

December 3, 2024

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

There was a meeting of the Randolph County Planning Board on December 3, 2024, 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.

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, Kemp Davis, John Cable, Reggie Beeson, Ken Austin, Brandon Hedrick, Susan Thompson were present. County Planning Director Tonya Caddle and County Attorney Ben Morgan were also present, along with County Planning staff members Kayla Brown, Melissa Burkhardt, David Harris, Cory Hartsoe, Kim Heinzer, Tim Mangum, and Eric Martin.

3. Reorganization of the Board.

Pell turned the meeting over to Caddle to handle the reorganization of the Planning Board.

Caddle opened the floor for nominations for Planning Board Chair.

On the motion of Davis, seconded by Cable, with a vote of 7-0, the Planning Board voted to appoint Pell as Chair of the Planning Board.

Caddle then opened the floor for nomination for Planning Board Vice-Chair.

On the motion of Cable, seconded by Austin, with a vote of 7-0, the Planning Board voted to appoint Davis as Vice-Chair of the Planning Board.

4. Consent Agenda:

- Approval of agenda for the December 3, 2024 Planning Board meeting.
- Approval of the minutes from the November 12, 2024 Planning Board meeting.

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

5. 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.)*

Beeson informed the Planning Board that he had a conflict of interest on the rezoning request on High Pine Church Rd. Pell stated that the Board would take a vote to recuse Beeson before that case was heard.

6. Old Business.

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

7. New Business.

SPECIAL USE PERMIT REQUEST #2024-00003238

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **ANDREW DAVENPORT**, Asheboro, NC, and their request to obtain a Special Use Permit at 1468 Danny Bell Rd, Cedar Grove Township, Tax ID #7649640024, 14.30 acres, *RR - Residential Restricted* and *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to allow specifically an automotive dealer's license office space. Property Owner: Browers Wesleyan Church

Caddle presented the first case of the night, the Special Use Permit request by Andrew Davenport at 1468 Danny Bell Rd, along with the site plans and pictures.

Pell opened the public hearing.

Morgan administered the oath to Andrew Davenport, the applicant.

Pell asked Davenport to explain to the Planning Board his request.

Davenport told the Board that he wants to get his automobile dealer's license and the North Carolina Department of Motor Vehicles (NCDMV) requires him to have an office space to conduct business. Davenport stated that he is not planning on having a display lot and any sales would be online. He also told the Planning Board that he wants to be able to go to automobile auctions to buy and sell and that he will do the minimum requirements from NCDMV to prevent disturbing the area and neighbors.

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

Cable asked if the building that he plans to use meets the minimum NCDMV

requirements and Davenport stated that the building meets the requirements.

Davis asked about the possible number of automobiles on the site and Davenport stated that he would have three automobiles at the most but that the lease with the Church allows him to have no more than five automobiles.

Cable asked if anyone would be coming to the site and Davenport said no one would come to the site unless it was to complete necessary paperwork. Davenport said that he did not want anyone coming to the property since his family lives on the property.

Cable asked if Davenport was going to put any signs on the property and Davenport stated that he would only put a sign as required by NCDMV.

Caddle informed the Planning Board of recent discussions with NCDMV and their changes to the approval process for an automobile dealer's license.

Beeson asked Davenport if he would complete the purchase transaction in the office on site and Davenport stated that he would complete the transaction at the office by appointment only.

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

Morgan issued the oath to Clifford Elliott, Vice Chair of the Board of Browsers Wesleyan Church. Elliott told the Planning Board that what Davenport has told the Board is accurate and the Church has approved his request.

Davis stated that it was his understanding that the approval from the Church was only for Davenport and Elliott said that the statement was correct and that if Davenport leaves the property, the use of the property as an automobile sales lot will end.

Morgan administered the oath to Todd Cutler, 1548 Danny Bell Rd, Asheboro, and Cutler told the Board that no one would know the automobile sales lot was on the property unless they went back onto the property and that he was present at the meeting just to get information.

Pell closed the public hearing.

Cable said that he was normally skeptical of these types of requests and wanted to make sure the operations "fit" the area. Cable said that he did not see a problem with the request as Davenport is trying to comply with NCDMV requirements.

Hedrick stated that the request is in the *Primary Growth Area* and the request looks suitable as it has natural buffers for the adjoining residential property.

On the motion of Cable, 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 packet.

REZONING REQUEST #2024-00022034

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **ANDREW GILLESPIE**, Chestertown, MD, and their request to rezone 21.31 acres out of approximately 32.85 acres at 6577 High Pine Church Rd, Union Township and New Hope Township, Tax ID #7625161896 and #7625077044, Rural Growth Area, from *HI - Heavy Industrial District* and *RA - Residential Agricultural District* to *HI - Heavy Industrial District*. The applicant desires to rezone the property to allow any use allowed by right in the *HI - Heavy Industrial District*. Property Owner: Hughes Furniture Industries Inc.

Pell reminded the Board that they need to vote to recuse Beeson from participating in this case due to a conflict of interest.

*On the motion of Cable, seconded by Hedrick, with a vote of 6-0, the Planning Board voted to **recuse** Beeson from participating in this case.*

Caddle presented the last case of the night, the rezoning request by Andrew Gillespie at 6577 High Pine Church Rd, along with the site plans and pictures.

Pell opened the public hearing.

Andrew Gillespie, Chestertown, MD, stated that he is requesting a zoning change to allow an expansion for his Maryland concrete business operation here in Randolph County. He passed out information about their existing family business, and explained that he is the fifth generation of this one-hundred year old company.

Caddle reminded the Board that the information given to them by the applicant cannot be considered for the request.

Gillespie gave the Board a summary of the information included in the hand-out.

Kemp asked if the three locations described in the hand-out were primarily in agricultural areas and Gillespie answered yes.

Kemp asked if there were containment ponds required for his current operations and Gillespie said they did have containment ponds, and there have not been any issues.

Cable said the information shows that he currently has approximately one hundred and eighty employees and asked how many he planned to have at his new location. Gillespie told the Board in the next five years, he planned to have approximately

sixty employees, but it would depend on the market.

Cable asked what the normal hours of operation were and Gillespie said they work Monday through Friday from 6:30 am to 5:00 pm and work half days on Saturday if necessary.

Austin asked about the type and amount of traffic. Gillespie said the traffic would also depend on the market, having about four to five trucks a day, being 18-wheelers and dump trucks.

Austin asked if he had security entrances and Gillespie told him there was no need for security measures because it is difficult to steal their finished product.

Hedrick asked Gillespie about the proposed areas on the site plan provided to the Board. Gillespie said they would start their business in the existing HI zoning, allowing them additional area to expand in the future if the request is approved.

Pell asked if there were any questions from the Planning Board and there were none.

Jim Gillespie, Andrew's father, said he started working with the company in the 80s with only twenty employees, and the company has always been "good neighbors". He said the company is very welcoming.

Allen Shaw, 6372 High Pine Church Rd, Asheboro, said he owns 150 acres across the street from the request, and he is in full support of the request. He said Gillespie took the time to explain the proposed operation, and he had not heard anything negative.

Pell asked the Board if they had any questions for Mr. Shaw. Hearing none, he closed the public hearing for discussion or a motion.

Cable said this request was a "no brainier" and the neighbor showing up in support of the request sealed the deal.

*On the motion of Cable, seconded by Davis, with a vote of 6-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

8. Update from the Planning Director.

There were no updates from the Planning Director.

9. Adjournment.

Pell gave his thanks to the Planning Board for all of their work this past year.

At 6:28 pm on motion of Beeson, seconded by Cable, the Board voted 7-0 to adjourn.

Chairman

Clerk to the Planning Board

**Approved by Randolph County Planning Board
January 7, 2025**