

MINUTES

RANDOLPH COUNTY PLANNING BOARD

October 5, 2004

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, October 5, 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, absent; Chris McLeod, present; and Jim Rains, present. County Attorney Alan Pugh was present for this meeting.
3. **Rains** made the motion, seconded by **Brown**, to **approve** the Minutes of the September 14, 2004 County Planning Board Meeting. The motion passed unanimously.
4. **REQUEST FOR ROAD NAME CHANGE:**

Because of road closings made necessary by the Randleman Lake Project, the Planning Staff is recommending that the section of Old Walker Mill Road Ext. (SR 1961) from US Hwy 220 Business North to the road closing be renamed Randleman Dam Road.

- **Technical Review Committee Recommendation**

The only comment received so far has been an objection to the use of the word "dam" in the road name. The caller preferred the name "Randleman Lake Road."

Johnson explained that the Commissioners approved the renaming of the other portion of Old Walker Mill Road Extension to Jesse Small Road at their last meeting. Johnson explained this section of road is the primary entrance to the Randleman Dam. Johnson said there have been a couple of phone calls from residents along this road that had problems with the word "dam" being in their road name. Johnson explained the callers said they would not have a problem with the name "Randleman Lake Road." Johnson said there was also a call from a lady asking the road be named "George Allred Road" due to the fact that her father, George Allred, had a lot to do with the road being paved. **Brown** said that the Allred family is a large family in this area. Brown said he would

make a motion to name the road “*Allred Country Road.*”

There was no one that spoke to the naming of this road.

Craven seconded the motion.

Rains asked if the road name had been checked to see that this would not be a duplicate name. Johnson said the name would be checked prior to the Commissioners meeting.

The motion passed unanimously.

5. **SPECIAL USE PERMIT REQUESTS:**

Swearing in of the Witnesses - “Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God.”

Four citizens took this Oath.

- A. **DAVID CONNER**, Asheboro, North Carolina, is requesting a Special Use Permit for a rural family occupation to operate a car washing business from an existing 30' x 40' building at his residence located on .92 acres at 216 Hoover Hill Road, Tabernacle Township, Lake Reese Watershed, Zoning District RA, Tax ID# 7712337874.

- **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 County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be APPROVED. The staff felt this business would have a low impact on the surrounding area.

Conner’s son was present representing his father. Conner said the operation would be a part-time business. Conner said his father understood that there will be no automotive repair work permitted at this location or no junk storage allowed. Conner said there will be a small sign on the property.

There was no one present in opposition to this request.

McLeod said he didn’t see a problem with this small car detail business. McLeod made the motion, seconded by **Brown**, to **approve** this request for a Special Use Permit. The motion passed unanimously.

- B. **ROBIN JOBE**, Randleman, North Carolina, is requesting a Special Use Permit for a rural family occupation to allow an office for his construction business in a 37' x 41' building at his residence located on 25.50 acres at 826 New Salem Road, Randleman Township, Polecat Creek Watershed, Zoning District RA, Tax ID# 7766818320.

- **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 County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be APPROVED. The staff felt this business would have a low impact on the surrounding area. This request is a good example of the intent of a Rural Family Occupation.

Jobe was present and explained his intentions for the building. **Jobe** said the 3-bay garage would be used to store his equipment. **Jobe** said the upstairs would be used for his office. **Jobe** said he has been operating his office in his residence. **Jobe** said he would be storing a backhoe, farm tractor and bushhog in the building. **Jobe** said there will be no change in his existing business.

Danny Pugh, 301 Ridgemount Avenue, Concord, said he would like a clarification on the amount of equipment that will be stored. **Johnson** answered that the Special Use Permit would control the amount of stored equipment. **Pugh** said he didn't have a problem with what **Jobe** has said in this meeting.

Dorsett said that he would like to see the condition added that no construction equipment be stored outside the building.

McLeod said that he didn't feel this would be a problem.

Craven made the motion, seconded by **McLeod**, that the Special Use Permit be approved. The motion passed unanimously.

- C. **WILLIAM LEONARD**, Asheboro, North Carolina, is requesting a Special Use Permit for a rural family occupation to construct a 40' x 50' building to operate a saw sharpening service business at his residence located on 1.89 acres at 3796 Caraway Mountain Road, Mount View Estates Subdivision lots 175-180, Back Creek Township, Lake Lucas Watershed, Zoning District RA, Tax ID# 7732681108 and 7732589147.

- **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 County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be **APPROVED**. The staff felt this business would have a low impact on the surrounding area.*

Leonard was present and explained his intentions to move his business to his residence. Leonard said that he has lived at this location since 1987. Leonard said that this is a one person business. Leonard said his property is behind Caraway Furniture. Leonard said there is very little noise that would be heard outside the facility.

Steve Garner, 1006 Hanner Hill Road, said that he didn't see any problem with this type of business. Garner said he felt we should help the small business owner.

There was no one present in opposition to this request.

Dorsett made the motion, seconded by **Rains**, that this request be **approved**. The motion passed unanimously.

6. **REQUESTS FOR PROPERTY REZONING:**

- A. **STEVE GARNER**, Asheboro, North Carolina, is requesting that 3.95 acres located at the corner of US Hwy 64 West/Lake Park Road, Tabernacle Township, be rezoned from Residential Agricultural to Highway Commercial. Lake Reese Watershed Water Critical Area. Tax ID# 7702948159. It is the desire of the applicant to use the property for commercial activities. Property Owners - Tabernacle Lions Club.

- **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 recommends to the County Planning Board that this request be **DENIED**. The staff was concerned about the different types of activities that would be permitted at this location if a straight rezoning was approved. The staff noted that this property is located within a Water Critical Watershed Area and its*

close proximity to the lake. The staff felt careful consideration should always be taken when making zoning decisions within a Water Critical Watershed Area. The fact that the property is on a private septic tank system and, due to the area of property that may need to be used in drain fields, parking availability may be limited. The staff felt with so many issues that need to be considered prior to developing this parcel, the applicant should consider a conditional use zoning district.

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

Policy 7.4 Protection of public water supply watersheds and the water quality critical areas shall be considered in rezoning and development proposals. Industrial and heavy commercial development shall not be promoted within the water critical areas of Randolph County.

Policy 7.5 Site plans should be provided that design built-upon areas to specifically minimize stormwater runoff impact to streams and other receiving waters.

Garner was present and said that he intends to use the property for a restaurant. Garner said the property has perked to operate a restaurant at this location. Garner said that he has children that go to school in this area and plans to work with the schools. Garner said that only 6% of this property can be used and he wants to put a barbeque pit on the property. Garner said he didn't want to be limited to the use of the property just in case the business didn't make it. Garner said he likes the way property is developed in Southern Pines with landscaping requirements and feels this type of development would answer any concerns that commercial development may create.

Johnson asked Garner if his vision is to operate a restaurant. **Garner** said that this was his original intent, but he did want to place a billboard sign on the property. Garner said he was told that he couldn't just rezone the property for a billboard sign. **Johnson** asked Garner if the reason he was not asking for a conditional use zoning was because of the billboard sign. **Garner** said that was not correct. Garner said he didn't want the property restricted to only allow a restaurant. **Dorsett** asked Garner why he could only use 6% of the property. **Garner** answered due to the watershed requirements. **McDowell** asked what type of restaurant he plans to operate. **Garner** said that he plans to have a breakfast business and barbeque business. **Garner** said that he plans to have seating for 15 people inside the facility. The only two nights he will open will be Friday and Saturday. **Rains** asked Garner where the barbeque pit will be located, and

Garner said the pit will be added to the outside of the primary building. Garner said he has met with the Property Development Advisory Team and understands the codes he will be required to meet. Garner said that having the pit added to the outside of the building would help him with his fire codes. Garner said he worked in the restaurant business for seven years at the Village Restaurant and also Asheboro Country Club. Garner said that he is now a licensed general contractor.

Jean Saunders, Tabernacle Lions Club, 1822 Fuller Mill Road North, Thomasville, said that they have dissolved the Lions Club and would like to see the building put to good use. Saunders said they felt the restaurant would be a good use.

Drew Maerz, 1466 Wilson Lane, Asheboro, said that he works in the Tabernacle area and this idea would be good for the community. Maerz said that having an eatery in this area would be good. Maerz said that he supports Garner's efforts.

Terry Younts, Tabernacle Lions Club, 1769 Fuller Mill Road, said that there is not a restaurant in this area. Younts said this would be an asset to the community and the Hwy 64 travelers.

Brenda Jones Fox, 567 Gallimore Town Road, Trinity, said that she owns property across the road from this property. Fox said that her concern is the request is for general commercial use. Fox said that she would feel better about the request if it was conditional use. Fox said that she is not opposed to the restaurant but she would be opposed to a general use commercial district. Fox said that this is a residential area and is in a Water Critical Area. Fox said she would feel good about the request if it were conditional use.

Sarah Fuller, 321 Lake Park Road, said that she lives across the road from this property. Fuller said they built their home here because it is a quiet neighborhood. Fuller said a restaurant is really not a place for kids to hang out. Fuller said she has farm animals and worries about the traffic this request could generate. Fuller said they didn't want to be stuck with a billboard sign in their community. Fuller said this is a residential neighborhood and she would oppose a restaurant being located here. Fuller said if the community wants to do something for the kids, they should try to get the children to join the Lions Club. **Brown** asked how long she has lived here and **Fuller** said that she has been here 2 years.

Dorsett said that there is some opposition for general commercial use and there are several reasons why the County shouldn't approve a general use rezoning in this area.

McLeod said that there isn't a whole lot that can be done with the property and he

didn't feel it would be a problem with a general use zoning district.

McLeod made the motion to recommend to the Commissioners that this request be approved. **Craven** said he didn't feel this would be a teenage hangout.

McLeod said that there has been a turkey shoot here for several years.

McDowell said he could understand the concerns of the residents over a general use zoning.

Dorsett said that he is not opposed to the restaurant but he is opposed to a general use zoning district.

Johnson said that he didn't doubt anything Garner was saying he plans to do. Johnson said that with a general use zoning request, technically the Board shouldn't consider what Garner's plans are for the property. Johnson said he has always felt conditional use zoning was more appropriate in the County. Johnson said this is an established residential area.

Dorsett said that if the property changes hands, the new property owner may change the facility to another type of commercial activity.

Pugh said that the most impacting uses within a general use zoning district requires a Special Use Permit.

Rains asked if any additional qualifications could be added. **Johnson** answered that only conditional use zoning allows for qualifications to be added.

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

- B. **LARRY EAST**, Sophia, North Carolina, is requesting that 79.39 acres located on the corner of Wayne White Road/Hunting Lodge Road, Providence Township, be rezoned to allow a residential subdivision overlay. Tax ID# 7787694991. Polecat Creek Watershed. The Conditional Use Zoning District would specifically allow a 32-lot conventional subdivision on Wayne White Road for site-built homes only with a minimum house size of 1,500 sq. ft. and a 10-lot rural lot subdivision on Hunting Lodge Road for site-built homes only with a minimum house size of 1,500 sq. ft.

- *Neighborhood Information Meeting Summary*

Six citizens attended this meeting and expressed concerns about the

impact this development would have on the school system. There were also concerns expressed that the portion of the subdivision contained in a Secondary Growth Area, with 1-acre lots, should be held to the higher standards required in the Rural Growth Area, which allows only 3-acre lots. Citizens pointed to the large tracts adjoining the 1-acre lots and indicated that the proposed 1-acre lots portion of the subdivision proposal was not compatible with the larger adjoining tracts.

- **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 recommends to the County Planning Board that this request be APPROVED. The staff felt this request, including the 1-acre lots, is compatible with the surrounding community. The staff felt the development pattern has been established due to the many 1-acre lot subdivisions that have been approved through the rezoning process. Those subdivisions are:

*Briarocks
Johnston Downs
Weatherly Farms
Willow Creek*

Example of a Growth Management Policy that the Technical Review Committee found supporting this recommendation is:

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.

Johnson explained that this property is divided by two growth management areas. East was not present for this meeting.

Jerry King, surveyor, said that he was not speaking for East but he was told by East that he intended to attend this meeting. King said that East plans to have site built homes on the property and there has been an extensive amount of work done surveying the flood zone on this property. **Brown** asked King why East always proposes houses smaller than the average in the area. **King** said that he was not speaking for East.

Clarence Reynolds, 2131 Providence Church Road, said that the White Oak Subdivision on Racine Road was originally proposed for 113 lots and changed to 33 lots. Reynolds said all these large subdivisions will cause problems for the County. Reynolds said the lot sizes surrounding this property are much larger than this proposal and he didn't feel a 1,500 sq. ft. home with a 2-car garage could be built on a 100' width lot. Reynolds talked about his concern for the added traffic to the area. Reynolds said he felt paragraph 21 in the private restrictions should be deleted. Reynolds said this section would allow someone to change all the deed restrictions without the consent of the County.

Loyd Smith, Hunting Lodge Road, said he was concerned where all the kids from these developments were going to go to school. Smith said all this development has got to stop. Smith said that people don't want to live in the city anymore, but they want to build cities in the country. Smith said that this development is infringing on the local "rednecks." Smith said this is a vicious cycle but it has to end somewhere. Smith said just because there is a mobile home park across the road doesn't mean there should be another one. Smith said that when you make a mistake, it doesn't mean you have to keep making mistakes.

Possum Ledbetter, 8627 Business U.S. 220, Randleman, said that the schools and highways are full. Ledbetter said he agreed with Smith. Ledbetter discussed concerns about the water and sewer situation in the area. Ledbetter said that if people want to live 40' apart they should stay in the city.

There were 5 people present in opposition to this request.

Brown said based on the evidence he would make the motion to recommend to the Commissioners that this request be **denied**. **McLeod** seconded this motion.

Brown said that the applicant should be present to answer questions from this Board.

McDowell, Brown, and McLeod voted with the motion and **Craven, Rains, and Dorsett** voted against the motion. This split vote means that the Planning Board does not recommend the zoning be changed. The recommendation from the Planning Board is to **deny** the request.

- C. **LYNETTE GARNER**, Asheboro, North Carolina, is requesting that 14.40 acres located on Zoo Parkway (just south of Twin Creek Road), Grant Township, be rezoned to allow an exclusive residential subdivision overlay. Tax ID# 7669719546. The Conditional Use Zoning District would specifically allow a 14-lot conventional subdivision for site-built homes with a minimum house size of 1,200 sq. ft. Clifton King - Property Owner.

Board member Larry Brown left the meeting during the Garner Request.

- **Neighborhood Information Meeting Summary**

Four citizens attended this meeting to express concern that the proposed deed restrictions of 1,200 sq. ft. were not compatible with the adjoining subdivision, Twin Creek. These citizens felt the new subdivision should reflect minimum house sizes of 1,500 sq. ft. They also felt the developer should be clear and not allow off-frame modular housing because it would not be compatible with Twin Creek.

- **Technical Review Committee Recommendation**

The Technical Review Committee met to review this request. The staff felt the development should be APPROVED if the following concerns were addressed:

- 1. The development would be located in a sharp curve on Zoo Parkway. Due to this concern the staff felt the development should be designed in such a way that no new private driveways would be permitted along Zoo Parkway and the private driveways would have access along the newly proposed road.*
- 2. The staff also has concerns with the minimum houses size not being compatible with the adjoining Twin Creek subdivision.*

Example of a Growth Management Policy that the Technical Review Committee found supporting this recommendation is:

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.

Johnson said that the Planning Staff has recommended approval of this request, but the staff does have serious concerns for the two proposed lots that would front on the existing highway and the minimum house size being proposed. Johnson said that these two lots are located in an extremely dangerous curve.

King, surveyor, said that there is an existing subdivision on the south side of this road that was approved by the Board in 1997. King said that the developers

wanted to make changes to make the proposed road safer. King said that the two lots are safer entrances than the proposed road entrance. King said the original subdivision was approved for 30,000 sq. ft. and the planning staff required the lots to be increased to 40,000 sq. ft. when moving the road to the north side of the property. King said there have been other subdivisions approved in the area for 1,200 sq. ft. homes. King said that Twin Creek Subdivision is 1,400 sq. ft. minimum homes. King said that all these subdivisions were there when the original subdivision was approved. King said the original subdivision was approved for 1,200 sq. ft. homes. King said if they increased the house sizes on this side of the road, it would be a subdivision with 1,200 sq. ft. homes on one side of the road and 1,400 sq. ft. homes on the other side of the road. King said he didn't know of another subdivision in the County like that.

Lynette Garner, 346 Worth Street, Asheboro, said she is the developer of this property. Garner said she purchased the first section of the property from her grandfather. Garner said she then purchased this property on the north side of the proposed road. Garner said she felt there was a need for a subdivision with this size homes in this area. Garner said she would like to see this subdivision approved. **McDowell** asked Garner what market she planned to target. **Garner** said they want to target 1,200 sq. ft. homes. **McDowell** said that Willow Downs has larger homes and **Garner** said that their minimum house size is 1,500 sq. ft.

Adam Almodova, 1315 Willow Down Court, said that he was the first homeowner in his subdivision. Almodova said that the deed restrictions for Willow Downs requires a home to have a minimum size of 1500 sq. ft. with a garage and 1600 sq. ft. without a garage. Almodova said that he owns property to the south of this property. Almodova said that he wouldn't give any property for them to build their proposed road and that is why the road was moved. Almodova said that he didn't feel like a 1,200 sq. ft. home should be allowed in this area. Almodova said the homes should be the same size as the other homes in the community.

John Avelino, 1823 Hoover Hill Road, said that he is not opposed to the development but he is opposed to the proposed house size. Avelino said that the average house size in Twin Creek is 1741 sq. ft. Avelino said that these small homes would affect the property values in the area. Avelino said he is opposed to the lot sizes and how close the homes will be together. Avelino said he felt the homes should be 1,600 - 1,700 sq. ft. Avelino said he owns a lot in Twin Creek Subdivision and plans to build his home soon. Avelino said the curve that has been discussed is a very dangerous curve.

Nancy Kiessler, 1445 Twin Creek Road, Asheboro, said that her daughter got off a stopped school bus at this location on Zoo Parkway and someone passed on the

righthand side of the bus and almost hit her. Kiessler said this is a 55 mph road and the 35mph speed limit in the curve is a recommended speed. Kiessler said that the Zoo traffic is a problem with more homes being added to this road. Kiessler said all the other subdivisions in the area have belowground utilities and felt this development should also.

Kathleen Riley, 1403 Willow Downs Court, Asheboro, expressed concern about the added run-off this development would create. Riley said there is a creek on the back side of this property and the grading could cause a problem for the area. Riley said this is a dangerous curve on Zoo Parkway. Riley said she is also concerned about the house size and lot sizes being proposed.

Mary Avelino, 1823 Hoover Hill Road, said that her grandparents are selling this land to Lynette Garner. Avelino said that Garner approached her grandparents and within three days they did agree to sell the land. Avelino said that she didn't think her grandparents realized the number of lots that are being proposed. Avelino said she is opposed to the house sizes being proposed. Avelino said the road frontage is larger for those lots in the first section of Faith Meadows than the frontage that is being proposed in this new section. Avelino said the area is noticed by the Zoo visitors and this should be considered when approving the development.

McDowell asked if Mr. King was still the property owner. **Avelino** said that he is still the property owner.

Gary King, 592 Colony Road, Asheboro, said that he grew up on this land. King said that he felt the house sizes should be increased. King said he felt it would be an asset to Lynette if she would build homes more in keeping with the homes in the community. King said his parents would like to see the house sizes increased. King said since the lot sizes in the original subdivision have been increased, the homes could be increased. King said the homes in Hayfield Acres have inconsistent house sizes and they wouldn't want this situation to happen here.

Max Suitors, 1341 Willow Downs Road, said that Randle Brim told him that the road had to be placed on the south side of the property. Suitors said he didn't understand why or when the road was approved to be moved to the north side of the property. Suitors said he felt the house size should be increased to be compatible with the community.

Jesikalee Almodova, 1315 Willows Down Court, said that when they purchased their property in 1998 they were not told there was going to be a development adjoining their property. Almodova said that she wanted to know if the issue could be revisited because the first plan was approved in 1997. **Pugh** answered

no, that it could not be revisited because it was a land decision that has been made by the Board. Almodova said that she would like to see the house size requirement increased.

Johnson said that seven years ago the County was not talking about house sizes. At that time the County was just looking at types of housing.

Rains informed the community that their questions concerning the road location can be taken to the Planning Department.

Sherry Harrell, 1745 North Point Drive, said that they moved to Twin Creek because of the quiet countryside. Harrell said they are opposed to any development in this area. Harrell said if a new neighborhood is approved it should be in keeping with the adjoining subdivisions.

Tonya Needham, 1438 Twin Creek Road, asked about the type of housing proposed. **McDowell** answered that the Board is considering site-built homes only. **Needham** said that she agreed with her neighbors' concerns.

Mitchell Harrell, 1745 North Point Drive, said that he is opposed to the house sizes and lot sizes being proposed. Harrell said this is the smallest house sizes anywhere along Zoo Parkway. Harrell said he would request that it be denied. Harrell said he would like to know how the road was moved. Harrell said the road location does impact this decision.

McDowell asked Garner if she was still wanting to propose 1,200 sq. ft. homes. **Garner** said that she appreciates and understands the concerns that have been brought up. Garner said that when she sold lots in Willow Downs she didn't realize there was an approved development adjoining Willow Downs. Garner said she felt she could be flexible with the house sizes and that she could increase them in this new section to 1,350 sq. ft. Garner said that she would like to keep the lot sizes the same.

Dorsett asked Garner if they have built homes in the first section and **Garner** answered no. **Dorsett** asked how the road was moved and **Garner** answered that her surveyor came to the Planning Department and had the change approved.

Johnson said that he would look into this issue but minor changes in roads can be made. **King** said that the change in the road was necessary due to safety concerns and not because of this second phase. King said that all the subdivisions brought before the Board are preliminary. King said many times roads have to be moved when the development is surveyed. **Garner** said that she would like to see this request addressed and not the development that was approved in 1997.

McDowell said the Commissioners have told him that they would rather the

Planning Board negotiate lot and house sizes and not the Commissioners. **Pugh** said that is correct.

Brenda Freitager, 1321 Willow Downs Court, said that the developers have already started construction on the road. Freitager said that she didn't understand how this was approved.

Dorsett said he felt the Commissioners would make the appropriate decision concerning this request.

Johnson said he felt the house size and the underground utilities should also be considered in their decision.

Rains made the motion to recommend to the Commissioners that this request be **denied** because of too many unanswered questions with this request. **McDowell** advised that the request could be tabled if more information is needed. **Pugh** said that if the applicant so desires, based on the information that has been given, the application may be modified. **Dorsett** seconded the motion. Dorsett said that this property is really a buffer to Twin Creek Subdivision and the houses and lots in this buffer should be required to be increased in size. The motion passed by a 3-2 vote - McLeod and Craven voted against the motion.

7. The meeting adjourned 9:14 p.m. There were 48 people present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary