

Minutes

RANDOLPH COUNTY PLANNING BOARD

January 10, 2012

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, January 10, 2012, in the 2nd Floor Meeting Room, Randolph County Historic Courthouse, 145 Worth Street, Asheboro, North Carolina.

1. **Chairman Reid Pell** called to order the Randolph County Board of Adjustment meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: **Reid Pell**, Chairman, present; **Wayne Joyce**, Vice Chairman, absent; **Chris McLeod**, present; **Phil Ridge**, present; **Jim Rains**, present; **Kemp Davis**, present; and **Larry Brown**, present. County Attorney **Ben Morgan** was also present.
3. **Rains** made the motion, seconded by **McLeod**, to approve the Minutes of the December 6, 2011 Randolph County Planning Board meeting. The motion passed.
4. **SPECIAL USE PERMIT REQUEST:**

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 people took this oath.

DUKE ENERGY CAROLINA, LLC., Charlotte, North Carolina, is requesting a Special Use Permit to locate a utility substation on Holder Inman Road (off US Hwy 220 Bus North), 14.91 acres, Level Cross Township, Primary Growth Area, Randleman Lake Watershed, Tax ID# 7757874990.

Brian Mitchell, Manager of Distribution Plan for this area, Duke Energy, said when determining where to build a new substation, proximity to existing sites is considered. Mitchell said the substation will be fenced and there are no plans for the remainder of the property. Mitchell said the site will be unmanned. Mitchell said that the construction will take place in the next 6 to 8 years.

There was no one present in opposition to this request.

Johnson noted that the applicants plan to maintain a significant amount of buffer. Johnson explained that the site plans would be considered part of the permit if approved.

McLeod made the motion, seconded by **Kemp**, to **approve** this request for a special use permit. The motion passed unanimously.

5. **REQUEST FOR PROPERTY REZONING:**

CLIFF LOFLIN, Denton, North Carolina, is requesting that the existing Conditional District Zoning of a Planned Business Development (metal storage building fabrication business & utility trailer manufacturing business) be amended to allow the construction of a 30' x 50' storage building for the utility trailer manufacturing business as per site plan. Location: 9035 NC Hwy 49 South, New Hope Township, Zoning District LI-CU, Secondary Growth Area, Tax ID# 6697023630.

• **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the 2009 Growth Management Plan adopted by the Board of County Commissioners. The Technical Review Committee recommends to the County Planning Board that this request be **approved** as consistent with the Growth Management Plan.

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

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

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

Johnson reviewed the request with the Planning Board and reminded the members that the site plans submitted are considered part of the request.

Terry Hunt, the owner of the welding business on the site, said that they are just asking the Board to consider allowing them to construct this building to be able to store the trailers inside. Hunt said there will be no other changes to the site and the businesses will

continue to operate as they have.

There was no one present in opposition to this request.

Johnson said that the buffers on Connelson Road are well maintained and protect the rural nature of the community.

Rains made the motion, seconded by **McLeod**, to recommend to the Commissioners that this amended by **approved**. The motion passed unanimously.

6. Election of Officers.

McLeod made the motion to nominate Reid Pell to serve as Chairman and Wayne Joyce to serve as Vice Chairman for the 2012 calendar year. **Ridge** seconded this motion and the motion passed unanimously.

7. The meeting adjourned at 6:45 p.m. There were 10 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary