



RANDOLPH COUNTY PLANNING BOARD

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

November 7, 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 November 7, 2023, Planning Board meeting.
 - Approval of the minutes from the October 3, 2023, Planning Board meeting.
 - Approval of the Randolph County Meeting Schedule for 2024.
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 #2023-00002454

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **TARNIK FUNDS, LLC**, Spring, TX, and their request to rezone 3.66 acres on the intersection of US Hwy 64 E

and Lee Layne Rd, Columbia Township, Tax ID #8712578454, Municipal Growth Area, from *RA – Residential Agricultural District* and *RR - Residential Restricted District* to *HC - Highway Commercial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by right in the *HC - Highway Commercial District*.

7. Adjournment.

Attachments



RANDOLPH COUNTY PLANNING BOARD

MINUTES

October 3, 2023

There was a meeting of the Randolph County Planning Board on Tuesday, October 3, 2023, at 6:30 p.m. in Meeting Room A, Randolph County Office Building, 725 McDowell Rd, Asheboro, NC, 27205, due to renovations at the 1909 Historic Courthouse.

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

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

County Attorney, Ben Morgan, was also present.

Randolph County Planning staff members Tonya Caddle, Kim Heinzer, Eric Martin, David Harris, Cory Hartsoe, and Tim Mangum were also present for the meeting.

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

- *Approval of agenda for the October 3, 2023, Planning Board meeting.*
- *Approval of the minutes from the September 12, 2023, Planning Board meeting.*

Cable 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 cases before the Planning Board tonight. Hearing none, Pell turned to Caddle to present the first case of the night.

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

REZONING REQUEST #2023-00002421

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

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.

Richard Kipke, Jr., 561 Wright Ctry Rd, rose to address the Planning Board and said that he wanted to divide a one-acre lot from his property on Wright Ctry Rd. Kipke related how this proposed lot would be in front of his existing home and that the one-acre size is the minimum required by the restrictive covenants and it is consistent with other lots in the subdivision.

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

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

Hearing none, Pell closed the public hearing.

Hedrick asked why the request was to rezone the lot from *RE-CD - Residential Exclusive - Conditional District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District* and Caddle said that the requested district is to comply with the districts listed in the *Randolph County Unified Development Ordinance* and currently in use throughout the County.

Morgan asked about any restrictive covenants for the existing subdivision and Martin stated that the existing covenants require a minimum one-acre lot size for any newly created, single-family residential lots. Caddle reminded the Planning Board that the County cannot enforce restrictive covenants but does try to make sure that citizens follow any restrictive covenants that may be recorded.

Cable stated that he thought the proposed one-acre lot would be consistent with the surrounding area and that the new lot would look like the neighboring lots.

Beeson stated that he liked the fact that the existing lot is wider along the road frontage. It was noted that the larger road frontage was due to the stream that is on the corner of the property.

Pell called for a motion on the rezoning request.

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*. Austin made a second to the motion to **APPROVE** the rezoning request.

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

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

REZONING REQUEST #2023-00002422

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

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.

Filiberto Calderon, 3342 US Hwy 64 E, rose to address the Planning Board and explained that he wanted to rezone the property to allow two 60 ft. by 100 ft. warehouse buildings for storage of material and equipment for his business. Calderon stated that the first building to be constructed will have an office area so customers can come to the area to order their buildings and pay the deposits. Calderon passed out a proposed flood plan for the proposed building. (See Exhibit #1.) Calderon concluded that he would start with one building at this time and the second building will be added later.

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

Cable asked Calderon about his business and Calderon stated that he builds carports and metal buildings and that he is currently renting an existing building for storage and wants to own the buildings where he will be storing his materials and equipment. Calderon

stated that he is going to keep the existing house on the property, and he wants to improve the property but also maintain the existing buffers on the property.

Cable asked Calderon if the front building as shown on the site plan would be the first building to be constructed and Calderon said that this would be the first building and the one in the rear on the site plan would be built later.

Beeson asked Calderon if he owned the house shown on the site plan and Calderon responded that he did own the house along with the adjoining 6.80 acres behind this site and that he just wanted the buildings out front along US Hwy 64 E.

Cable asked about the parking area and Calderon stated that the parking would be at the rear of the proposed buildings.

Austin asked if the property would be connecting to public water and sewer and Calderon said that the house has a current well and septic system and there is an existing septic system on the property that he can use for the proposed buildings.

Pell stated that he thought the City of Asheboro had water lines that go by this property and Beeson agreed that the thought water lines were at the site.

Austin asked about signage and hours and Calderon said that he wants to put a sign on the site and there would be one employee in the office to meet customers and collect deposits. Austin asked if there would be any outside storage and Calderon stated that he wants everything inside of the proposed buildings except for large equipment if necessary.

Cable asked again about hours of operation and Calderon stated the hours of operation would be either 9:00 a.m. to 5:00 p.m. or 8:00 a.m. to 5:00 p.m., Monday through Friday and maybe half a day on Saturday. Calderon did tell the Planning Board that sometimes he has to come in on Sunday mornings to load a truck so it can leave early Monday mornings.

Hedrick told Calderon that the *Randolph County Unified Development Ordinance* has different requirements in case he wanted to do outside storage, and he wanted Calderon to be aware of the requirements. Calderon said that he would not be storing construction material outside but might store large equipment outside if necessary.

Hedrick also asked about the 35 ft. buffer as shown on the site plan and he asked Calderon if the buffers were going to be no-cut buffers. Calderon stated that the buffers shown on the site plan exist and does not want to cut or change the buffers.

Cable stated that based on the site plan and the orthophotography in the agenda packets, the proposed buildings will be going in an area that has already been cleared and Calderon stated that Cable was correct.

Caddle stated that the buffer shown on the site plan is what is currently on the site and that they must remain and Calderon said that the goal was to retain the existing buffers.

Cable asked if there was adequate site distance to be able to see from the exits and Calderon responded that there are adequate site distances.

Hedrick stated that the site plan shows two hundred thirty-eight feet of road frontage, and he asked Calderon if the trucks coming to the site to deliver or pick up materials would have enough room to navigate the site. Calderon said that the proposed buildings would have roll-up doors on each end so trucks could drive in the building, drop off or pick up their loads, exit the other end of the building, and drive around the back of the proposed buildings to leave the site.

Pell reminded Calderon that if he changed anything on the site plan such as cutting a buffer, he would be required to replant the buffer and could be forced to come back to the Planning Board to change the site plan and Calderon stated that the site plan shows his current plans for the property and how he is going to develop the property.

Hedrick stated that based upon the provided site plan, the trucks would only have around twenty to twenty-five feet at the end of the buildings for them to be able to navigate the site.

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

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

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

Cable said that he thought that Calderon had presented a good site plan for the proposed business, and it was very specific, and Calderon was aware that he would be required to come back if anything changed. Cable said that he did not see problems based on the information supplied.

Hedrick stated that the property is in a Primary Growth Area and there are other commercial uses in the area and his only concern is regarding the buffers being maintained.

Beeson said that the proposed development is what the proposed *Growth Management Plan* wants for this area.

Hedrick said that he felt that water and sewer would eventually get to this property.

Cable said he thought this is a great location and he hopes that Calderon outgrows the location.

Cable 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*. Austin made a second to the motion to **APPROVE** the rezoning request.

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

Caddle reminded the Planning Board of the Board of Commissioners meeting on October 16, 2023, rezoning appeal meeting for the TJTR Properties rezoning request that the Planning Board denied in September 2023. Caddle also reminded the Planning Board about their Joint Public Hearing on October 26, 2023, with the Board of Commissioners on the *Northeast Randolph County Growth Management Plan*. Caddle said that both of these meetings will be held in the Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC 27203.

Caddle also told the Planning Board that the Planning Department and the State would be holding a Public Open House on the Preliminary Flood Maps on October 17, 2023, from 3:30 p.m. to 5:30 p.m. in Meeting Room A, Randolph County Office Building, 725 McDowell Rd, Asheboro, NC 27205. Caddle concluded her remarks by stating that the Planning Board will be back in the Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC 27203, for the November and December meetings.

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

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

The meeting adjourned at 6:57 p.m., with six citizens present.

**RANDOLPH COUNTY
NORTH CAROLINA**

Chairman

Clerk to the Board

Date



DRAFT



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

MEETING SCHEDULE FOR 2024

January 9, 2024

February 6, 2024

March 5, 2024

April 2, 2024

May 7, 2024

June 4, 2024

July 9, 2024

August 6, 2024

September 10, 2024

October 8, 2024

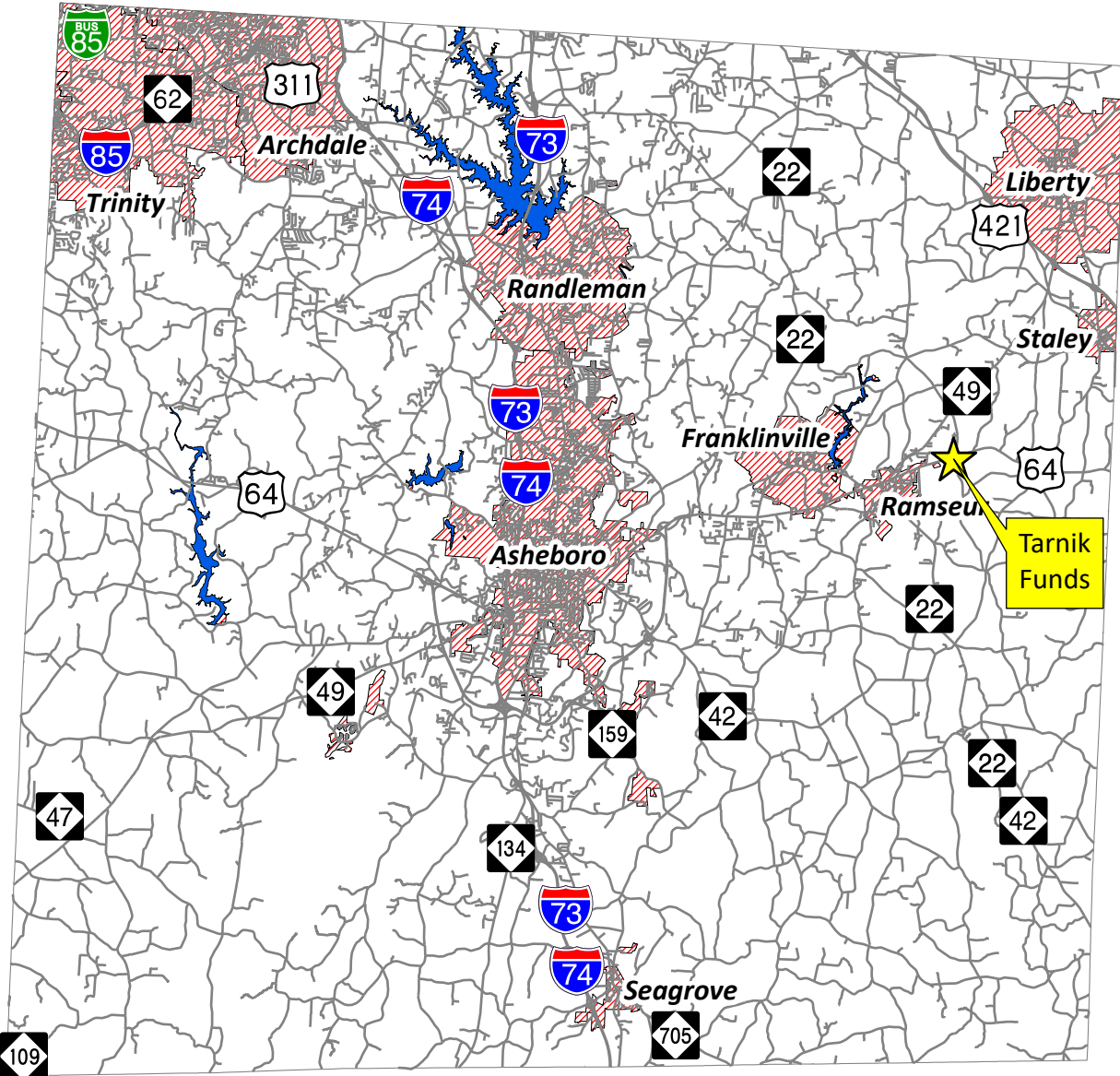
November 12, 2024

December 3, 2024





The above-listed meetings may be canceled if there are no cases for the agenda. Additional Randolph County Planning Board or Randolph County Zoning Board of Adjustment meetings may be scheduled as needed and the public will be notified as required by the North Carolina General Statutes.

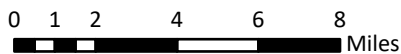
Adopted by the Randolph County Planning Board on _____.

November Request Location Map



Legend

-  Roads
-  Reservoirs
-  County line
-  Municipal Zoning





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

APPLICATION #2023-00002454

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **TARNIK FUNDS, LLC**, Spring, TX, and their request to rezone 3.66-acres at the intersection of US Hwy 64 E and Lee Layne Rd, Columbia Township, Tax ID #8712578454, Municipal Growth Area, from *RA - Residential Agricultural District* and *RR – Residential Restricted District* to *HC - Highway Commercial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by right in the *HC - Highway Commercial District*.

GENERAL INFORMATION

Property Owner: Tarnik Funds, LLC

Hearing Type: Legislative

Small Area Plan: None

Flood Plain Overlay: Yes

Airport Overlay: None

Existing Use: Vacant

SITE INFORMATION AND SURROUNDING LAND USES

| Direction | Adjacent Zoning | Adjacent Land Use |
|------------------|--|--|
| North | <i>HC - Highway Commercial District</i> | Office space and single-family residential |
| South | <i>RR - Residential Restricted District</i> | Vacant |
| East | <i>HC-CD - Highway Commercial - Conditional District</i> | Convenience store and mobile home park |
| West | <i>HC-CD - Highway Commercial - Conditional</i> | Church |

| | | |
|--|-----------------|--|
| | <i>District</i> | |
|--|-----------------|--|

TRANSPORTATION INFORMATION

Information from North Carolina Department of Transportation (NCDOT):
 NCDOT recommends that the drive into the parcel be from Lee Layne Rd.

ZONING INFORMATION

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

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

| <i>HC: HIGHWAY COMMERCIAL DISTRICT</i> | |
|---|---|
| PURPOSE | |
| The purpose of the <i>Highway Commercial (HC) District</i> is to provide a place in which the principal use of land is for the retailing of durable goods, the provision of commercial services to industrial areas, and the provision of services to tourists. | |
| DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE | |
| Lot size with a minimum of 100 ft. of State road frontage | 40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft. |
| Lot size with less than 100 ft. of State road frontage | 5 acres |
| Lot width | 100 ft. at building line |
| Front setback | 35 ft. from any road right-of-way |
| Corner side setback | 35 ft. from any road right-of-way |
| Side setback | 10 ft. from any side property line |
| Rear setback | 30 ft. from the rear property line |
| DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES | |
| Road setback | 20 ft. from any road right-of-way |
| Property line setback | 5 ft. from any property line |
| DIMENSIONAL STANDARDS NOTES | |
| <ol style="list-style-type: none"> 1. Lot areas and setbacks shall be increased if required by Randolph County Public Health. 2. Lot areas in designated 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.

Possible allowed uses in the *HC - Highway Commercial District* include the following from the *Randolph County Unified Development Ordinance*:

- Accessory uses;
- Agricultural uses;
- Amusements, indoor commercial (e.g., bowling alleys, skating rinks);
- Amusements, out-of-doors commercial (e.g., roller coasters, fairgrounds);
- Apparel and accessory sales;
- Auction sales, yards, permanent;
- Auction sales, temporary, one-time use;
- Automobile and truck rental;
- Automobile body shops (excluding open storage of wrecked vehicles);
- Automobile carwash, drive-through, requiring vehicle stacking;
- Automobile parts sales;
- Automobile sales;
- Automobile service stations;
- Automobile storage (excluding wrecked and junked vehicles);
- Bakery;
- Banks, savings and loans, credit unions;
- Barber and beauty service;
- Boats, recreational vehicles sales, and service;
- Bottling plants;
- Builders supply sales;
- Bus station;
- Cabinet making;
- Churches and their customary uses including childcare on-premises;
- Clinics, medical, dental;
- Clubs and lodges, private, non-profit;
- Clubs and places of entertainment (commercial);
- Community centers, public or private non-profit, for assembly and recreation;
- Compartmentalized storage for individual storage of residential and commercial goods;
- Contractor's yard and outdoor storage area;
- Convenience store;
- Daycare facility (freestanding);
- Drive-in window services (banks, laundries, fast food) if permitted in the district;

- Drugstores;
- Dry cleaning and laundry;
- Exterminating services;
- Farm machinery sales,
- Farm supplies sales (feed, seed, fertilizer);
- Fire, sheriff, and emergency services;
- Fitness and recreational sports center;
- Flea markets (indoors);
- Flea markets (out-of-doors);
- Florist;
- Funeral homes;
- Gift shops;
- Glass Manufacturing;
- Governmental offices;
- Grocery stores;
- Gun sales,
- Gunsmith;
- Hardware, paint, and garden supplies;
- Home occupations;
- Hotels and motels;
- Home furnishings and appliance sales;
- Health and social services centers;
- Industrial equipment sales and service;
- Laboratory, medical, and dental;
- Laundry or dry cleaning, self-service;
- Library, public;
- Locksmith;
- Machine shop, welding shop;
- Medical/Dental clinics or laboratories;
- Mini warehouse;
- Mixed commercial and residential use where commercial use is primary and both occupy the same structure or lot;
- Mobile home, travel trailer, camper, marine, recreational vehicle sales;
- Monument and cut stone manufacture and sales;
- Nursery and plant cultivation and sales;
- Office supplies sales;
- Outdoor storage yard;
- Pharmacy and drugstore;
- Post Office;
- Pottery manufacturing and sales;
- Printing and reproduction shop;
- Radio or television studio;
- Retail sales, not listed elsewhere;
- Repair, rental, and service of products sold at retail in the same district;

- Restaurant;
- Retail stores and shops (excluding vehicle sales) not otherwise listed herein;
- Schools, business/trade;
- Service stations;
- Services establishments include but are not limited to barber and beauty shops, small-item repair, and rental;
- Sign, directional gateway;
- Sign, on-premise;
- Tailor shop;
- Taxi stand;
- Temporary buildings, incidental to the development;
- Temporary carnivals, rides, Ferris wheels;
- Theater, Drive-in;
- Trailer rentals;
- Upholstering and furniture refinishing;
- Veterinary clinics;
- Warehouses, sales or service; and
- Wholesale sales, not otherwise listed.

TECHNICAL REVIEW COMMITTEE ANALYSIS AND RECOMMENDATION

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

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

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

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

Consistency Analysis: In its analysis, the Technical Review Committee noted the various commercial operations that have been approved over the years such as the convenience store and Baldwin Trucking. Approving this request clusters the commercial development in one area instead of spreading it along the US Hwy 64 E corridor and it will help to limit commercial strip development in the corridor.

Policy 8.4: *The County should approach land use and economic development decisions, not as isolated individual issues, but as part of a larger interconnecting framework of building sustainable growth within Randolph County.*

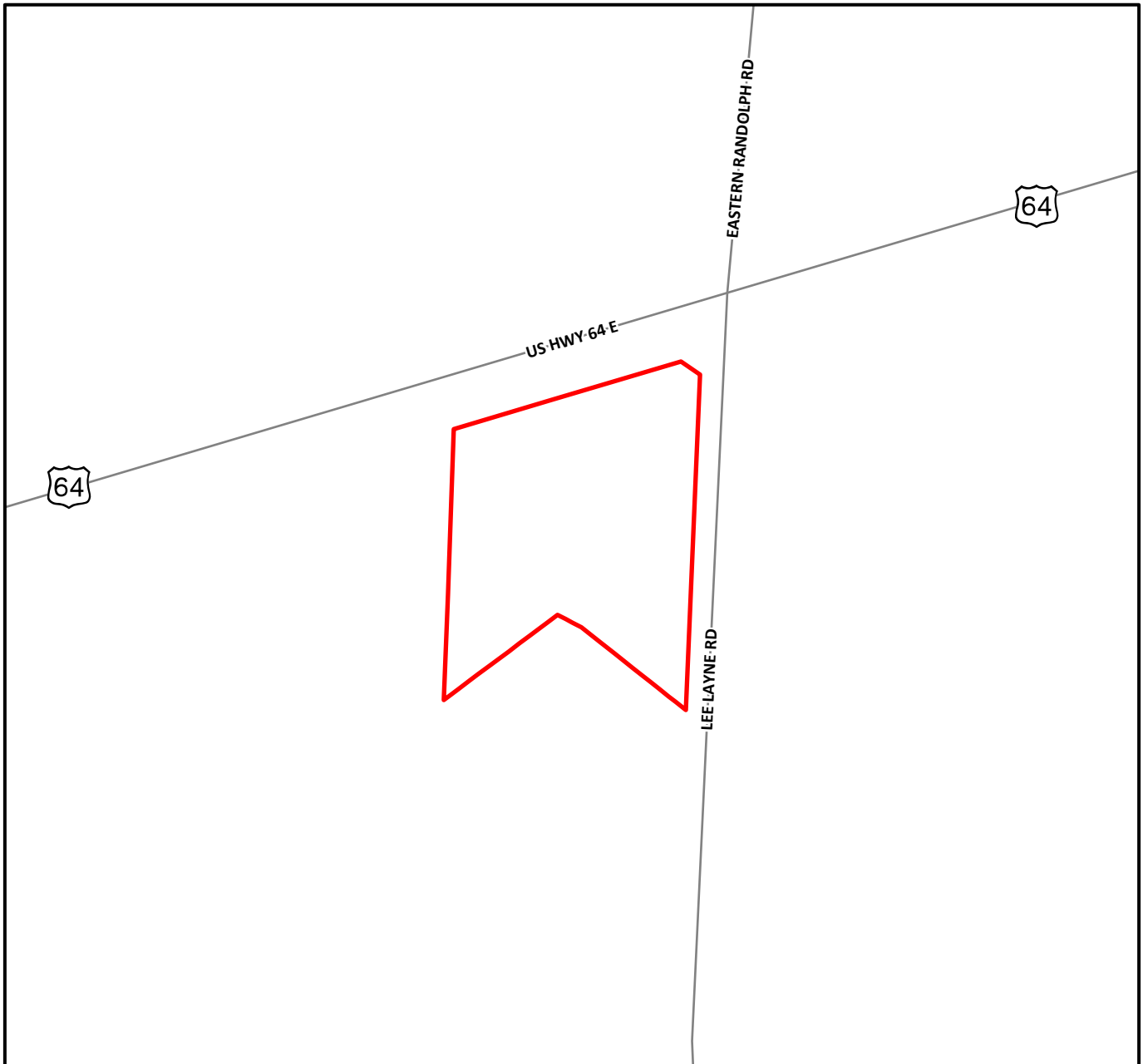
Consistency Analysis: As previously noted, this parcel is along the US Hwy 64 Corridor which is an area that is infused with residential and commercial uses. Approving this request would further infuse the corridor with commercial uses and make it part of the framework of sustainable growth in the County.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes.

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.



Tarnik Funds LLC Request Location Map



Directions to site: US Hwy 64 E -
Site on (R) Just before Lee Layne Rd.



1 inch equals 250 feet

Tarnik Funds LLC Rezoning Request

Legend

Parcels

Structures

Type

- Multi-address Structure
- Permanent Structure
- Temporary Structure

Roads

Streams

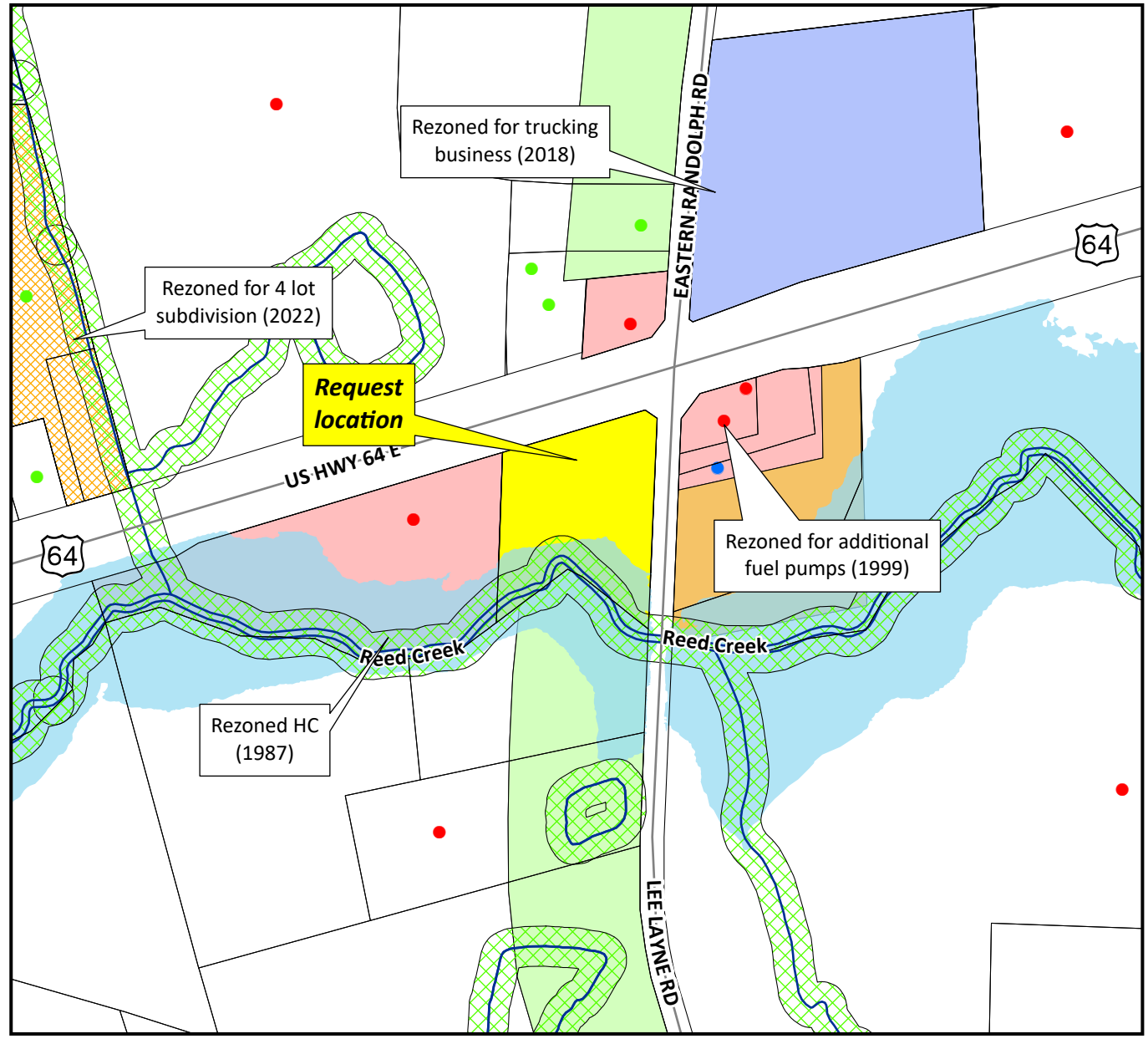
50 ft. Stream buffer

Flood plains

County zoning

Districts

- CVOM
- HC
- LI
- RA
- RM
- RR



1 inch equals 400 feet

Tarnik Funds LLC Rezoning Request

Legend

Parcels

Structures

Type

- Multi-address Structure
- Permanent Structure
- Temporary Structure

Roads

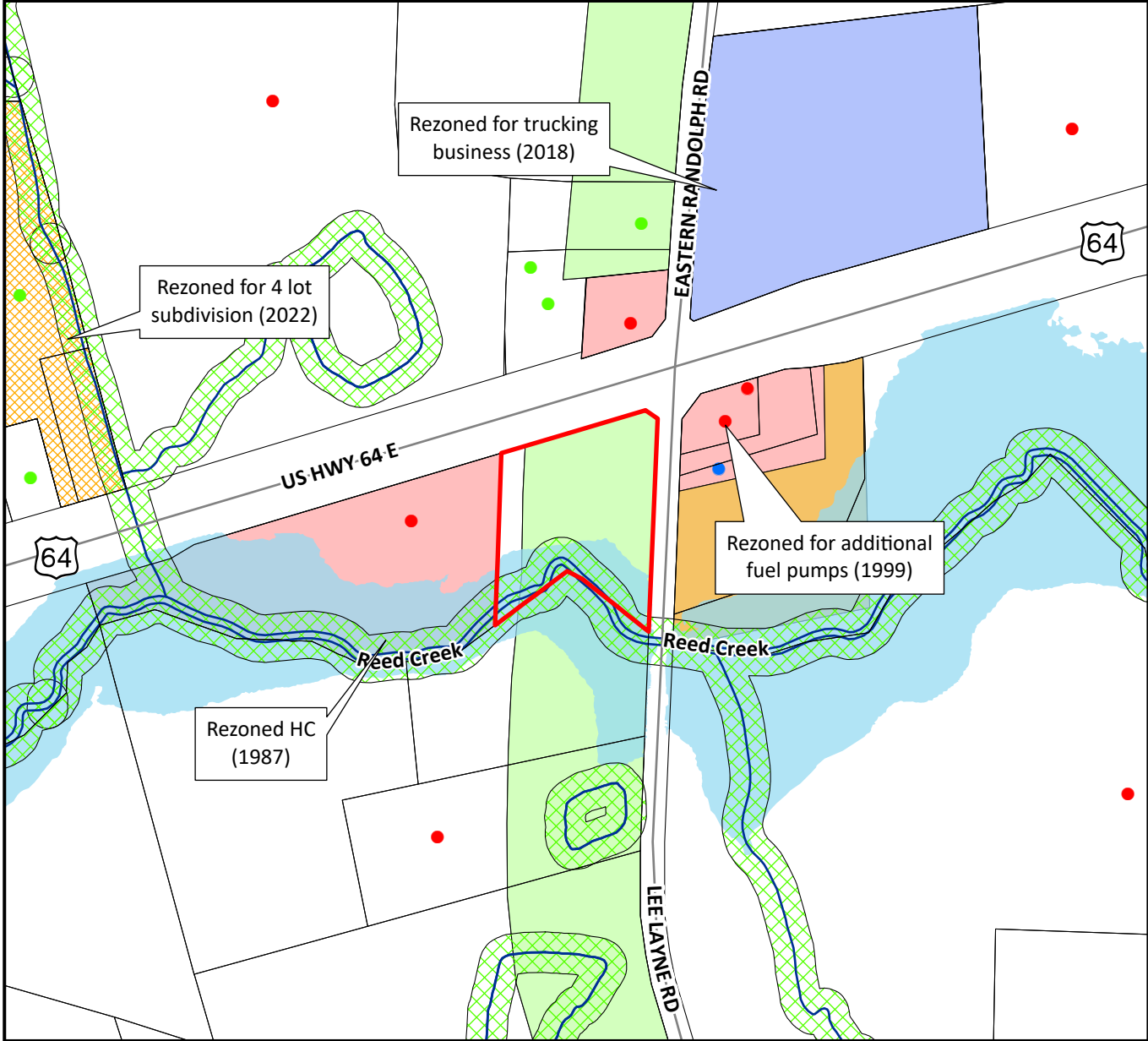
50 ft. Stream buffer

Flood plains

County zoning

Districts





- CVOM
- HC
- LI
- RA
- RM
- RR



1 inch equals 400 feet

Tarnik Funds LLC Rezoning Request

Legend

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



1 inch equals 200 feet

Tarnik Funds LLC Rezoning Request

Legend



Roads

Growth Management Area

Area



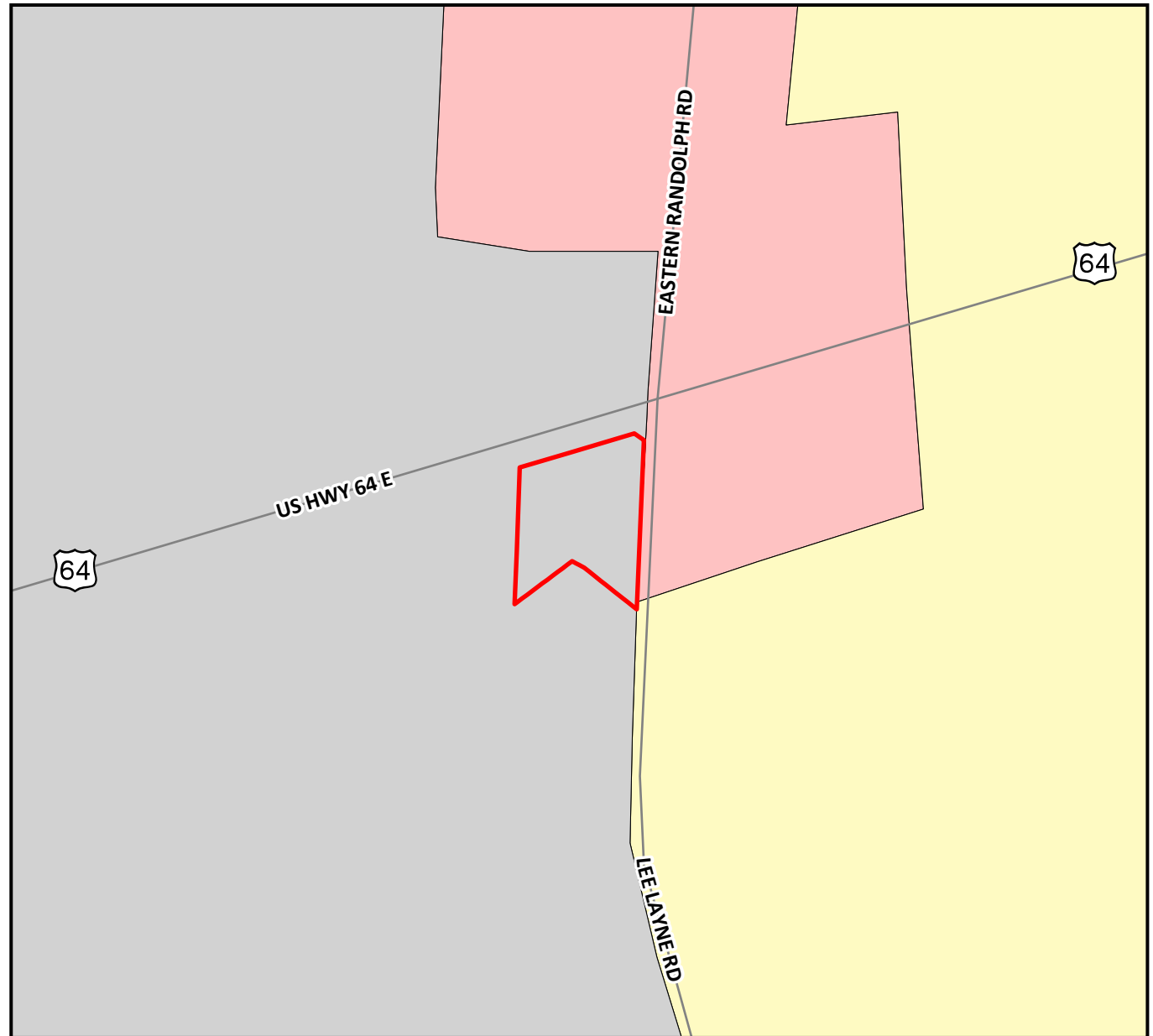
Municipal Growth Area



Primary Growth Area



Secondary Growth Area



1 inch equals 500 feet

Tarnik Funds, LLC, Rezoning Request



Picture 1:
Request location.



Picture 2:
Property across road from request location.



Picture 3:
Property across road from request location.



Picture 4:
Adjacent church facility.



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



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



10/2/2023

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 |
|------------|-----------|--------------------------------|----------------|--|-------------------------|----------|----------------------|
| 8712572257 | 7.05 | R64,S | 002784/01501 | IGLESIA JESUCRISTO ES EL SENOR ASAMBLEAS DE DIOS | 7972 US HWY 64 E | | RAMSEUR, NC 27316 |
| 8712577853 | 1.66 | R2481,W | 002746/02337 | STANLEY, LEMMIE NATHAN JR LIFE ESTATE (STANLEY, PEGGY J LIFE ESTATE) | 139 EASTERN RANDOLPH RD | | RAMSEUR, NC 27316 |
| 8712578014 | 4.75 | DAVID F & SYLVIA ANN SPARKS,L2 | 002541/00905 | BULLA, VICKI DUNCAN | 196 LEE LAYNE ROAD | | RAMSEUR, NC 27316 |
| 8712578454 | 3.66 | R64,S | 002843/00100 | TARNIK FUNDS LLC | 28634 CLEAR WOODS DR | | SPRING, TX 77386 |
| 8712579856 | 0.81 | BROWN,MYERS,HAMMER,L1-8 | 002796/01413 | J AND H PROPERTIES AND REMODELING LLC | 1367 LUCK RD | | ASHEBORO, NC 27205 |
| 8712590030 | 62.93 | R64,E | 002204/00036 | RAINS, JAMES (RAINS, MELANIE L) | 7929 US HWY 64 E | | RAMSEUR, NC 27316 |
| 8712669895 | 46.75 | R2626,E | 002116/01234 | BRITTENHAM, GREGORY | PO BOX 1016 | | SILER CITY, NC 27344 |
| 8712671695 | 0.57 | R64,S R2626 E | 001051/00602 | HIGH FALLS OIL COMPANY | PO BOX 1360 | | ROBBINS, NC 27325 |
| 8712673447 | 3.75 | R64,S R2626 E | 001416/00549 | MAJORS PROPERTIES INC | PO BOX 1360 | | ROBBINS, NC 27325 |
| 8712673657 | 0.77 | R64,S R2626 E | 001688/00506 | HIGH FALLS OIL CO INCORP | PO BOX 1360 | | ROBBINS, NC 27325 |
| 8712685208 | 10.03 | R64,R2481 | 002638/00755 | RLB PROPERTIES OF RANDOLPH LLC | PO BOX 1295 | | RAMSEUR, NC 27316 |
| 8712772648 | 20.77 | R64,S | 002444/00145 | TATUM, CARLEY M (CREWS, KATHY ANNE TATUM) | 291 TATUM RD | | MOCKSVILLE, NC 27028 |



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY TARNIK FUNDS, LLC
REZONING REQUEST #2023-00002454**

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *HC - Highway Commercial District* as described in the application of Tarnik Funds, 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 *Municipal Growth Area* which generally are areas of mixed land uses normally associated with urban centers. This parcel is along US Hwy 64 E which is a major transportation corridor.

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

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

Consistency Analysis: In its analysis, the Technical Review Committee noted the various commercial operations that have been approved over the years such as the convenience store and Baldwin Trucking. Approving this request clusters the commercial development in one area instead of spreading it along the US Hwy 64 E corridor and it will help to limit commercial strip development in the corridor.

Policy 8.4: *The County should approach land use and economic development decisions, not as isolated individual issues, but as part of a larger interconnecting framework of building sustainable growth within Randolph County.*

Consistency Analysis: As previously noted, this parcel is along the US Hwy 64 Corridor which is an area that is infused with residential and commercial uses. Approving this request would further infuse the corridor with commercial uses and make it part of the framework of sustainable growth in 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.

Adopted on November 7, 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 TARNIK FUNDS, LLC.**

WHEREAS, a 3.66-acre parcel, having the Randolph County Parcel Identification Number of 8712578454 is currently zoned *RA – Residential Agricultural District* and *RR - Residential Restricted District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on November 7, 2023, to consider the proposed rezoning on application number 2023-00002454, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

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

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

Adopted on November 7, 2023.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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



MOTION TO DENY A REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

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

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