

August 6, 2024

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

There was a meeting of the Randolph County Planning Board on August 6, 2024, at 6:30 PM in Meeting Room A, Randolph County Office Building, 725 McDowell Rd, 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* states that anyone wishing to speak must sign up to speak and speakers other than the applicant is limited to three minutes.

2. Roll call of the Board members. (Completed by staff.)

The County Planning staff completed the roll call of the members of the Board as they arrived at the meeting. Reid Pell, John Cable, Reggie Beeson, and Susan Thompson were present. Kemp Davis, Melinda Vaughan, Ken Austin, and Brandon Hedrick were absent. County Planning Director Tonya Caddle and County Attorney Ben Morgan were also present, along with County Planning staff members Melissa Burkhart, David Harris, Kim Heinzer, and Tim Mangum.

3. Consent Agenda:

- Approval of agenda for the August 6, 2027, Planning Board meeting.
- Approval of the minutes from the July 9, 2024, Planning Board meeting.

*On the motion of Beeson, seconded by Thompson, the Board voted 4-0 to **approve** the Consent Agenda as presented.*

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.)*

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

5. Old Business.

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

6. New Business.

SPECIAL USE PERMIT REQUEST #2024-00022009

The Randolph County Planning Board will hold a duly published and notified Quasi-judicial Hearing on the request by **HARRIS AUTO SALES, LLC**, Ramseur, NC, and their request to obtain a Special Use Permit at 2042 Patterson Grove Rd, Columbia Township, Sandy Creek Critical Area Watershed, Tax ID #8703776491, 13.12 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow an automotive sales lot with no more than six cars on display with a 10 ft by 12 ft office and storage building.

Caddle presented the first case of the night along with site plans and photographs of the Special Use Permit Request.

Pell opened the public hearing and explained that anyone wishing to speak during the Special Use Permit Requests must be sworn in.

Morgan administered the oath to Jeremy Harris, the applicant.

Jeremy Harris, 2042 Patterson Grove Rd, Ramsuer, NC, explained to the Board that he would like to be able to sell used vehicles on his property as he did at his last residence. He said he would have no more than six vehicles at one time, and that he would have no salvaged vehicles and would keep the property well maintained. He said he plans to build a 10x12 ft. building for his office which would be located at the front of the property with a display area, and a separate driveway. He also said he plans to meet off-site to test drive the vehicles.

Morgan asked if all test-driving would be off-site. Harris answered yes. He said advertising would be online only, and there would be no signs on his property. Morgan asked how anyone would find out about the vehicles he had for sale. Harris said he would advertise on sites such as Facebook Marketplace, and other social media.

Harris told the Board his proposed hours of operation would be Monday at 8:00 am until 6:00 pm, Tuesday through Friday from 3:00 pm until 6:00 pm and Saturday and Sunday would be by appointment only.

Beeson asked Harris if he had a dealer's license. Harris answered yes. He said he had the same situation at his previous home.

Beeson asked Harris where he would complete his paperwork, and what would be his proposed hours of operation. Harris said he could process the paperwork offsite or at the office, and he stated the same hours as before.

Cable asked Harris to explain the site plan. Harris said he plans to clear out a few trees for the driveway and proposed building, and remove the trees near the road.

Cable asked about the lighting for the area. Harris said there would be lights on the building and he would have security cameras.

Having no additional questions for Mr. Harris and no one else signed up to speak regarding the case, Pell closed the public hearing for a discussion among the Board or a motion.

Beeson said he likes the fact that no one is coming to the house unannounced, although he would like to see more control of hours on the weekends.

Cable agreed with Beeson and said he also had concerns about lighting. He said no one had come forward with opposition, and he wouldn't want to stand in the way of Mr. Harris' business. Cable asked if the hours of operation could be regulated on the weekends.

There was discussion among the Board about regulating the hours of operation on Saturday and Sunday.

*On the motion of Cable, seconded by Beeson, with a vote of 4-0, the Board voted to **reopen** the public hearing for this request.*

Harris was asked if he would agree to the hours of operation to be as follows: Monday 8:00 am until 6:00 pm, Tuesday through Friday from 3:00 pm until 6:00 pm, Saturdays from 8:00 am until 6:00 pm and Sundays from 12:00 pm until 5:00 pm. Harris agreed to those hours and updated his application with a signature.

Pell closed the public hearing for a motion from the Board.

*On the motion of Beeson, seconded by Thompson, with a vote of 4-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

SPECIAL USE PERMIT REQUEST #2024-00022012

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **ALEX DEAKINS**, Asheboro, NC, and their request to obtain a Special Use Permit at 891 Gold Hill Rd, Asheboro Township, Tax ID #7762717343, 0.92 acres, *RR - Residential Restricted District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a gunsmith shop in an existing building on the property with an indoor test firing range.

Caddle presented the site plans and photographs of the next Special Use Permit Request.

Alex Deakins, the applicant, 891 Gold Hill Rd, Asheboro, having taken an oath from

Morgan, told the Board that he had completed a two-year degree in gunsmith. He said he purchased his home last year with a 20x20 ft. building and would like to set it up to repair and refinish firearms. He said there would be no firing range on the property, and he plans to have a "bullet trap" in the building to catch ammunition, no storefront, the business would be for pick-up and drop-off by appointment only, and he plans to limit the number of repairs each month.

Cable asked for his hours of operation, lighting, and plans for security. Deakins said he would like to have the hours from Monday through Saturday, 8:00 am until 5:00 pm, by appointment only. He said he had a full-time job, and this would be part-time only. He also said that he had a security system and a safe.

Cable asked Deakins if he planned to obtain an Federal Firearms License. Deakins answered yes, he said this is the first step.

Morgan asked if he had looked into any required insurance. Deakins told Morgan he had not. He said this request is the first step.

Morgan asked Deakins if he could explain the firing drum he would use for test firing. Deakins said you can purchase them, or you can find diagrams to build them for yourself, which he plans to do. He said they are small metal drums with fillers that you fire into for testing.

Morgan asked about the noise. Deakins said the drum helps with the sound, and it will be located inside the building as well.

Cable asked if the drum had a cover for firing. Deakins answered yes.

Beeson asked if there was insulation in the building. Deakins said there is none currently, although he is researching what is needed to add the insulation.

Morgan asked if he would be willing to add the hours of Monday through Saturday 8:00 am until 5:00 as part of his application. Deakins agreed to those hours and updated his application with a signature.

Having no additional speakers or opposition to the request, Pell closed the public hearing for discussion or a motion.

Cable said he thinks everything is being done properly and some of his operations will be determined by his insurance company. He also said there was no one speaking in opposition to the request, and the applicant had stated "safety first", so he would make a motion.

*On the motion of Cable, seconded by Beeson, with a vote of 4-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

SPECIAL USE PERMIT REQUEST #2024-00022013

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **EVAN BURKS**, Asheboro, NC, and their request to obtain a Special Use Permit at 3845 Bachelor Creek Rd, Richland Township, Tax ID #7687466565, 12.52-acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a second residence for a family member.

Caddle presented the site plans and photographs of the next Special Use Permit Request.

No one was present for the case.

Pell said even though the Board can make a decision on request, he would like for Morgan to be able to explain the regulations for future division of property if approved.

*On the motion of Cable, seconded by Beeson, with a vote of 4-0, the Board voted to **table** this request until the next Planning Board meeting.*

SPECIAL USE PERMIT REQUEST #2024-00022017

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **JAMES LOCKLEAR**, Asheboro, NC, and their request to obtain a Special Use Permit at 735 Chaney Rd, Franklinville Township, Tax ID #7781746894, 2.01 acres, *RR - Residential Restricted District* and *RA – Residential Restricted District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a second residence for a family member.

Caddle presented the site plans and photographs of the next Special Use Permit Request.

James Locklear, the applicant, 735 Chaney Rd, Asheboro, having taken an oath from Morgan, told the Board that he would like to have a second residence on his property for his son.

Morgan explained to Mr. Locklear that if the request was approved, there is no guarantee that the parcel could be split in the future, so if it were to be sold, the second residence would be sold as part of the parcel as well.

Cable asked what is planned for septic and water. Locklear said he is hopeful that a separate well and septic would be approved for the second residence.

Beeson asked what type of structure is planned for the second residence. Locklear said it will most likely be a double wide mobile home.

Cable asked if they would share the front yard. Locklear answered yes.

Morgan asked about the placement of the residence. Locklear described it as being parallel with the southern property line, facing the existing residence. Beeson said the placement will have to meet the property line setbacks.

Having no additional speakers and no opposition to the request, Pell closed the public hearing for discussion among the Board or a motion.

Beeson said there is dense housing in the area and his concern would be the septic and well, but Environmental Health will have to make sure that is adequate before development.

Cable stated that the driveway is already there and the other concerns are at the mercy of other agencies.

*On the motion of Cable, seconded by Thompson, with a vote of 4-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

SPECIAL USE PERMIT REQUEST #2024-00022020

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **TROY MILLIKAN**, Sophia, NC, and their request to obtain a Special Use Permit at 3903 Edgar Rd, New Market Township, Tax ID #7735165206, 12.51 acres, *RA - Residential Agricultural District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow building a house on the property beside the existing garage/apartment without having to build a breezeway between the two residences.

Caddle presented the site plans and photographs of the next Special Use Permit Request.

Troy Millikan, the applicant, 3903 Edgar Rd, having taken an oath from Morgan, said that he originally built the existing garage apartment with the intention of building this home at a later date. He said during the recent permitting process, he had been made aware that this is actually considered a second residence, and the architectural design does not allow a breezeway, as determined by the State Building Code, to be considered an “addition” to the existing structure.

Pell asked if both structures would use the existing septic system and well. Millikan said he had the septic designed to allow this future structure, and he is on public water. Millikan also said even though this house is classified as a second residence,

it will not be used as such. He said he currently lives in the garage apartment which will become his “man cave” or playroom for his daughter once the house is built.

Beeson said he is very familiar with the area, and it is a great fit for the neighborhood.

Cable explained that some architectural designs do not always fit with building code requirements for construction.

Having no other speakers for the request and no one in opposition, Pell closed the public hearing for discussion or a motion.

*On the motion of Beeson, seconded by Cable, with a vote of 4-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

SPECIAL USE PERMIT REQUEST #2024-00022021

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **VOGUE TOWERS II, LLC**, Chattanooga, TN, and their request to obtain a Special Use Permit at NC Hwy 42 S, approximately 4/10 mile past Woodhaven Dr, Grant Township, Tax ID #7688491314, 46.02 acres, *E-1 - First Environmental District*. It is the desire of the applicant to obtain a Special Use Permit to specifically allow a 325 ft self-supporting telecommunications tower for Verizon Wireless and other providers. Property Owner: Gary and Rebecca Newcomb

Caddle presented the site plans and photographs of the last Special Use Permit Request.

Michael Sanderfer, project manager for Vogue Towers, having taken oath by Morgan, explained the plans to construct a 320 ft self-supporting tower with a lighting post, making the overall height of the tower 325 ft, to be located approximately 1000 ft off the road using the existing driveway for access and placing a Level III buffer along the road frontage. He said several carriers will have access to the tower.

Having no questions from the Board, and no additional speakers or anyone in opposition, Pell closed the public hearing for discussion or a motion.

Pell said he is very familiar with the location and the need for additional cellular coverage in the area.

Cable said these towers are long needed for E-911 services in rural parts of the County, and he commends a company for investing in the area to provide better coverage.

*On the motion of Cable, seconded by Pell, with a vote of 4-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

REZONING REQUEST #2024-00022010

The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **BOBBY EARNHARDT**, Asheboro, NC, and their request to rezone 32.17-acres at US Hwy 311, New Market Township, Randleman Lake Protected Area Watershed, Tax ID #7746123319, Primary Growth Area and Secondary Growth Area, from *HC-CD - Highway Commercial - Conditional District* and *RA - Residential Agricultural District* to *LI - Light Industrial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by right in the *LI - Light Industrial District*. Property Owner: Gary Welch

Caddle presented the first rezoning case of the night, along with site plans and photographs of the site.

HR Gallimore, 231 S Fayetteville St, representing Bobby Earnhardt, told the Board that this property has been under conditional zoning for years with no development, and the property has been on and off the market for sale for more than a decade.

He said that Earnhardt is aware, even if approved, that to utilize more than twenty-four percent of the property, due to watershed regulations, he would have to come back before the Board to ask for special permission. He said we do not have properties available in Randolph County with established zoning for investors looking in this area. He said this property would appeal to people with easy access on and off the interstate.

Beeson asked if public water was available for this property. Gallimore said water lines are near but not available on this site currently. He said there is an approved septic permit available for the property, and even though Earnhardt would probably not use that permit, he feels comfortable moving forward with his request. Gallimore said this is a chance to add commerce to the County.

Freddie Frank, 4707 Fred Frank Trl, owner of an adjacent parcel, said he has concerns about what could actually develop on this property and the increased traffic, which is already a problem. He said a 50,000 square foot industrial building would have a much more significant impact on adjoining property owners than something much smaller, which he would not oppose.

Gallimore said he understands Mr. Frank's concerns, however, this is a unique situation where an actual site plan and approval would be required prior to any significant development because of watershed regulations. He said to develop this property to its potential, it will need more than the eight acres of property approved by right.

Beeson said he lives down the road from this property and is aware of the current traffic issues, and any development on this property would have less traffic than the flea market nearby. He also said he wished the Board had more control of the decision, but the location was appropriate for Light Industrial.

Having no additional speakers, Pell closed the public hearing for discussion and a motion.

Cable stated that anyone looking to develop within the watershed, is facing the same problem, including a location for the new Randleman High School. He said this entire corridor is changing and anything significant on this property will have to return to the Board for approval. He told the Board he feels this request is in line with the area, and knows that Earnhardt is a reputable builder.

*On the motion of Cable, seconded by Thompson, with a vote of 4-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

REZONING REQUEST #2024-00022018

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **JAMIE DIXON**, Randleman, NC, and their request to rezone 1.01-acres at 6319 Davis Ctry Rd, New Market Township, Randleman Lake Critical Area Watershed, Tax ID #7747936653, Rural Growth Area, from *RR - Residential Restricted District* to *RA - Residential Agricultural District*. It is the desire of the applicant to rezone the property to allow any uses allowed by right in the *RA - Residential Agricultural District*.

Caddle presented the last case of the night, along with site plans and photographs of the site.

Misty Dixon, 6319 Davis Ctry Rd, told the Board that she would like to enclose an existing carport for dog training and grooming.

Morgan explained to Dixon that the Board is not allowed to ask about her plans for the property with a straight rezoning request so if she would like to give them information on the neighborhood, it could be helpful.

Dixon said her daughter resides on the property located to the right of this property. There is no one located to the left, due to natural buffering, and there are duplexes and a single wide mobile home across the street.

Morgan asked Dixon if she lives on the property and if it has a well and septic. Dixon answered yes to both.

Having no additional speakers, and no opposition to the request, Pell closed the

public hearing for discussion or a motion.

Beeson said he did not see any issues with the request and family members surround the property.

*On the motion of Beeson, seconded by Thompson, with a vote of 4-0, the Board voted to **approve** the request with the motions contained in the Planning Board packet.*

HC - HIGHWAY COMMERCIAL DISTRICT UPDATE DISCUSSION

HC - Highway Commercial District Update Discussion

Due to multiple Planning Board members being absent for the meeting, Pell requested that the HC-Highway Commercial District Update Discussion be postponed until the following meeting.

*On the motion of Cable, seconded by Beeson, with a vote of 4-0, the Board voted to **table** this discussion until the next Planning Board meeting.*

7. Update from the Planning Director.

There were no updates from the Planning Director.

8. Adjournment.

At 7:50 pm on motion of Cable, seconded by Thompson, the Board voted 4-0 to adjourn.

Chairman

Clerk to the Planning Board

**Approved by Randolph County Planning Board
September 10, 2024**