

July 7, 2026

1. Call to Order of the Randolph County Planning Board.

There was a meeting of the Randolph County Planning Board on July 7, 2026, at 6:00 PM in the 1909 Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC. Chairman Pell called the meeting to order and welcomed those in attendance. Pell reminded those in attendance that the *Planning Board Rules of Procedure* state that anyone wishing to speak must sign up to speak and that speakers other than the applicant are limited to three minutes.

The following Planning Board members were present at the meeting: Reid Pell, Reggie Beeson, Ken Austin, Brandon Hedrick, Susan Thompson, Nicholas Mooney, Steven Maness. The following Planning Board members were absent from the meeting: Kemp Davis. Alternate member John Cable was also present for the meeting. Planning Director Kim Heinzer and County Attorney Ben Morgan were present, along with County Planning staff members Kayla Brown, Melissa Burkhart, Eric Martin, Amanda Green, and Justin Goins.

2. Consent Agenda:

*On the motion of Beeson, seconded by Austin, the Planning Board voted 7-0 to **approve** the Consent Agenda as presented in the agenda packet.*

- Approval of agenda for the July 7th Planning Board meeting.
- Approval of the minutes from the June 2nd, Planning Board meeting.

3. Conflict of Interest:

There were no Conflicts of Interest or *ex parte* communication identified by any Planning Board member.

- Are there any Conflicts of Interest or *ex parte* communication that should be disclosed? *(If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.)*

4. Old Business.

There was no old business for the Planning Board to consider.

5. New Business.

TANNER REZONING REQUEST#2026-00022019

The Randolph County Planning Board will hold a duly published and notified

legislative hearing on the request by **Dan Tanner II**, Asheboro, NC, and their request to rezone 15.19 acres on Hopewell Friends Rd, Cedar Grove Township, Tax ID #7638699278, Primary Growth Area, from RA - Residential Agricultural District to CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District. The proposed Conditional Zoning District would specifically allow three new lots in an existing subdivision for site-built homes and conventional modular homes per site plan. Property **Owner: Jennifer Hofstad**

Heinzer presented the first case of the night.

The Chair opened the public hearing.

Dan Tanner II at 154 S Fayetteville St, Asheboro, speaking on behalf of the owner, stated this rezoning request would allow three new lots out of the 15.19 acres. This tract of land was left over from a previous division made about a year ago. This property has no watershed, no floodplain, and the soil evaluation has been completed. The DOT said the only thing needed was driveway permits.

Pell asked the Board if they had any questions.

Austin asked if the original lots from the prior division had been developed. Tanner said, no, they are getting ready to be cleared for spec houses, and that one of the lots already had a house on it.

The Chair closed the public hearing for discussion among the Board members and a possible motion.

Beeson stated the only issue is the shared driveway, and it meets the five-acre lot size.

Hedrick stated, We would love for lots to have shared driveways versus several driveways; it's the primary growth area, with five acres.

Morgan asked if all neighbors were notified about the hearing; Heinzer said yes.

*On the motion of Hedrick, seconded by Beeson, with a vote of 7-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board agenda packet.*

TANNER REZONING REQUEST #2026-00022020

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **Dan Tanner II**, Asheboro, NC, and their request to rezone 4.14-acres on Plainfield Rd, Back Creek Township, Tax ID #7744532571, Secondary Growth Area, from RA - Residential Agricultural District to CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District. The proposed Conditional Zoning District would specifically allow a four lot major subdivision for site built homes as per site plan. **Property Owner: Haneys Holding Company LLC.**

Heinzer presented the case.

The Chair opened the public hearing.

Dan Tanner II, 154 S Fayetteville St, Asheboro, speaking on behalf of the applicant. This is part of a previous minor subdivision that we did. We cut off two lots from the north and two lots from the south, and we brought these lots to a major subdivision, if approved. Each lot will have its own septic and well. The DOT requires driveway permits for each driveway and that they be spaced 100 ft apart. Each lot has 100 ft of road frontage. Across the road is Lake Lucas Balance watershed, but that is across the road, so it does not affect these lots. There is a power line running through the tract. The houses will be in front of the lots, and the septic systems in the back of the lots.

Morgan asked if the houses would be East of the power line. Tanner said yes.

Tanner said that he has a 100 ft max building line that runs with the power line.

Pell asked if there were any more questions.

Beeson said he answered my question about the houses being in front of the power line. Tanner said, That's right. There is one lot that will maybe sit behind the powerline.

Beeson said it appears that Taylor Callicutt owns the lot below this. If he were to divide that tract out, he would have to come back to the Board. Tanner said, I believe he would even for one lot.

Beeson asked why he didn't go ahead and do all these lots. Tanner said there was a deal worked out. He wasn't sure.

Pell asked if anyone had any questions.

The Chair closed the public hearing for discussion among the Board members and a possible motion.

Beeson is familiar with this area, and these being site-built homes is an upgrade for the area. There is a curve in the road, so I would like to see turnaround driveways.

Pell asked: Is that a condition you would like to make.

Beeson said, Yes, I would like that to be a condition, since that could be a dangerous place to back out of the driveway.

Hedrick added that, especially if you added three more houses.

Pell stated we would need to add that condition to the application.

Morgan asked Tanner if he had the authority to sign. Tanner said he doesn't think the applicant would have a problem with it.

Morgan said it was fine that he signed the application, and if the applicant had any opposition, he would let us know.

The new condition is that each lot will have a turnaround driveway.

*On the motion of Austin, seconded by Thompson, with a vote of 7-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board agenda packet.*

TANNER REZONING REQUEST #2026-00022016

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **DAN TANNER**, Asheboro, NC, and their request to rezone 11.35-acres at 4194 Millers Mill Rd, Trinity Township, Lake Reese Balance Area Watershed, Tax ID #7715570857 & 7715478485, Primary Growth Area, from RA - Residential Agricultural District to CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District. The proposed Conditional Zoning District would specifically allow a four lot subdivision for site built homes as per site plan. **Property Owner: Patricia Miller**

Heinzer presented the case.

Pell opens the public hearing.

Dan Tanner II, 154 S Fayetteville St, Asheboro, speaking on behalf of the property owner. Trisha Miller has lived here for over twenty years. This land was passed down from the family, and she is moving somewhere else. This 11.35-acre lot will be

divided into four lots. This is in the balance of the Lake Reece Watershed, which is 40,000 square ft minimum, and the smallest lot is 1.992 acres. There is no flood plain on this property, and the soil evaluations have been done, and it perks really well. The DOT comments were that driveway permits were needed. All the road frontages meet the requirements for division.

lot four has two easements running through it. A 20 ft easement for getting to the property in the back and a 50 ft easement that continues to a 75ft easement further in the back. They are not using the easement right now since the bridge needs to be repaired, but they can use it at any time. So that makes the building footprint for Lot 4 a little smaller.

Pell asked if there were any questions.

Beeson asked if the existing drive that is tied into that easement and then goes to the house to the north. It's a loop drive. Beeson, that would be the drive for that lot. Tanner said yes, best-case scenario.

Beeson said otherwise, we would have two drives on one lot. Tanner said yes, it would be a shared driving situation.

Austin asked whether the current structure on the property is occupied. Tanner said yes.

Beeson asked about the house locations. Tanner said they might be a little off the road, like the existing house. The land slopes toward the back of the property.

Beeson said he would like to see turnaround driveways on each lot since the road is winding.

Beeson said he wants to put those conditions on the three lots that don't have an existing driveway. So lots two, three, and four.

Beeson said he doesn't like people backing out into the road.

Hedrick, I agree, especially on lots two and three.

Pell asked if there were any more questions.

Chris Boggs, 4461 Old Park Rd, Trinity. I am one of the adjacent property owners whose easement runs through Lot 4. They were unaware of the 50ft easement on the tract, but my deed shows it, which I provided to them. I oppose tact four. The property was sold in the late 90s, and the previous owners gave them access to the road. My waterline and utilities run down that easement. If someone paves over my waterline, how will I repair it? The pavement will have to be blown up. My neighbor is concerned as well that we're not able to make it. Some questions that I have are: Is this site built for homes only? Does it mean modular can be put there, and once it's

approved, can it be changed? It is 55 miles per hour on that road, so it's a high-speed road. Lot four is a hard lot to build on. I understand they are trying to get the most money.

Austin asked where the easement ends. How far does it go? It comes off Miller Mill, goes to the creek on my property, and carries onto my neighbors property.

Beeson asked, so water and power lines are on the easement. Boggs said water, power, and the internet are all buried except the power line.

Beeson asked if all lines were in the center of that easement. Boggs said: As best as we can tell.

Austin asked when the original easement was created. Boggs believes it was before 1999.

Beeson said, I imagine the easement was widened for utilities.

Morgan, so you drive to your property from Old Park Rd. Boggs said yes, I bought more property so that I would always have access to my house.

Maness, can we put a condition on the lot with the easement that it has to be maintained with gravel, not asphalt?

Boggs said easement encroachment is a big issue with me. What if they put a fence up and I can't access my property?

Pell asked if there were any more questions.

Tanner said the concern is the easement being used as a driveway. We are going to continue to be a good neighbor. I worked the easement from both directions.

Austin asked Do the utilities present problems with the house? Tanner said no as long as the utilities are in the easement.

Tanner said not every lot is perfect, so they are going to have to be creative with this lot.

Pell asked if there were any other questions.

Pell asked if a condition needed to be put on the lot.

The Board discusses the conditions to be added.

The conditions added to the permit are that new lots two, three, and four have a turnaround driveway, and new lot four has an easement maintained by gravel.

The Chair closed the public hearing for discussion among the Board members and a possible motion.

*On the motion of Beeson, seconded by Hedrick, with a vote of 7-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board agenda packet.*

RANDOLPH COUNTY U.D.O. UPDATES

North Carolina Legislative updates and text amendments to the Randolph County Unified Development Ordinance

Henzier reads the summary of the updates being made to the Randolph County Unified Development Ordinance from the agenda packet.

Decommissioning and noise requirements were also added to the updates for Data Centers (Exhibit 1).

The Planning Board discussed proposed updates to the Unified Development Ordinance.

*On the motion of Hedrick, seconded by Beeson, with a vote of 7-0, the Planning Board voted to **recommend approval** to the Board of Commissioners that the proposed text amendments be adopted.*

6. Update from the Planning Director
Planning Director Kim Heinzer had no comments.

7. Adjournment.

Having no further business, on the motion of Hedrick, seconded by Maness, the Planning Board voted 7-0 to adjourn at 07:23 PM.

Chairman

Clerk to the Planning Board

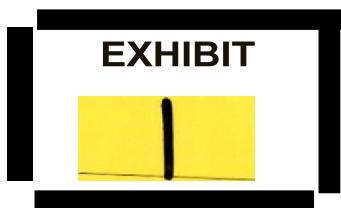
Decommissioning

A data processing facility that ceases operations for a period of twelve (12) consecutive months shall be considered decommissioned and/or abandoned unless the property owner, or other responsible party with a legal ownership interest, provides substantial evidence demonstrating the intent and ability to resume operations.

Upon decommissioning or abandonment, the property owner or operator shall ensure that all technological hardware, infrastructure (including, but not limited to, private on-site substations), fuel, and any hazardous materials (including biocides, treatment chemicals, or similar substances) are removed from the site and disposed of in accordance with all applicable federal, state, and local laws and regulations. All materials shall be removed in a manner that eliminates any threat to public health, safety, or the environment.

As part of the decommissioning plan, the applicant shall provide financial assurance sufficient to cover the estimated cost of decommissioning, plus an additional ten percent (10%) contingency. Acceptable forms of financial assurance include a performance or surety bond, irrevocable letter of credit, or cash escrow deposit held by an FDIC-insured financial institution.

The estimated decommissioning cost shall be prepared, signed, and sealed by an independent Professional Engineer licensed in the State of North Carolina, which shall be reviewed and resubmitted to the Planning Department at least once every five (5) years during the operational life of the facility.



I. Noise Impact Study and Compliance.

No component of a Data Processing Facility, including cooling equipment, chillers, transformers, substations, and backup generators, shall generate sound levels exceeding 55 dBA as measured at any property line of the parcel on which the facility is located, or at the property line of the nearest residentially zoned or residentially occupied property, whichever is more restrictive.

The applicant shall submit a noise impact study prepared and sealed by a Professional Engineer licensed in the State of North Carolina and qualified by education or experience in acoustical analysis. The study shall identify existing ambient noise levels, model projected operational noise levels from all facility components, and demonstrate compliance with the standard set forth above.

The Planning Director may require the facility owner to submit an updated noise impact study at any time following the issuance of the Certificate of Occupancy, provided that no more than one such updated study shall be required within any twelve-month period. Updated studies shall meet the same standards as the initial study and shall demonstrate continued compliance with the noise standard set forth above.

