



RANDOLPH COUNTY PLANNING BOARD

MINUTES

October 3, 2023

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

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

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

County Attorney, Ben Morgan, was also present.

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

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

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

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

Pell asked the Board members if there were any conflicts in the cases before the Planning Board tonight. Hearing none, Pell turned to Caddle to present the first case of the night.

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

REZONING REQUEST #2023-00002421

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

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

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

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

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

Hearing none, Pell closed the public hearing.

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

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

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

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

Pell called for a motion on the rezoning request.

Beeson made the motion to **APPROVE** the rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with all agreed-upon revisions, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. Austin made a second to the motion to **APPROVE** the rezoning request.

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

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

REZONING REQUEST #2023-00002422

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cable made the motion to **APPROVE** the rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with all agreed-upon revisions, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. Austin made a second to the motion to **APPROVE** the rezoning request.

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

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

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

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

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

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

**RANDOLPH COUNTY
NORTH CAROLINA**

Chairman

Clerk to the Board

Date



Approved by Randolph County Planning Board

November 7, 2023