



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

JANUARY 7, 2025

1. Call to Order of the Randolph County Planning Board.
2. Roll call of the Board members. (Completed by staff.)
3. Consent Agenda:
 - Approval of agenda for the January 7, 2025 Planning Board meeting.
 - Approval of the minutes from the December 3, 2024 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 #2024-00022041

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **MARY KING**, Ramseur, NC, and their request to obtain a Special Use Permit at 437 NC Hwy 22 N, Columbia Township, Tax ID #8702133558, 26.35 acres, *RR - Residential Restricted District* and *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to allow a second residence to remain on the property as a guest house.

SPECIAL USE PERMIT REQUEST #2024-00022045

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

quasi-judicial hearing on the request by **JULIE & MICHAEL ROGERS**, Sophia, NC, and their request to obtain a Special Use Permit at 3215 Green Glade Rd, Back Creek Township, Tax ID #7734673504, 2.06 acres, *RM - Residential Mixed District*. The applicant desires to obtain a Special Use Permit to allow the replacement of a second residence on the property for a family member.

SPECIAL USE PERMIT REQUEST #2024-00022044

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **REBECCA C. SPIVEY**, Asheboro, NC, and their request to obtain a Special Use Permit at 1547 Cox Brothers Rd, Grant Township, Tax ID #7790769837, 6.7 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to allow a third residence on the property for a family member.

SPECIAL USE PERMIT REQUEST #2024-00003493

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **NATHAN DAVIS**, Asheboro, NC, and their request to obtain a Special Use Permit at 2943 Monterey Rd, Cedar Grove Township, Tax ID #7657572797, 5.04 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to obtain a federal firearms license in a proposed 1,000 sq ft accessory building.

REZONING REQUEST #2024-00022042

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **CARSON EDWIN & ANGELA KIDD COCKMAN**, Ramseur, NC, and their request to rezone .72 acres out of 1.48 acres at 850 NC Hwy 22 S, Columbia Township, Tax ID #8701898377, Municipal Growth Area, from *RR - Residential Restricted District* to *HC - Highway Commercial District*. The applicant desires to rezone the property to allow any use allowed by right in the *HC - Highway Commercial District*.

REZONING REQUEST #2024-00022043

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **LOW BRIDGE SOLAR, LLC**, Durham, NC, and their request to rezone 308.64 acres at 6960 Ferguson Rd, Columbia Township, Sandy Creek Balance Watershed, Tax ID #8713255702, #8713273793, #8713398173, #8714210539, #8714200236, #8714311050, #8713298256, and #8714309162, Secondary Growth Area,

from *RA - Residential Agricultural District* to *RIO-CD - Rural Industrial Overlay - Conditional District*. The proposed Conditional Zoning District would specifically allow a ground-mounted utility-scale photovoltaic solar farm and battery energy storage system. Property Owners: William D. & Judy O. Allred, JNB Holdings of Randolph, LLC, Allen Dean Wright and Allen D. & Ginger W. Wright

REZONING REQUEST #2024-00022046

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **SKYE EQUIPMENT**, Asheboro, NC, and their request to amend the Conditional District Permit on 7.83 acres at 5175 NC Hwy 49 S, Concord Township, Tax ID #7618281985, Secondary Growth Area, *LI-CD - Light Industrial - Conditional District*. The proposed amendment to the Conditional Zoning District would specifically allow for wholesale/retail sales and rentals of heavy equipment and on-road trucks including a repair garage. Property Owner: ACBC, LLC.

REQUIRED UPDATES TO THE RANDOLPH COUNTY WATERSHED PROTECTION ORDINANCE

Updates to the *Randolph County Watershed Protection Ordinance* are required due to changes made by the North Carolina Environmental Management Commission. These changes are necessary to keep the *Randolph County Unified Development Ordinance, Article 800: Watershed Protection Ordinance* compliant.

7. Update from the Planning Director.
8. Adjournment.