site plan does show some buffering and is located along a major transportation corridor.

Policy 3.7 *Sustainable economic growth, environmental protection, and quality of life shall be pursued together as mutually supporting growth management goals.*

Consistency Analysis: The Technical Review Committee found in its review that this request would support economic growth within the County and also protect the environment and the quality of life of the citizens that reside in the area.

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.

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 August 8, 2023.

Chair, Randolph County Planning Board

ATTEST

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



**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
RANDOLPH COUNTY, NORTH CAROLINA
UPON REQUEST BY UWHARRIE BUILDERS, LLC**

WHEREAS, a 2.54 -acre parcel, having the Randolph County Parcel Identification Number of 7658492146 is currently zoned *HI-CD - Heavy Industrial - Conditional District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on August 8, 2023, to consider the proposed rezoning on application number 2023-00001845, 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 *LI-CD - Light Industrial - 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 August 8, 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 #2023-00001858

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **EDGEWOOD HOSIERY, INC**, Asheboro, NC, and their request to amend the existing Conditional District Permit at 7554 US Hwy 220 S, Richland Township, Tax ID #7665683345, Primary Growth Area, from *RM-CD - Residential Mixed - Conditional District* to *RM-CD - Residential Mixed - Conditional District*. The proposed Conditional Zoning District would specifically amend the existing Conditional District Permit to allow one additional space in L & L Mobile Home Park for a total of seven spaces as per the site plan.

GENERAL INFORMATION

Property Owner: Edgewood Hosiery, Inc
Hearing Type: Legislative
Small Area Plan: None
Flood Plain Overlay: None
Airport Overlay: None
Existing Use: L & L Mobile Home Park

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RA - Residential Agricultural District</i>	Single-family residential
South	<i>LI - Light Industrial District</i>	Existing hosiery business
East	<i>RA - Residential Agricultural District</i>	Single-family residential
West	<i>RA - Residential Agricultural District</i>	Single-family residential

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation:

No comments have been received from NC Department of Transportation.

ZONING INFORMATION

Zoning History: This property was rezoned in April 1998 to allow three additional spaces for a total of six rental spaces. (See existing Conditional District Permits later in the agenda packet.)

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

RM: RESIDENTIAL MIXED DISTRICT

PURPOSE

The purpose of the *Residential Mixed (RM) District* is to provide a place for residential uses of all types including single-family residences, multi-family residences, mobile home parks, and Class A, B, or C manufactured housing. Requests for higher-intensity residential use are considered through standards established in this Ordinance and found to be consistent, reasonable, and in the public interest with the *Randolph County Growth Management Plan*.

DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE

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

DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES

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

DIMENSIONAL STANDARDS NOTES

1. Lot areas and setbacks shall be increased if required by Randolph County Public Health.
2. Lot areas in designated Watersheds and Protected Areas are controlled by the Randolph County Watershed Protection Regulations.
3. Front yard setback shall be maintained on all road rights-of-way.

4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. The minimum lot size requirements within *Rural Growth Areas* are 3 acres.
6. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
7. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
8. Conditional Districts are identical to the general use districts except for site plans and individualized development conditions are imposed only upon the signed petition of all owners of the land to be included in the Conditional District.

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 as supporting the above conclusion. The Technical Review Committee also noted that the property has been cleared of all of the previous junk from the property and that the condition of the property has been greatly improved.

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: The surrounding land uses in this area consist of commercial operations and residential uses. As previously stated, the Technical Review Committee noted the improvement in the appearance of the property under the new property owner. This mobile home park, L & L Mobile Home Park, has been in existence for many years and residential development has continued to occur in this area and which shows that this development is compatible with the existing land uses and the need to provide affordable housing for the citizens of the County.

A Resolution Adopting the 2009 Randolph County Growth Management Plan, Item 3, *Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base.*

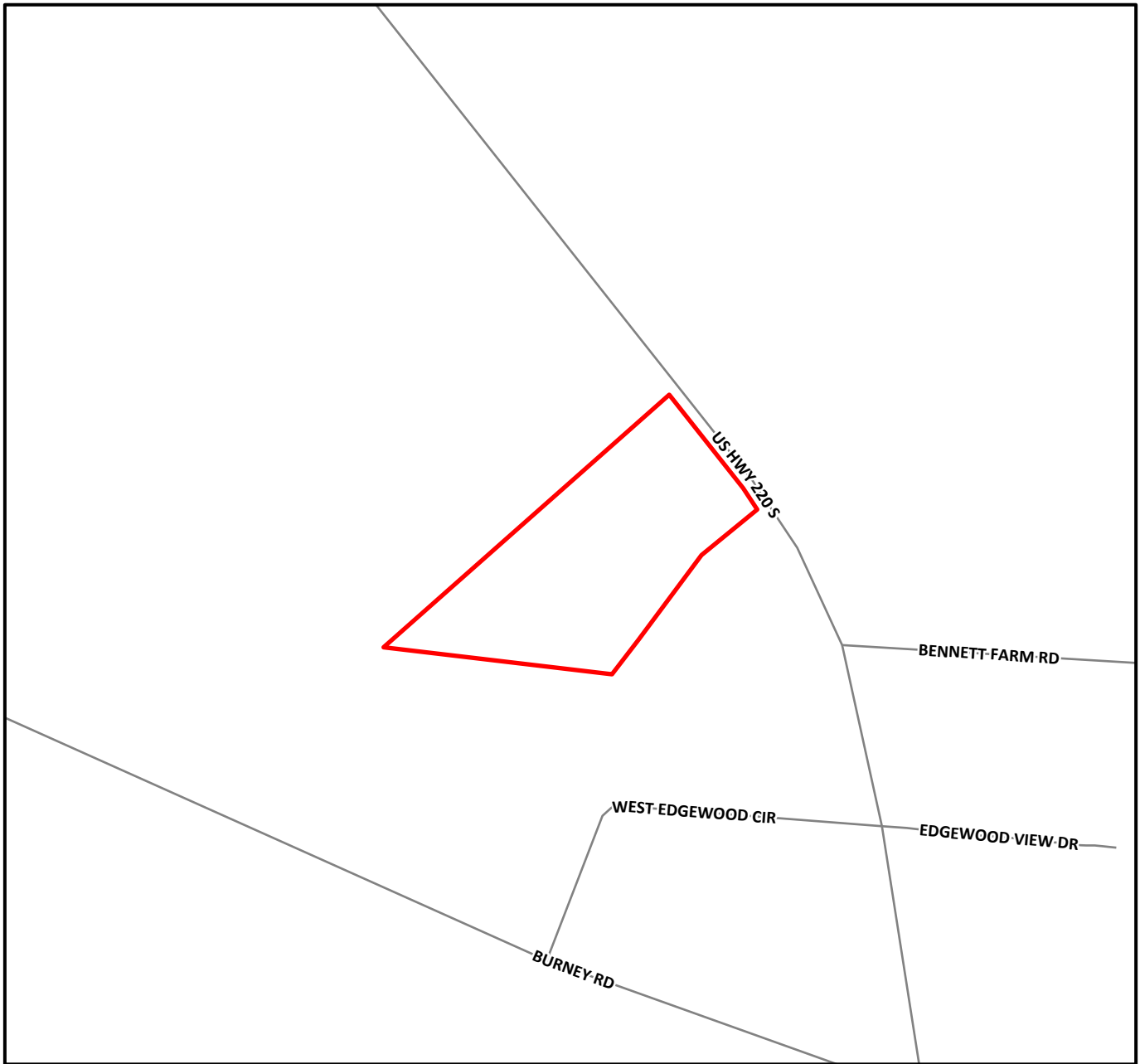
Consistency Analysis: As previously mentioned, this property has been a mobile home park for many years and continues to be in operation under a new owner. Approving this request will ensure the opportunity for the "landowner to achieve the highest and best use of" this property.

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.

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



Edgewood Hosiery, Inc, Request Location Map



Directions to site: US Hwy 220 S -
Site on (R) just before Bennett Farm
RD at 7554 US Hwy 220 S.



1 inch equals 400 feet

Edgewood Hosiery, Inc., Rezoning Request

Legend

Parcels

Structures

Type

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

Roads

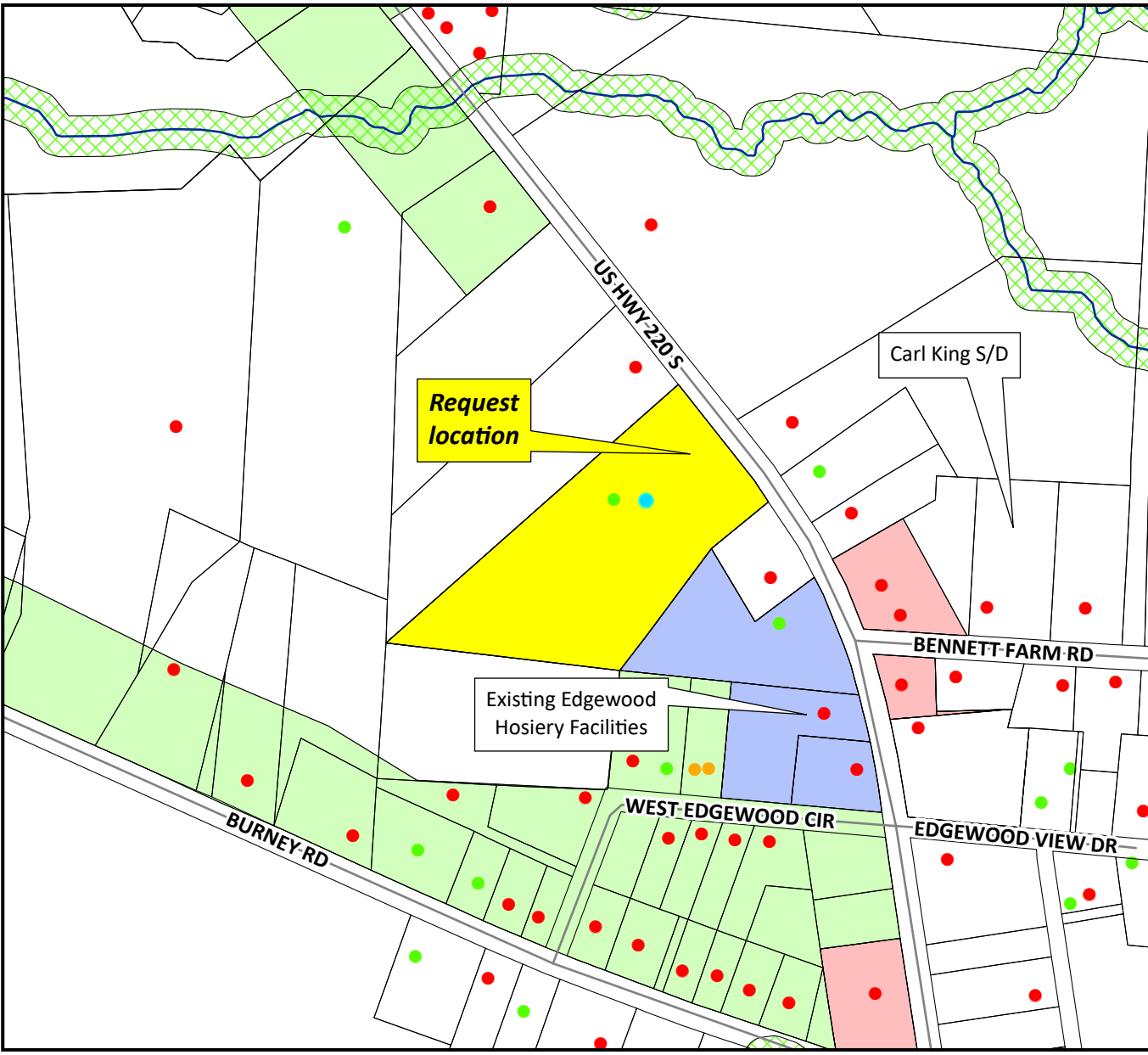
Streams

50 ft. Stream buffer

County zoning

Districts



- HC
- LI
- RA
- RM
- RR



1 inch equals 400 feet

Edgewood Hosiery, Inc., Rezoning Request

Legend



-  Parcels
-  Roads



1 inch equals 150 feet

Edgewood Hosiery, Inc., Rezoning Request

Legend

-  Parcels
-  Roads



1 inch equals 200 feet

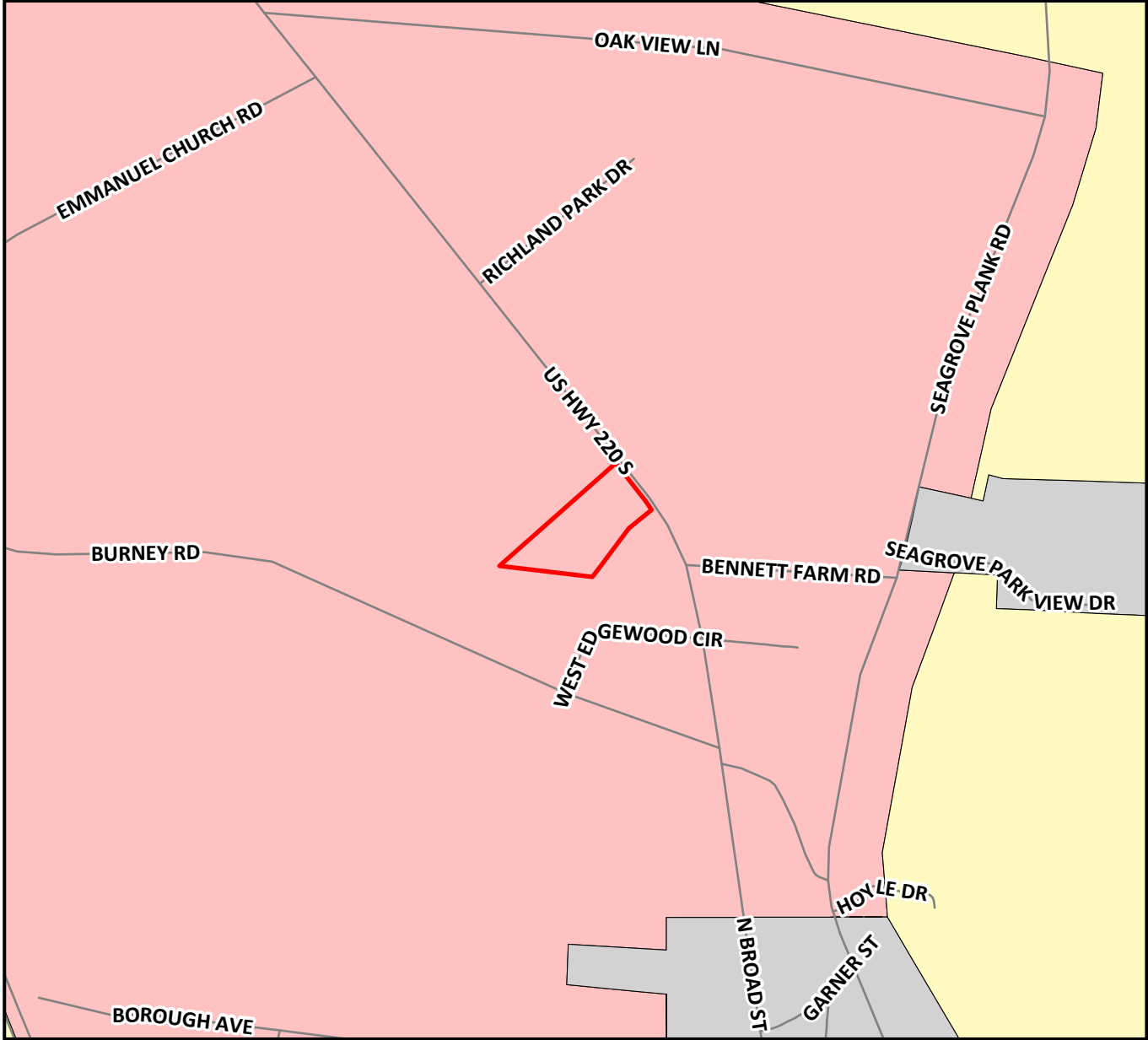
Edgewood Hosiery, Inc., Rezoning Request

Legend

Roads

Growth Management Area

- Municipal Growth Area
- Primary Growth Area
- Secondary Growth Area



1 inch equals 1,000 feet

Edgewood Hosiery, Inc, Rezoning Request



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 Richland Park Dr.



Picture 6:
Request location on right as seen looking toward Bennett Farm Rd.



7/10/2023

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
7665588107	2.44	TIMOTHY & DEANNA RICHARDSON	002620/01069	BABER, ROY R	390 BURNEY RD		ASHEBORO, NC 27205
7665671958	4.2	R220;W NO RD FRTG	002140/01182	DUNN, KRISTA SCOTT (DUNN, BILLY RAY)	188 W EDGEWOOD CIR		ASHEBORO, NC 27205
7665682616	4.74	R220;W	002758/02535	MASSEY, TAWONA (WOODWORTH, RANDY)	6274 LONG BRANCH RD		SALISBURY, NC 28147
7665683345	7.01	R220;W	002824/01950	EDGEWOOD HOSIERY INC	108 W EDGEWOOD CIR		ASHEBORO, NC 27205
7665685072	1.18	CARL KING;L177-183	002422/00188	JAMES, MARK WESLEY (JAMES, FRANCES)	164 WEST EDGEWOOD CIR		ASHEBORO, NC 27205
7665687388	1	R220;W	001143/00607	HURLEY, HERBERT WORTH (HURLEY, JOYCE S)	7592 US HWY 220 S		ASHEBORO, NC 27205
7665688138	2.39	R220;W	002494/01274	FLORES, JOSE	2302 WHITE PINES LN		ASHEBORO, NC 27205
7665688783	7.9	R220;E	001348/01383	LATHAM, MICHAEL GEORGE	5635 ANTIOCH CHURCH RD		SEAGROVE, NC 27341
7665696391	22.4	R220;E	001725/01219	SCOTT, BYNUM RAY (SCOTT, FRANKIE ANN)	PO BOX 1663		ASHEBORO, NC 27204
7665780634	1.3	RICHLAND PK;L1-4 94-97 AC	002712/00713	CORDER, STEPHANIE POWELL	7583 US HWY 220 S		ASHEBORO, NC 27205



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

CONDITIONAL DISTRICT PERMIT

Applicant: LAMB, FRANKLIN D & JACQUELINE
 Address: 882 FRANK LAMB DR
 City, St Zip: ASHEBORO, NC 27203

Date: 4/6/1998
 Parcel #: 7665683345

Permit #: 9800347
 Permit Type Code: PZ 2

Owner: FRANKLIN D LAMB
 Address: 882 FRANK LAMB DR
 City, ST ZIP: ASHEBORO, NC 27205

CONTACT INFORMATION:

Contact Name: LAMB, FRANKLIN D & JACQUELINE Contact Phone Number: 336 381-3170

LOCATION INFORMATION:

Township: (17) RICHLAND
 Subdivision name: Subdivision lot #:
 Address: 7550 US HWY 220 S ASHEBORO, NC 27205

ZONING INFORMATION:

Zoning District: RM-CD – RESIDENTIAL MIXED – CONDITIONAL DISTRICT
 Growth Management Area: N/A
 Specialty District: N/A
 Watershed Name: N/A
 Class A Flood Plain On Prop? N/A
 Area rezoned: 7.01 A

USE/CONDITIONS: (1)--TO ALLOW 3 SPACE ADDITION TO EXISTING MOBILE HOME PARK - TOTAL OF 6 RENTAL SPACES

PLANNING & ZONING BOARD APPROVAL DATE: 03/03/1998
COUNTY COMMISSIONERS APPROVAL DATE: 04/06/1998

This **CONDITIONAL ZONING DISTRICT** as described in the public hearing and reflected in the official minutes of the proceedings and subject to all applicable provisions agreed upon by the applicant and the Randolph County Planning Board is hereby **approved**. *The applicant shall complete the development in accordance with the plans and conditions approved by this Board, a copy of which is filed in the County Planning Department.*

**RANDOLPH COUNTY
 NORTH CAROLINA**

 Planning & Development Director

 Date

LOCAL TELEPHONE NUMBER
 Asheboro (336) 318-6555 • Archdale/Trinity: (336) 819-3555
<http://www.randolphcountync.gov>



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY EDGEWOOD HOSIERY, INC
REZONING REQUEST #2023-00001858**

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 *RM-CD - Residential Mixed - Conditional District* as described in the application of Edgewood Hosiery, Inc. are consistent with the *Randolph County Unified Development Ordinance* and the 2009 *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

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

A. Consistency with *Growth Management Plan* Map

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lies along major transportation corridors and has access to urban services. This parcel is along US Hwy 220 Bus S 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: The surrounding land uses in this area consist of commercial operations and residential uses. As previously stated, the Technical Review Committee noted the improvement in the appearance of the property under the new property owner. This mobile home park, L & L Mobile Home Park, has been in existence for many years and residential development has continued to occur in this area and which shows that this development is compatible with the existing land uses and the need to provide affordable housing for the citizens of the County.

A Resolution Adopting the 2009 Randolph County Growth Management Plan, Item 3, Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base.

Consistency Analysis: As previously mentioned, this property has been a mobile home park for many years and continues to be in operation under a new owner. Approving this request will ensure the opportunity for the "landowner to achieve the highest and best use of" this 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 August 8, 2023.

Chair, Randolph County Planning Board

ATTEST

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



**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
RANDOLPH COUNTY, NORTH CAROLINA
UPON REQUEST BY EDGEWOOD HOSIERY, INC**

WHEREAS, a 7.01 -acre parcel, having the Randolph County Parcel Identification Number of 7665683345 is currently zoned *RM-CD - Residential Mixed - Conditional District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on August 8, 2023, to consider the proposed rezoning on application number 2023-00001858, 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 *RM-CD - Residential 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 August 8, 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.