

MINUTES

RANDOLPH COUNTY PLANNING BOARD

September 14, 2004

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, September 14, 2004, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Larry Brown, present; Phil Ridge, present; Chris McLeod, present; and Jim Rains, present. County Attorney Alan Pugh was present for this meeting.
3. **Rains** made the motion, seconded by **Craven**, to **approve** the Minutes of the August 3, 2004 County Planning Board Meeting. The motion passed unanimously.

4. **REQUEST FOR ROAD NAME CHANGE:**

LUTHER JESSE SMALL, having obtained the required number of signatures, is requesting that a section of SR 1961, Old Walker Mill Road Extension, be renamed **L. J. Small Road**. The renaming request is from the intersection of SR 1939 (Old Walker Mill Road)/SR 1961 (Old Walker Mill Road Extension) to the approximate intersection of SR 1961 (Old Walker Mill Road Extension)/SR 1962 (Walter Meadows Road), being an approximate distance of .80 of a mile.

Johnson explained that the Randleman Lake Project is having a significant effect on the road name system within Randolph County. Johnson explained that this road will be two separate roads. Johnson said the Board also needs to consider if the southern portion of Old Walker Mill Road Extension should be renamed. Johnson said that section would no longer adjoin Old Walker Mill Road and may cause confusion.

Luther Small was present and said that the similarity of names to different roads in this area has called some confusion. Small explained that a portion of this road has been closed due to the Randleman Lake Project. Small said that they have had some difficulty with mail delivery services and giving directions to their road. Small said that his family has been here for over 100 years and most of the property along this section of SR 1961 is primarily owned by the Smalls. Johnson explained that over 80% of the property owners on this road have signed a petition to change the road name. Johnson said that the

staff felt that when initials are in the road name it may cause confusion in emergency situations when EMS is trying to provide services. Johnson said that the staff felt it would be more appropriate to rename the road Luther Small Road. Small agreed to the name Luther Small Road.

There was no one present in opposition to this road name change.

Brown said that there are too many Walker Mill Roads in this area. **Brown** made the motion, seconded by **Craven**, to recommend to the Commissioners that this road be renamed to Luther Small Road.

Dorsett said that he agreed with Johnson that the second section of Walker Mill Road Extension should also be renamed. **Johnson** said that the staff would begin notifying the property owners along the remainder of the road of the need to rename their road.

The motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

A. **ERIC HEDRICK**, Trinity, North Carolina, is requesting that 33.02 acres located on Kennedy Road, Trinity Township, Lake Reese Watershed, be rezoned to allow an exclusive residential subdivision overlay. Tax ID#'s 7715341105 and 7715244851. Zoning District RA. The Conditional Use Zoning District would specifically allow a 21-lot conventional residential subdivision for site-built homes with a minimum house size of 1,500 sq. ft. Beverly & Benson Crotts - Property Owners.

- **Neighborhood Information Meeting Summary**

There were no citizens present at this meeting. Eric Hedrick, developer, was present. Thomas Terrell, adjoining property owner, did visit the Planning Office on the morning of August 5th. Randle Brim, staff person, reviewed the application with Terrell. Terrell subsequently mailed a detailed letter outlining his comments and concerns. A copy of this letter was given to Hedrick, and he submitted a revised set of proposed deed restrictions in response to Terrell's comments.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved with the condition that all lots that

have access to the new road, use the new road for their ingress and egress.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Robbie Sykes, Trinity, said that they have added proposed tracts 20 and 21 to the private deed restrictions with the exemption of concrete drives on these lots. Sykes said they have also added tree canopies to the deed restrictions. **Johnson** asked about the concern a neighbor had of light pollution. **Sykes** said that they do not plan to have lighting along this new street.

Ridge asked about access to the Hunt property. **Sykes** answered that Hunt has a deeded easement to his property.

Pugh asked Johnson if the private deed restrictions were required to be on record prior to development and **Johnson** answered yes. Johnson added that the deed restrictions were part of the conditional use requirements.

There was no one present in opposition to this request.

Brown made the motion, seconded by **Dorsett**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- B. **THOMAS ALLRED**, Franklinville, North Carolina, is requesting that 15.57 acres (out of 45.40 acres) located on the corner of Carl Allred Road/Tippett Road, Franklinville Township, be rezoned to allow a residential subdivision overlay. Tax ID# 7783083614. The Conditional Use Zoning District would specifically allow a 9-lot conventional residential subdivision along Tippett Road primarily for double-wide mobile home development and a 6-lot conventional residential subdivision along Carl Allred Road primarily for site-built homes.

- **Neighborhood Information Meeting Summary**

There were 10 area citizens present at the meeting. Thomas Allred,

developer, was present. Allred requested that the 9 lots along Tippett Road be changed from single-wide mobile home lots to double-wide mobile home lots. Once these citizens, most of them residing in double-wide mobile homes on the opposite side of Tippett Road, realized that double-wide mobile homes were being proposed on Tippett Road, they appeared to have no opposition to the proposal. One of the citizens had a property line concern, and supposedly this issue has been resolved.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved as consistent with the surrounding community.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Thomas Allred was present for this hearing and said that he has owned the property since 1964. Allred said he plans to build his house on the remainder of the property. Allred said he hasn't had the property perked. **Dorsett** asked if the older mobile homes would remain. **Allred** explained both homes will be removed. Allred said all mobile homes will be required to be new homes. Allred said he doesn't plan to require a minimum house size but all the homes will be required to have brick foundations.

There was no one present in opposition to this request.

Johnson explained that there were several citizens present at the Neighborhood Information Meeting and their concerns have been addressed.

Rains made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

- C. **JOHN BRINKLEY**, Archdale, North Carolina, is requesting that 3.88 acres located on Hoover Hill Road (across from Poplar Ridge Road), Tabernacle Township, be rezoned from Residential Agricultural to Light Industrial/Conditional Use. Tax ID# 7714469608. The Conditional Use Zoning District would specifically allow four (4) 10,000 sq. ft. storage warehouses for residential and commercial goods as per site plan.

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that this proposal was not in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be **DENIED** as the request is out of character with the surrounding community.*

Brinkley explained that he purchased the property to build houses. **Brinkley** said since that time he has found out that the property will not perk. **Brinkley** said that he felt this would be a good use for the property, since he cannot build homes on the property. **Johnson** asked **Brinkley** if he has met with the Property Development Advisory Team and **Brinkley** answered yes. **Johnson** said the only type of development within a mile of this property is residential. **Johnson** said this location is directly across from a major housing development. **Brinkley** said that there are a lot of houses being built here and he felt he could provide a storage area for boats, cars, and mini-warehouse storage for residential use. **Johnson** asked if there would be anyone on-site managing the property and **Brinkley** answered no. **Brinkley** said that he plans to rent each building. **Johnson** asked **Brinkley** if he has tried any type of alternative septic systems, and **Brinkley** said he has, but the property will not perk for any type of system. **Brinkley** said he felt this would be a benefit to the community and would not be an eyesore. **Dorsett** asked what type of buildings are being planned. **Brinkley** said the buildings would be steel buildings of regular size. **Dorsett** asked **Brinkley** if he had considered constructing buildings with faces that look like residences. **Brinkley** said he hasn't really but if it was approved he would consider this type of building. **Johnson** asked **Brinkley** if he had tried to get a septic easement for an adjoining property owner and **Brinkley** answered no. **Brinkley** said he didn't know anything else the property could be used for but he would be open to suggestions.

Pugh said that it is not unheard of for a neighbor to sell a septic easement. **Brinkley** said that he didn't think any of his neighbors would sell him an easement.

Brown asked Brinkley if he had looked into the cost of the buildings, and **Brinkley** answered approximately \$150,000.

Betty Brinkley said that they purchased the property with the intention of giving the property to their two sons. Brinkley said there is no perk site close enough to benefit the property. Brinkley said the property would be fenced, locked, and kept nicely.

Cathy Vecellio, 3262 Hoover Hill Road, said that they purchased their property in June of this year. Vecellio said that they chose to purchase this property so they could raise their children in the country. Vecellio said that there is a sharp 'S' curve in front of this property and this type of development could cause traffic problems. Vecellio said this is a residential area and she felt sorry for their loss. Vecellio said that maybe the property could be leased for horses or farming. Vecellio said they would be opposed to lighting the property. Vecellio said that if the property is not manned it could cause dishonest people to come to the property.

There were 19 citizens present in opposition to this request.

Paul Myers, Florida, said that he owns property across the road. Myers said that the area has historical properties such as old school houses and the old Hoover Hill Mine. Myers said that he is opposed to these storage units. Myers said that it takes years and years to build a community. Myers said that they like the area and wouldn't do anything to hurt the community. Myers said that he would like to see the land stay like it is now. Myers said it doesn't take long to destroy a community. Myers said that this is a residential and agricultural area.

Tony Cromer, 3129 Hoover Hill Road, said that he has lived in this community for 43 years. Cromer said he was raised in this community. Cromer said this is a residential area with basically nothing other than homes and farmland. Cromer said that they would be opposed to rental storage units being built in this area. Cromer said that this is not the appropriate type of development for this area. Cromer said he hated it for the Brinkleys, but he felt the property should remain as farmland.

Brown said it is unfortunate that the property will not perk. Brown said that this type of development doesn't fit in this area.

Dorsett said this is a very inappropriate request for this area. Dorsett said that the County cannot penalize all the other people in the community because of one person's bad investment.

Dorsett made the motion, seconded by **Brown**, to recommend to the

Commissioners that this request be **denied**. The motion passed unanimously.

- D. **GAIL MCDOWELL**, Asheboro, North Carolina, is requesting that .80 acres located at 3446 U.S. Hwy 64 East (across from Loflin Pond Road), Franklinville Township, be rezoned from Residential Agricultural to Highway Commercial/Conditional Use. Tax ID# 7781090495. The Conditional Use Zoning District would specifically allow an existing residence to be used for an antique and home furnishings business. Tom & Kay Brady - Property Owners.

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be **approved**. However, it should be noted that this property may be subject to public purchase for the proposed US Hwy 64 Project.*

McDowell was present and said she plans to lease the property for a small home furnishings business. McDowell said she has met with the Property Development Advisory Team and understands the County and State requirements she will need to meet. McDowell said she will be the only employee.

Pugh said his parents live behind the Tank & Tummy across the road. Pugh said the Bradys have really done a lot of clean up to the property in recent months.

There was no one present in opposition to this request.

Craven made the motion, seconded by **McLeod**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- E. **SCOTT NELSON**, Franklinville, North Carolina, is requesting the residential development known as Bella Estates Subdivision on Mamie May Road, 39.98 acres, Providence Township, be rezoned to allow off-frame and on-frame modular homes. Tax ID #'s 7785660871, 7785664855, and 7785668717. The current Rural Lot Exclusive Overlay/Conditional Use Zoning District permits a 10-lot residential subdivision with the following restrictions:

**site-built homes only

**single-story home minimum house size 1,500 sq. ft.

**2-story home minimum house size 1,800 sq. ft.

**existing mobile homes must be removed prior to development of subdivision

**driveway connects to lots 1 and 10 must be on new road

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal is inconsistent with the surrounding community. The Committee recommended that this request be denied. The staff discussed the many design and condition changes this subdivision request went through during the original public hearing process, prior to its approval.

Nelson was present and explained the need to compete in the housing market. Nelson said that the modular home is more economical. Nelson said that he would not allow any home that would make his subdivision look poorly.

Johnson said this request first came with one-acre lots and it was denied as too intense development. Johnson said the second time it came to the Board it was approved for site-built homes on 3-acre lots. Johnson said at that time it was still contested and several conditions were placed on the property. Johnson said he didn't understand why Nelson would come back to reduce the housing type. **Nelson** said the modular homes are well built and should be allowed in this development. **Johnson** said that on-frame and off-frame modular homes are different. **Nelson** agreed but said that the homes he would approve to be built in his development would not have the appearance of a double-wide mobile home.

Matthew Wilson, 5856 Old Oak Ridge Road, Greensboro, said that he is a dealer of manufactured homes. Wilson said the difference between on-frame and off-frame modular homes are the floor systems. Wilson said that modular homes are appraised for the same value as stick built homes. Wilson said they can customize any home. Wilson said these modular homes would be 1,800 sq. ft. or larger. Wilson said they plan to put a 3,200 sq. ft. home on one of the lots. Wilson said that the homes would be transported on the road.

Rains asked Wilson what he would be able to offer a customer if this is approved. Wilson said that they could offer a package for a home of \$15 per sq. ft. or less.

Robert Jarrett, 3627 Mamie May Road, presented pictures to the Board of his house, a modular home, and other homes along the road. Jarrett said he purchased his home for \$60 per sq. ft. Jarrett said that his sister-in-law has purchased a lot in this subdivision that she wants to place an on-frame modular home. Jarrett said there are several single-wide mobile homes on this road. Jarrett said the home his sister-in-law plans to place on the lot has appraised for \$188,000. Jarrett said that Nelson is asking for upscale modular homes.

Ralph Grose, 4508 Mack Lineberry Road, said that he owns 60+ acres adjoining the Nelson property. Grose said he is not opposed to this subdivision. Grose said he felt Nelson is trying to build beautiful homes.

Louise Corder, 2713 Bruce Pugh Road, said that the economics Nelson is interested in is his own and not the people he plans to sell lots. Corder said she is very opposed to downgrading the property zoning. Corder said she felt this would downgrade the community.

Michelle Caudle, 4248 Mack Lineberry Road, said she is opposed to the increase of traffic in the area. Caudle said she is not opposed to development but she is opposed to the fact that the school system is overcrowded. Caudle discussed some of the problems the schools are experiencing due to the overcrowding problem. Caudle said she is not opposed to stick-built homes or off-frame modular homes. **Dorsett** explained to Caudle that the only issue the Board is considering at this time is if on-frame modular homes would be allowed.

There were 5 citizens present in opposition to this request.

Dorsett said the Board has already worked out the conditions and this request would not have been approved without those conditions.

Dorsett made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **denied**. The motion passed unanimously.

- F. **HENRY DELK**, Denton, North Carolina, is requesting the Conditional Use Permit issued for a planned unit development consisting of retail sales and maintenance/industrial workshops located at the corner of U.S. Hwy 64 West/Stutts Road, 9.49 acres, Cedar Grove Township, be amended to allow two (2) additional structures as per site plan. Light Industrial/Conditional Use Zoning District. Tax ID# 7731914306. The existing Conditional Use Permit requires that a 50' no-cut vegetative buffer be maintained along the southern and western property lines.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved with the condition that a ground compaction test be completed for the proposed building sites before issuance of any building permits (part of the property appears to be fill material).

Delk was present and explained his intention to construct a storage building and a building for retail sales.

There was no one present in opposition to this request.

McLeod made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

6. The meeting adjourned 8:21 p.m. There were 47 people present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary