



RANDOLPH COUNTY

PLANNING AND ZONING

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

RANDOLPH COUNTY PLANNING BOARD

AGENDA

MARCH 4, 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 March 4, 2025, Planning Board meeting.
 - Approval of the minutes from the January 7, 2025, 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 #2025-00022003

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **DAVID LEE ALBRIGHT**, Ramseur, NC, and their request to obtain a Special Use Permit at 4505 Hinshaw Town Rd, Coleridge Township, Tax ID #7699920623, 17.22 acres, RA - *Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to specifically allow a third residence for family.

SPECIAL USE PERMIT REQUEST #2025-00022004

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **JORDAN DAVIS MCCULLEN**, Asheboro, NC, and their request to obtain a Special Use

Permit at 3582 NC Hwy 134, Union Township, Tax ID #7657239488, 5.4 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to specifically allow an automotive repair shop.

REZONING REQUEST #2024-00020484

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **LEE DAVIDSON**, Asheboro, NC, and their request to rezone .91 acres on Glendale Dr and West Mine St, Asheboro Township, Tax ID #7750127185 and #7750128325, Primary Growth Area, from *RE - Residential Exclusive District* to *RM - Residential Mixed District*. The applicant desires to rezone the property to allow any use allowed by right in the *RM - Residential Mixed District*. Property Owners: Mark Davidson, Krista Davidson, and Trip One Investments, LLC

REZONING REQUEST #2025-00022001

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **CREEK HILL INVESTMENTS, LLC**, Lexington, NC, and their request to rezone 85.18 acres on the corner of Thayer Rd and Skeens Mill Rd, Tabernacle Township, Tax ID #7703890660, Rural Growth Area, from *RA - Residential Agricultural District* to *RLOE-CD - Rural Lot Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow a thirteen-lot subdivision for conventional modular homes and site-built homes as per the site plan.

REZONING REQUEST #2025-00022005

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **TERAMORE DEVELOPMENT, LLC**, Salisbury, NC, and their request to rezone 1.90 acres out of 9.77 acres located on the corner of Bulb Rd and Old 421 Rd, Liberty Township, Tax ID #8708847337, Primary Growth Area, from *RA - Residential Agricultural District* and *RR - Residential Restricted District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow a building for retail sales as per the site plan. Property Owner: Tim's Farm and Forestry, LLC

REZONING REQUEST #2025-00022006

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **ACE AVANT REAL PROPERTY COMPANY**, Archdale, NC, and their request to rezone 2.89 acres on Poole

Rd, New Market Township, Randleman Lake Protected Area Watershed, Tax ID #7737247771, Primary Growth Area, from *RA - Residential Agricultural District* and *RM - Residential Mixed District* to *HC-CD - Highway Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow a convenience store with fueling and EV charging with 39.77% SNIA per the site plan.

REQUIRED UPDATES TO THE RANDOLPH COUNTY WATERSHED PROTECTION ORDINANCE

Updates to the *Randolph County Watershed Protection Ordinance* that are required to keep the *Randolph County Unified Development Ordinance, Article 800: Watershed Protection Ordinance* compliant with State Watershed Rules.

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