



RANDOLPH COUNTY

PLANNING AND ZONING

204 E Academy Street, Asheboro NC 27203 (336) 318-6555

RANDOLPH COUNTY PLANNING BOARD

AGENDA

FEBRUARY 6, 2024

1. Call to Order of the Randolph County Planning Board.
2. Roll call of the Board members.
3. Consent Agenda:
 - Approval of agenda for the February 6, 2024, Planning Board meeting.
 - Approval of the minutes from the December 5, 2023, Planning Board meeting.
4. Conflict of Interest:
 - 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.)*
5. Old Business.
6. New Business.

SPECIAL USE PERMIT REQUEST #2023-00003220

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **MATT D BERRY**, Asheboro, NC, and their request to obtain a Special Use Permit at 4534 Oak Grove Church Rd, Concord Township, Tax ID #7608609830, 10.28 acres, RA - *Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a machine shop in an existing 36 ft. by 48 ft. building as per the site plan.

SPECIAL USE PERMIT REQUEST #2024-00000027

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **BRAD and JENNIFER ELLIS**, Franklinville, NC, and their request to obtain a Special Use Permit at 2785 Mack Lineberry Rd, Franklinville Township, Tax ID #7774655712, 7.34 acres, RLOE-CD - Rural Lot Subdivision Overlay Exclusive - Conditional District. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a one-bedroom apartment to be built in an existing building as per the site plan.

REZONING REQUEST #2023-00002663

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **AUTUMN HOPE EARNHARDT**, Randleman, NC, and their request to rezone 8.81-acres out of 57.76 acres on Tabernacle School Rd, Tabernacle Township, Lake Reese Critical Area Watershed, Tax ID #7712131261, Rural Growth Area, from *RA - Residential Agricultural District* to *RLOE-CD - Rural Lot Overlay Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a three-lot subdivision for site-built homes as per the site plan.

REZONING REQUEST #2023-00002455

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **TRACI DIANNE NIXON**, Colfax, NC, and their request to rezone 9.63-acres out of 42.57 acres on Pleasant Union Rd, Tabernacle Township, Lake Reese Balance Watershed, Tax ID #7701554468, 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 five-lot subdivision for site-built homes as per the site plan.

REZONING REQUEST #2023-00003141

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **TURNER BLISS LLC**, Sophia, NC, and their request to rezone 1.86-acres at 2735 Banner Whitehead Rd, New Market Township, Randleman Lake Protected Area Watershed, Tax ID #7736779292, Secondary Growth Area, from *RBO-CD - Rural Business Overlay - Conditional District* to *HI - Heavy Industrial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by right in the *HI - Heavy Industrial District*.

REZONING REQUEST #2023-00003175

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **NASH DUGGINS**, Asheboro, NC, and their request to rezone 41.60 acres out of 56.87 acres at the end of Farmwood Ln, Cedar Grove Township, Tax ID #7639173975, 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 seventeen-lot site-built subdivision as per the site plan.

7. Legislative Updates to the Randolph County Unified Development Ordinance

The Randolph County Planning Board will hold a duly published legislative hearing on required updates to the *Randolph County Unified Development Ordinance* as required by changes made by the North Carolina General Assembly. These changes are necessary to remain compliant with applicable general statutes.

8. Update from the Planning Director.

9. Adjournment.