



RANDOLPH COUNTY PLANNING BOARD

MINUTES

March 7, 2023

There was a meeting of the Randolph County Planning Board on Tuesday, March 7, 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.

Johnson called the roll of the Board members.

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

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 March 7, 2023, Planning Board meeting.
- Approval of the minutes from the February 7, 2023, Planning Board meeting.

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

Pell asked the Board members if there were any conflicts in the following cases. **Brandon Hedrick** stated that he lives close to the Gordon request and it directly affects some of his family members, so he asked to recuse himself. **Davis** made the motion to recuse Hedrick from the Gordon case, with **Cable** making the second to the motion. The motion was unanimous.

Hal Johnson, County Manager, said there may be some citizens present to speak to the Board regarding a rock quarry in the Staley area. He explained that there have been no applications made for such a request and it is not part of the current agenda. He explained that there would be no public hearing on the request until such applications have been made, and notification requirements are taken care of.

Johnson also announced that the **Crumley** case for a meat processing facility, previously postponed until tonight's meeting, has officially been withdrawn.

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

SPECIAL USE PERMIT REQUEST #2023-0000015

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **ANTOINE GORDON**, Sophia, NC, and their request to obtain a Special Use Permit at 3457 Beckerdite Rd, Back Creek Township, Tax ID #7734655151, 5.04 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow an outside storage lot for automobiles, excluding junk vehicles, as per the site plan.

Pell opened the public hearing and called for anyone wishing to speak for or against the request to come forward and take the oath before giving testimony on the request. **Morgan** administered the oath to **Gordon**.

Antoine Gordon, 3457 Beckerdite Rd, Sophia, NC, said he is trying to obtain the approvals needed to expand his existing towing business by starting rotation with the Highway Patrol for storage of vehicles from wrecks and such.

Johnson asked Gordon if he lives on the property and for how long. **Gordon** said he does live on the property and has been there since May 2022. **Johnson** asked how many vehicles he planned to have on the property. **Gordon** said he would guess five to ten but there was no way of knowing. He said the insurance companies move quickly for processing and he would normally not have a vehicle stored for more than a couple of weeks.

Johnson asked where the vehicles are taken when they leave storage. **Gordon** said some are taken to a junkyard, some are taken to insurance auctions, and depending on the damage to the vehicles, owners will sometimes pay the storage fees and reclaim the vehicle.

Johnson asked Gordon to describe the fencing that is required by the highway patrol. **Gordon** said an eight-foot fence without visibility is required because of the security and privacy needed for these vehicles.

Johnson asked how many employees he would have. **Gordon** said it is currently a one-man operation but he would like to expand his towing business with the hauls from the highway patrol.

Davis asked about the hours of operation. **Gordon** said it would require 24-hour towing service.

Cable asked Gordon if he has stored vehicles on his property in the past, how many vehicles he is storing, and if he has talked to any of his neighbors about his plans. **Gordon** told Cable he transfers vehicles so if he picks up a vehicle after hours, he has held on to it until the facility opens the following morning but he is currently not storing vehicles. He said the neighbors are pretty spread out so he has only talked to Mr. Beasley, which lives across the street, and he did not have a problem with his request. He also said none of the other neighbors have reached out to him with any issues after receiving notices and seeing signs posted.

Johnson asked if the highway patrol contacts him to pick up vehicles on a rotation schedule. **Gordon** said he would be contacted for assistance with vehicle recovery and cleanup from accidents on a rotation schedule with other approved companies and if he is unavailable, the call is forwarded to the company listed next on the rotation.

Johnson asked if he would be storing vehicles other than those hauled for the Highway Patrol. **Gordon** said he does not carry the type of insurance needed for the storage of vehicles and the permit request is specifically for the Highway patrol.

Johnson asked how large of an area will his services reach. **Gordon** said it would include all of Randolph County.

Beeson said Gordon mentioned that he has been in business for three years and asked if he hauled vehicles to other locations in the past. **Gordon** said he assists with roadside assistance, gas delivery, towing, and winching services, and has not dealt with storing vehicles in the past.

Davis asked Gordon if he knew how long it would take to outgrow the proposed storage area if he is successful and expands his business. **Gordon** said he would love to expand the business and need a larger location to house his business but this is just a starting point for him. He purchased this property intending to start the business until a larger location is required.

Davis asked about his plans for fencing to prevent unsightly views for the neighbors. **Gordon** explained the fencing proposal as shown on the site plan. **Davis** asked if the entrance would come off his existing drive located on Beckerdite Rd **Gordon** answered yes. He said the entrance would be better located off Plott Hound Trl. but he is unsure if that is possible.

Cable asked Gordon if he holds certifications for hazardous materials or Class B certifications. Gordon asked if he is referring to his license. He said he holds a standard driver's license because the vehicle he drives does not require other endorsements. **Cable** asked if he had been to hazardous material cleanup school. **Gordon** said he previously held a CDL license and is very familiar with hazardous materials. He said his license expired when he went into the Military and he just never renewed them

Bunting said the Highway Patrol is very stringent on who they allow to tow and store vehicles for them. He said the property has to pass inspections, the individual has to be bonded, and they have to be insured for approval. **Gordon** said he holds a hefty insurance policy.

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

Susan Richards, 201 Andrew Hunter Rd, Asheboro, rose to address the Planning Board and **Morgan** administered the oath before she spoke. **Richards** said she is not against the request but would like to know the process when an owner does not pick up their vehicle, what type of lighting is required, and how will it affect the surrounding neighbors. **Gordon** said he plans to start with minimum solar-powered lighting, and after sixty days, if a vehicle is not claimed, he is allowed to send off for the title or take it to a junkyard but from his experience, insurance claims usually only take six to ten days.

Having no one else in opposition, **Pell** closed the public hearing for discussion among the Board members and a motion.

Cable said he would like to commend Gordon for wanting a business, he said he is pro-growth, and pro-business. He told the Board that he and Bunting together have eighty-five to ninety years of law enforcement experience and knows that the inspections are extreme for having a holding lot for the Highway Patrol. He said he has concerns with the water run-off from leaking batteries, hazardous waste on the property, and the possibility of vehicles stacking up without any fault of his own due to the demands of the business.

Beeson said he agrees that there should be a limitation on the number of vehicles allowed on site, he appreciates Bunting sharing the fact that the inspections are made for the property. He also said the road is extremely busy and he should have a rollback instead of a tow truck.

Cable said his major concern is the leakage and the fluids that are going to be in the ground at this location because it is in a residential area and there is no plan for run-off or possible damage to the neighbors and the value of their homes. He also said to be approved for the highway rotation, you cannot limit yourself to the number of vehicles because they will remove you from the rotation schedule.

Vaughan asked if there is some type of EPA approval required for this type of facility. **Cable** said he was unsure. He said there is a long list of requirements including proper lighting, privacy fencing, and a big insurance bond and the inspections are standard across the State.

Cable said he would love to see Gordon expand his business and haul for the Highway Patrol but he does not feel this residential area is the best location.

Davis asked Cable if he would like to make a motion based on his previous statements and asked to check the Special Use reminders for denying or approving the request.

Beeson said he has an issue with a commercial operation in a residential area causing possible environmental issues.

Cable said he also has concerns that the request is not compatible with the area, that it could endanger the public health or safety of residents, and it could have an adverse effect on the value of adjoining property.

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

Pell, having a proper motion and second, called the question on the motion to deny the Special Use request. By a show of hands, the motion was adopted unanimously.

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

REZONING REQUEST #2023-0000043

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **DAVIS INVESTMENT PROPERTIES, LLC**, Randleman, NC, and their request to rezone 10.01 acres on Weeden St, Columbia Township, Tax ID #8734196253, Primary Growth Area, from *RA - Residential Agricultural District* to *CVOR-CD - Conventional Subdivision Overlay Restricted - Conditional District*. The proposed Conditional Zoning District would specifically allow a six-lot subdivision for Class A mobile homes 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.

Eric Davis, Randleman, NC, explained to the Board his plan to have six new home sites, allowing double-wide homes with brick skirting which will be valued from two hundred to two hundred, twenty thousand dollars. He said the property is located near the new megasite where homes are needed. He also said the sites would be fully cleared and each lot will have a conventional septic system and wells installed.

Bunting asked if he understood correctly that each individual lot would have a septic and well. **Davis** answered yes. He said he has already had the soil evaluated and each lot should have a gravity-fed septic system.

Johnson asked where the driveways would be located. **Davis** said he spoke with Jennifer Britt from NCDOT earlier in the afternoon and she approved the revised map, with shared driveway locations as provided on a map given to the Board members before the meeting. (*Exhibits 1A & 1B*).

Kemp Davis said with the new map proposal, it limits the number of driveway access to the road and asked if there would be a turn-around area for each lot. **Davis** answered yes.

Cable asked if there would be six-lots with three driveways. **Davis** answered yes.

Beeson said he saw in the original information, that NCDOT recommended there be two hundred feet between each drive. **Davis** said NCDOT did recommend the two hundred feet between the driveway accesses but his surveyor, Daniel Tanner, has been trying to obtain the actual rules that require that recommendation since December with no result. He said he drove to NCDOT earlier in the afternoon and asked Ms. Britt for an explanation and she said “that’s the way they want it”, so they had the survey redrawn to comply. He said he developed another subdivision up the street and they are all one-hundred-foot lots with individual driveways.

Johnson asked if the homes are new, the approximate size, and the cost of the homes. **Davis** said they would average fourteen to fifteen hundred square feet, which creates affordable housing, with an average cost of two hundred thousand dollars.

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

Doug Nixon, Staley, NC, came forward to address the Board. He asked if the lots would be similar to a mobile home park situation or if they would be owned individually. He said he has concerns for safety because of the volume and speed of traffic nearby.

Pell said he will have Mr. **Davis** address all of the concerns after everyone has spoken.

Maggie Dunn, Staley, NC said she has lived in Staley since 1989 and has a vested interest in the development of Staley. She said she has only recently gotten involved with the development that is taking place in Staley. She said she knows that Mr. Davis went unattested with the development which took place nearby located just off of Weeden St. She said many of the landowners in Staley were unaware of how the property was being developed so they are present to make a voice regarding this request.

Dunn said she has several questions regarding the development. She said she would like to know if Mr. Davis is planning to clear all of the trees on the property or leave a buffer for the surrounding residents, how this development is going to affect property values, and how it will affect the Rocky River watershed. She said the 200 ft. minimum requirement between driveways will be impossible with six proposed lots.

Dunn said the analysis information presented by the Planning Department is very dated and does not represent what the community wants in Staley. She said she called the Randolph County sheriff's department and asked for the number of calls relating to several of the mobile home developments and there have been forty-three calls in the last twelve months for drug overdoses, domestic violence, as well as shootings and this is not what the Staley community wants and it is not a good development.

Pell said Dunn mentioned that the property is located in the Rocky River watershed and the information given to the Board says the property does not contain any streams, that the property is not located within a flood zone, and the site does not lie within any watershed. **Dunn** said the information is wrong.

Hedrick told Ms. Dunn if she has evidence to present, she is more than welcome to do so.

Johnson said the watershed requirements for residential development are that each lot has a minimum of 40,000 square feet per residence. He said that if the entire property was located within a watershed, it meets the requirements for development.

Dunn asked Johnson if he was stating that the watershed did not matter. **Johnson** said he did not say that. He said it meets all the requirements even if it were located in a watershed.

Travis Pugh, Liberty, NC, said he is a fourth-generation farmer of a 165-acre farm just south of this property. He said he is not against development but is for maintaining the integrity of the neighborhood. He said he is concerned with traffic and safety. He said he is also concerned about the effects development will have on him because he applies a lot of animal waste which is permitted and regularly inspected. He said he realizes that Randolph County is beginning to transition but he feels there is a need for maintaining "a little countryside" for agriculture.

Paul A. (unable to determine last name from sign-in sheet or recording of the meeting), Staley, NC, said he is a realtor and would like everyone to know that the manufactured homes are built to the Department of Transportation specifications and not to the US Department of Housing and Urban Development (HUD). He said the last thing we need is something that will degrade our County and there have been people here that have spoken about where they stand on this matter.

Elizabeth Pate, 382 Browns Crossroad Rd, Staley, NC asked about whether or not there would be individual well and septic allowed for the development because she owns 5 acres and was only allowed one septic on her property.

Morgan said a lot of the times, developers will hire soil scientists to evaluate the soil before a request to find out the potential for development, and if approved, the developer will then have to have the County approve the sites for individual systems for permitting a home.

Hedrick said the applicant did provide a soil map showing potential approvals for individual septic locations.

Carol Lobisser, 1395 Langley Rd, Staley, NC, said although this request is for ten acres, there is a power line easement that does not allow ten usable acres which seems to make the houses more condensed. She said she understands there will be a need for housing due to Toyota and valuable housing for young families but feels this may not be the best use for this piece of property. She said Toyota is advertising the investment of billions of dollars and asked if they really want this type of development.

Pell asked Davis if he would like to address some of the concerns and answer questions.

Eric Davis said he understands the concerns. He said he has hired a soil scientist and the property has good soil, allowing each lot to have its own septic system. He said Toyota hires blue-collar workers and this type of housing fits the budget of those workers. He said these are not people that are participating in illegal activities, they are people that need affordable housing for which they can obtain a loan. He said he is a farmer as well and has a love for land but also has a love for people and people need homes.

Eric Davis said these are nice, affordable homes with brick foundations, and not everyone can afford half-million-dollar homes.

Kemp Davis asked what the average costs of the homes he has provided in the area. **Eric Davis** said the last home he closed on cost \$199,500.00. **Kemp Davis** asked what the market is supporting for blue-collar families. **Eric Davis** said most of the pre-qualification letters he has received are for approximately \$225,000.00. He said maybe one day they will afford a 2,000 sq. ft. home on 20 acres that cost \$400,000.00 but they have to start somewhere.

Cable asked about the power line on the property mentioned earlier. **Eric Davis** said

there is a power line easement between lots five and six and lot six is wider to accommodate for the easement.

Johnson asked if these lots are potential rentals. **Eric Davis** said they will be individually owned, not rentals.

Cable asked if there would be a buffer maintained for the adjoining properties. **Eric Davis** said he originally planned to clear-cut the property but after hearing the concerns, he will only cut the trees needed for the placement of the homes, septic system, and well which will probably leave trees on the back.

Hedrick asked Eric Davis if he is aware that he has to leave a thirty-five no-cut buffer along the state-maintained roads if he plans to clear-cut property. He also asked Davis if he has had any conversations with the adjoining church property. **Eric Davis** said he had a community meeting for the development and no one showed up except him.

Hedrick asked if the chassis would be removed from the homes. **Eric Davis** answered yes.

Vaughan said she understands how disturbing it is to see change because she is seeing a change in the Farmer area and unfortunately if you do not want to see a property change, you must buy it. She also said she is happy to see the number of driveways reduced with the 200 ft. requirement from NCDOT. She appreciates the concerns of the citizens and also feels their pain.

Cable said he knows everyone is passionate and the Board is passionate as well. He said there is a large crowd tonight and it does not mean you're right or wrong, it just means you have a large crowd. He said the Board has listened to each of you and your concerns and he knows that change is not easy. He thanked the citizens for coming and sharing their concerns because this process is what makes our County great.

Hedrick said the County is aware of the need for the *Growth Management Plan* to be updated in this area of the County and a group is currently working on those changes. He said there will be a public meeting regarding those changes which should be announced soon.

Hedrick said the applicant has based his proposal on the current requirements of the *Unified Development Ordinance* and it is the Board's job to decide on meeting the requirements as it is currently written and it is his understanding that the same property would allow a three-lot division without coming before the Board for approval. **Johnson** said three lots would be considered a minor subdivision allowing single-wide, double-wide, or modular homes, and would not require approval from the Board. **Hedrick** said this request holds the housing type to a little higher standard.

Beeson said he understands the concerns, he grew up on a farm and still lives on a farm, but things are changing with new developments. He said no one wants to hear the term

“trailer park” and this is a far cry from that and the homes will not be rentals, they will be individually owned.

Johnson said there was a time when single-wide homes and mobile home parks were being developed all over the County and because of the *Growth Management Plan* and zoning there have been no new mobile home parks in a long time. He said this request is for owner-occupied, double-wide homes with brick foundations for \$200,000.00. He commended the citizens for being involved and expressing their opinions.

Hedrick said the property is located in a primary growth area. He said he commends **Davis** for obtaining preliminary soil evaluations and recommendations from NCDOT for consideration by the Board although they are not required for the Board to make a decision. He said one thing that gives him pause is that there is no buffer consideration for the church property located to the East of the request.

Cable said he believes the request falls within the requirements laid out in the *Unified Development Ordinance*, and the current *Growth Management Plan*.

Kemp Davis said he understands wanting to maintain the character of the area but if the Board goes by the regulations set forth by the *Unified Development Ordinance* and the *Growth Management Plan*, it is hard to deny something that meets the criteria. **Cable** agreed.

Cable said he would make a motion, including the revised map and letter from NCDOT (referring to *Exhibits 1A & 1B*), as provided to the Board.

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*. **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 explained the 15-day waiting period for a possible appeal and a permit will follow that waiting period.

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

REZONING REQUEST #2023-00000337

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **STRONACH PROPERTIES, INC**, Raleigh, NC, and their request to rezone 1.81 acres out of 5.04 acres at 9060 Hillsville Rd, Trinity Township, Tax ID #7726128995, Primary Growth Area, from *HC-CD - Highway Commercial - Conditional District* and *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.

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

Will Stronach, 1912 Victoria Rd, Raleigh, NC, stated he is requesting a rezoning to allow a Family Dollar and Dollar Tree retail store.

Johnson asked if there are any studies done on the area for a potential activity for these types of stores. Stronach answered yes. He said he owns the property, they run the business and there are in-depth studies done before they commit to an investment.

Cable asked Stronach if he will own and operate the business. **Stronach** said he will own the buildings and lease them to Family Dollar/Dollar Tree.

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

Kim Lee, 4474 Old Park Rd, Trinity, NC, said her husband's family has owned the property across the street since Family Dollar has been in existence. She said they have seen a lot of growth and know growth is inevitable but they need to preserve the community as much as possible. She said she and her husband visited one of the closest Family Dollars before the meeting located at 110 Lexington Ave, Thomasville, and passed out the photos (*Exhibit 2A thru 2E – 13 photos*), demonstrating trash around the entire building, trash in the parking lot, and fallen fencing surrounding the building. She asked what will be done to protect the adjoining property owners if the property becomes unsightly to neighbors as mentioned by one of the Board members previously with the Special Use Request.

Lee asked what Family Dollar will do to ensure the community and adjoining property owners that they will keep the aesthetics and outside of the property will be well maintained and what recourse the adjoining property owners and community members have when it is not maintained. She also asked if the proposed building going to be a metal building or can a brick building be requested to improve the community.

Cable asked if she has filed a complaint to the Planning department. **Lee** said she has talked with NCDOT and they are on a three-month rotation for cleanup and didn't realize Planning was a place to file the complaint. She said she would make a call tomorrow.

Pell asked Stronach if he would like to address some of the concerns and answer questions.

Stronach said the standard for their building is a complete trash enclosure and the maintenance for the building is very important. He said he would want to know of any repeat problems but Family Dollar would want to know as well. He said these stores are continually improving their retail assortment and the goal is to have a well-organized, clean store.

Morgan asked Stronach to describe the structure. **Stronach** said the building is pre-engineered metal building with articulation on the front and looks nice and attractive building.

Cable asked if it is similar to the building as Ms. Lee provided photos. **Stronach** said that the proto-type building was discontinued approximately twelve years ago.

Davis asked who bears the responsibility of maintaining these structures. **Stronach** said the general manager has the responsibility for day-to-day maintenance. **Davis** asked who should be contacted if there are complaints. **Stronach** said hopefully they would walk right into the store and speak with a manager regarding the issues. He said everyone has problem stores and areas but from a corporate standpoint, the only way to grow is to get better.

Morgan told Mr. Stronach if a citizen files a complaint with Planning, ultimately he would be responsible because he is the actual property owner. **Stronach** said he is aware that he will bear responsibility as well.

Pell asked if there are inspections done periodically. **Stronach** answered yes.

Hedrick said he has seen on the information provided, that there is a traffic count and asked if he has spoken to the traffic engineer and if septic has been considered for the project.

Stronach said plans were sent to the NCDOT district engineer for approval and he has a soil consultant that has looked at the soil maps.

Hedrick said the stormwater management is indicated on the south side of the site plan and asked if it has been addressed. **Stronach** said it has not been designed yet but his civil engineer is aware of the requirements.

Hedrick asked about his plans for buffers. **Stronach** said they have not designed the landscaping at this time beyond what is required. **Hedrick** asked what is planned for the south side of the building. **Stronach** said he was unsure because he is purchasing only the northern portion of the property.

Pell closed the public hearing for discussion among the Board members and a motion.

Hedrick asked about the current Conditional District zoning on the property. **Johnson** said if approved, this rezoning will override the current zoning.

Cable said he has traveled that road a million times, it has grown quite a bit and provided a lot of service to the area. He mentioned several businesses that have been a part of the area and thinks this proposal falls within the trend of where the area is headed.

Hedrick said he has concerns that there are no vegetative buffers shown on the site plan for incompatible adjoining properties.

There was additional discussion among the Board members regarding buffers needed that were not shown on the site plan.

Cable made a motion to re-open the public hearing to discuss those buffer requirements with the applicant. **Hedrick** seconded the motion. The motion was unanimous.

After a discussion with the Board regarding buffers for the incompatible uses adjoining the property. **Stronach** agreed to install a six-foot privacy fence as well as a 5-gallon evergreen buffer to be made part of his application.

Pell closed the public hearing again for the Board members to make a motion.

Davis made the motion to **APPROVE** the rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with all agreed-upon revisions, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. **Bunting** 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. Having no further business, **Pell** called for a motion to **ADJOURN** the meeting. **Beeson** made the motion to adjourn, with **Bunting** making the second to the motion.

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

The meeting adjourned at 8:39 p.m., with thirty-two citizens present.

NORTH CAROLINA

Chairman

Clerk to the Board

Date



Approved by Randolph County Planning Board

April 4, 2023



Re: [External] 14662 Davis

From: Britt, Jennifer L (jlbritt@ncdot.gov)
To: mail@surveycarolina.com; ericdavisrealestate@yahoo.com
Cc: rjmonroe@ncdot.gov
Date: Tuesday, March 7, 2023 at 02:39 PM EST

Eric,

The shared driveway layout is acceptable. Please let me know if you need anything else for this.

Jen Britt, EI
336.318.4004 direct

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Survey Carolina <mail@surveycarolina.com>
Sent: Tuesday, March 7, 2023 2:19:15 PM
To: Britt, Jennifer L <jlbritt@ncdot.gov>; Eric Davis (ericdavisrealestate@yahoo.com) <ericdavisrealestate@yahoo.com>
Subject: [External] 14662 Davis

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Please see the attached.

Thank you,

--
Hannah Martin
CAD Technician
Survey Carolina PLLC
154 S Fayetteville St
Suite B
Asheboro, NC 27203
336 625-8000 office
mail@surveycarolina.com
www.surveycarolina.com



EXHIBIT
2A

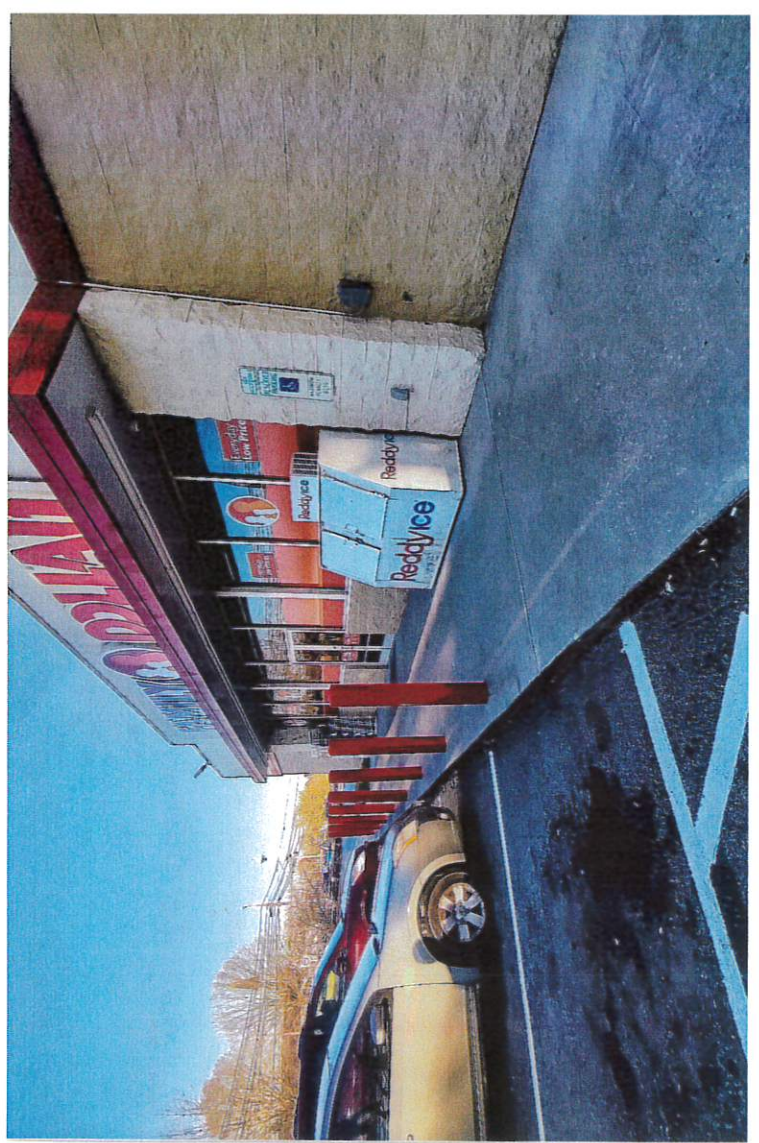


EXHIBIT
2B

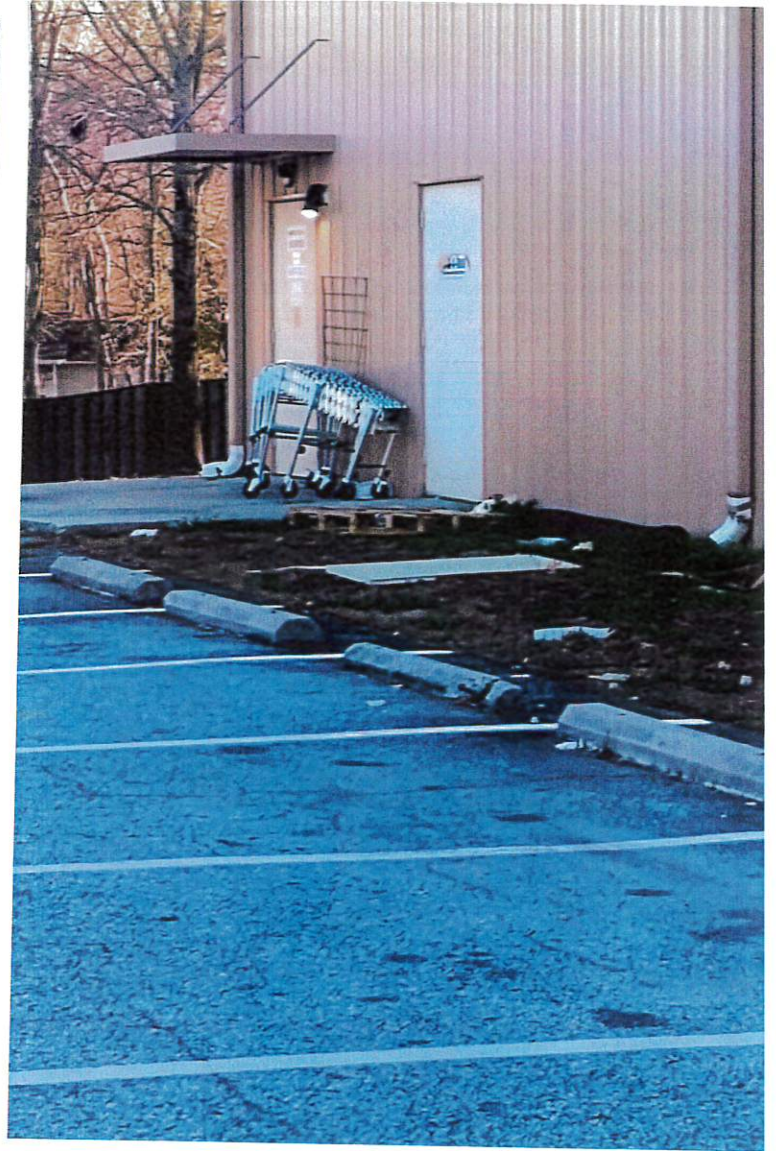
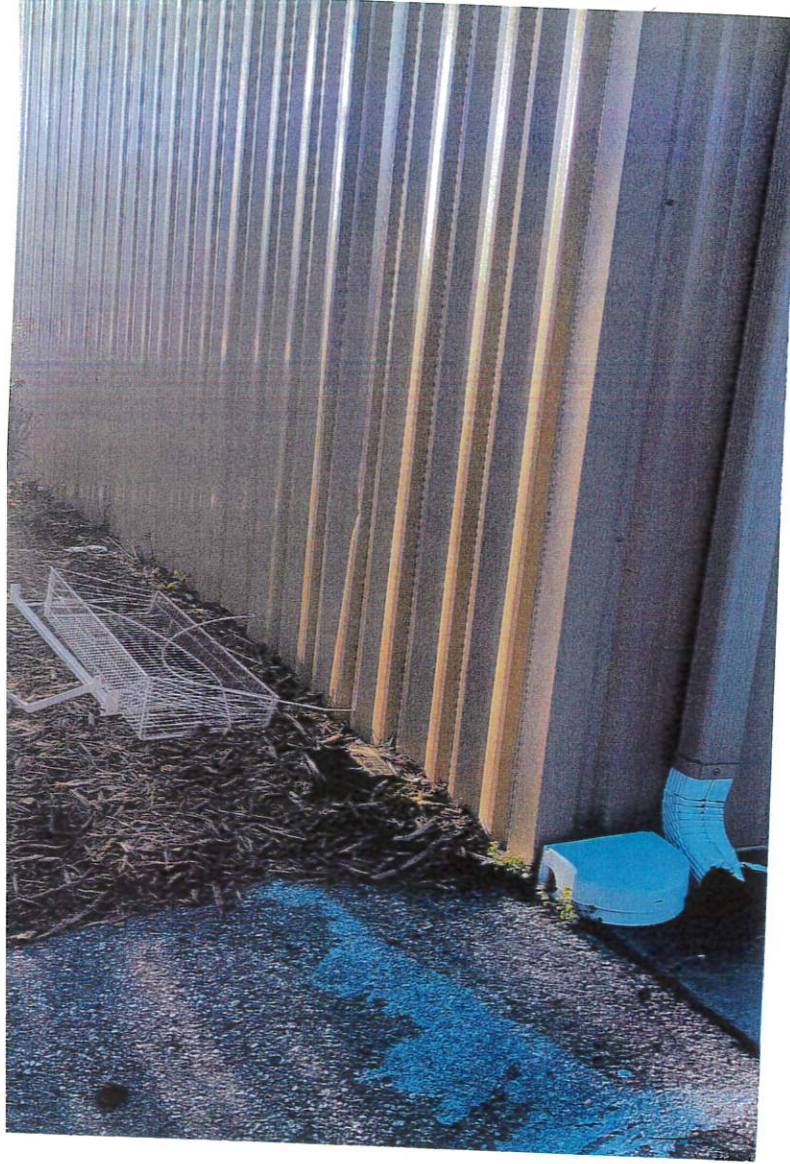


EXHIBIT
2C



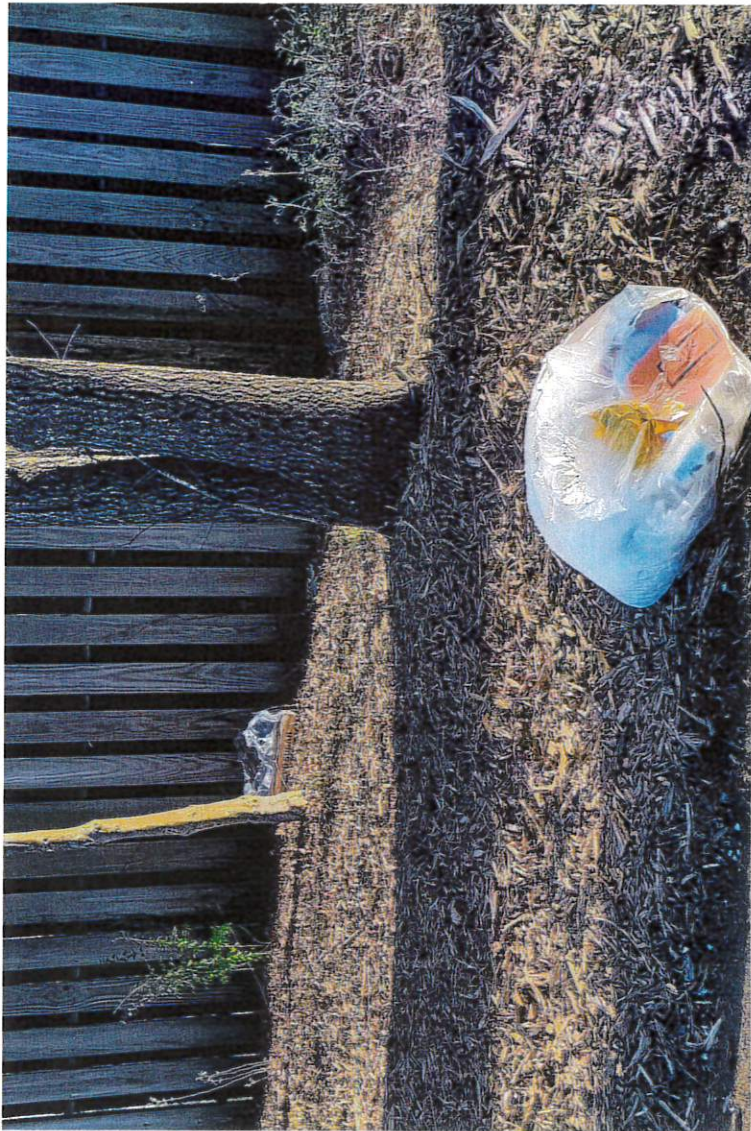


EXHIBIT
2D

EXHIBIT
2E

