

March 4, 2025

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

There was a meeting of the Randolph County Planning Board on March 4, 2025, 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, Brandon Hedrick, Susan Thompson, Nicholas Mooney were present. Ken Austin was absent. Assistant County Manager William Johnson was present and County Attorney Ben Morgan was also present, along with County Planning staff members Kayla Brown, Melissa Burkhardt, Cory Hartsoe, Kim Heinzer, Tim Mangum, Eric Martin and Janet Moreno.

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.

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

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 #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.

Johnson presented the first case of the night, the Special Use Permit request by David Lee Albright, 4505 Hinshaw Town Rd, Ramseur, NC.

Pell explained to the public that anyone wanting to speak in favor or against a Special Use request must be sworn in to give testimony.

Having no one present to speak on behalf of the request, the Board moved on to the next case. After the last rezoning case was heard, the Board came back to this case and proceeded with the request.

Pell opened the public hearing.

Morgan administered the oath to Stephanie Albright.

Stephanie Albright, 4505 Hinshaw Town Rd, Ramseur, NC, explained to the Board that she and her husband would like to build a barndominium on their property and there are already two homes on the property with each having their own well and septic. She said they would like to build their new home in the large wooded area behind their current home and having two teenage boys, they would like to begin homesteading.

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

Beeson asked about the easement to the property. Albright said the easement is located on the Albright family property.

Hedrick asked how many homes would share that existing easement. Albright said just two for now.

Cable asked Morgan if this would be able to be sold separately. Morgan explained to Albright that they would have to come back before the Board before anything could be sold separately in the future. Albright said she understood.

Beeson asked if an additional well and septic would be installed for the barndominium. Albright answered yes.

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

Hearing none, Pell closed the public hearing.

Hedrick said he didn't see a problem with the request for a third home on seventeen acres and, under current regulations, would allow the structures to be sold individually if they needed to.

*On the motion of Beeson, seconded by Cable, with a vote of 7-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

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.

Johnson presented the next case of the night, the Special Use Permit request by Jordan Davis McCullen, 3582 NC Hwy 134, Asheboro, NC.

Pell opened the public hearing.

Morgan administered the oath to Jordan Davis McCullen, the applicant.

Jordan Davis McCullen explained that he plans to put a 30 x 70 metal building and driveway on the north side of his home. He submitted a site plan (*Exhibit 1*).

Davis asked McCullen if he planned to clear-cut the property. McCullen said he plans to clear approximately one-half acre for the building's placement, providing buffers for his neighbors.

Cable asked if there would be any hazardous materials, including antifreeze, used oil, or anything of that nature. McCullen said he would use Universal Environmental, who would collect those materials as often as needed.

Beeson asked for the hours of operation and if he would be open on weekends. McCullen said he plans to be open Monday through Friday from 8 am until 5 pm.

Davis asked how many vehicles he planned to have on-site and McCullen said it would be three to five.

Cable asked about his plans for signage and exterior illumination. McCullen said he would like to put a non-illuminated sign at the road because you would not be able to see much of the building from the road. He also said he is unsure of the size of that

sign at this time because he is not sure what would be allowed.

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

Morgan administered oath to David Hayes, 3575 NC Hwy 134, Asheboro, NC.

Hayes said he lives across the road from the request and would like to see it somewhere else due to a potential decrease in property value. He also said he has concerns about noise and increased traffic.

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

Kemp asked Hayes if his house sat back off the road. Hayes answered yes. Kemp also asked Hayes about additional property he owned near the site. Hayes described the property to be north of his existing driveway.

Pell asked McCullen if he had anything else he would like to say based on Mr. Hayes' concerns. McCullen answered no.

Pell closed the public hearing.

Davis asked if the Board could add a condition that McCullen maintain a buffer to protect the adjoining property owners. Pell said that McCullen had already explained the need for a sign at the road because you would not be able to see the building from the road. Beeson said the site plan shows the building to be off the road, and he is not planning to clear-cut the property, so the building should be somewhat hidden, but a cap on the maximum number of cars allowed may need to be made.

Morgan reminded the Board that a site plan provided by the applicant showed a buffer around the building and has become part of the condition of the request.

Hedrick explained that the site plan showed parking behind the building, preventing visibility from the road. Cable said the site plan satisfies the aesthetics but has concerns about the noise and would like to see restrictions on the hours of operation. Beeson said he would like to limit the number of cars to six outside the building and state the hours of operation as part of the condition as well.

There was a discussion among the Board regarding the hours. Davis said being self-employed himself, he would like to see expanded hours of operation if needed.

Hedrick expressed his concern about the noise, as mentioned by the neighbor.

Davis suggested limiting the hours to Monday through Saturday from 7 am until 5 pm. Beeson asked to add that there be no more than six cars outside the building. Morgan suggested they state that there would be no more than six cars associated with the business outside the building. He said the applicant's personal cars should

be excluded.

Pell asked McCullen if he would agree to the conditions recommended by the Board. McCullen agreed and signed an updated application with those conditions.

Pell closed the public hearing.

*On the motion of Davis, 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 #2024-00020484

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

Johnson presented the first rezoning case of the night, the request by Lee Davidson for the property on Glendale Dr and W Mine St.

Pell opened the public hearing.

Lee Davidson, Asheboro, NC, explained to the Board that the property was previously under Asheboro City's zoning jurisdiction, which allowed duplexes, and when they pulled their Extra-Territorial Jurisdiction (ETJ) back, the County placed a different type of zoning on the property. He said he is requesting the zoning change to allow duplexes on the property to match the same type of housing already in the area.

Pell asked if there were any other questions from the Planning Board. Hearing none, Pell closed the public hearing.

Davis said he believes this request should be considered a "clean up" from the previous ETJ zoning from the City. Cable said he agrees with Davis.

*On the motion of Cable, seconded by Hedrick, with a vote of 7-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

The applicant was told there would be a 15-day waiting period for issuance of a

permit due to the possibility of an appeal to the request.

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.

Johnson presented the next rezoning case of the night, for the request by Creek Hill Investments, LLC, for property on Thayer Rd and Skeens Mill Rd.

Pell opened the public hearing.

Daniel Tanner, Survey Carolina, the surveyor for the project, speaking on behalf of the applicant, explained that the request was for a thirteen-lot subdivision on an existing eight-five-acre tract of land. He pointed out the amount of state-maintained road frontage and said that the lots had good site distance. He also told the board that soil scientist Joe Johnson had completed the soil evaluations for the property and that each lot would have its own well and septic.

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

Hearing none, Pell closed the public hearing.

Davis mentioned the creativity in designing the requested lots. Tanner agreed. He said the lots are vertically challenged.

Cable asked Tanner if he had said the lots would have individual septic systems and wells. Tanner answered yes.

Davis asked if an easement would pass through lot eleven to access lots eight and nine. Tanner answered yes. He said there was an old logging road on the property, and it seemed like the best path for access.

Davis asked about lots eight and nine and the easement through lot number eleven and Tanner said it was the best path to get to the property.

Cable asked if access to lot seven is on Thayer Rd and Tanner answered yes.

Davis asked if they would be following the recommendation of NCDOT for shared

driveways. Tanner said they prefer not to have shared driveways and with the amount of road frontage each lot will have, it seems to be safe enough to have individual drives.

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

Hearing none, Pell closed the public hearing.

Hedrick said he thinks the proposal is a great plan and follows the guidelines of the revised *Growth Management Plan* for rural lot subdivisions. Beeson agreed and said that he liked that the lots were 180 ft wide.

Hedrick said that NCDOT recommends shared driveways, but everything else looks ok.

Cable said the request fits with the area, the applicant has done his homework, and the proposal looks good.

*On the motion of Hedrick, seconded by Thompson, with a vote of 7-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

Pell reminded the applicant of the 15-day waiting period for any possible appeal for the request.

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

Johnson presented the third rezoning case of the night, the request by Teramore Development, LLC, for property on Bulb Rd and Old 421 Rd.

Pell opened the public hearing.

Daniel Almazan, 214 Klumac Rd., Salisbury, NC with Teramore Development introduced himself and passed out a revised application and site plan along with additional conditions he would like added to his request. (*Exhibit 2*)

Morgan said it has been a privilege to work with Almazan and Boras. He said their original application occurred two days before the Randolph County Commissioners adopted the recent amendments to the Ordinance so he contacted them and let them know of the recent changes although they did not have to change their request, it may be more receptive to the Board because of all the hard work that had gone into revising that zoning district. He said the applicants graciously amended their application accordingly and that is what the Board has before them.

Pell asked the Board to take a few moments to review the requested changes to the application.

Almazan thanked Morgan for explaining the newest zoning changes and helping them fine-tune some of the conditions that would allow them to preserve the nature of the project while protecting the neighbors from undue harm. He continued by summarizing the list of conditions given to the Board as part of the revised application. He also explained the minor shift in property lines that had been made to accommodate parking, as shown on the revised site plan (*Exhibit 3*). Almazan also told the Board that NCDOT had worked with them on the site plan so that there would be good sight distances and to accommodate access for any future development on the existing parcel.

Almazan said he would be glad to answer any questions and the engineer, Mack Summey would be available for any questions they had regarding the site plan.

Morgan asked if the square footage of the building would be 10,640 square feet or 10,772 square feet. Almazan said it would be 10,640 square feet.

Cable said the revised layout of the building appears to be better.

Beeson asked about the pylon sign shown on the original plan and not shown on the revision and if it would be out of the right of way. Almazan answered yes.

Beeson pointed out that the entrance to the site is similar to the store on US Hwy 311 where the access is behind the store.

Pell asked if there were any questions from the Board.

Tim Booras, 7157 Bobby Jean Rd, Julian, NC, property owner, said he would like to reserve time to answer any questions the Board may have.

Marsha Marquess, 7217 Bulb Rd., Julian, NC, said she was only made aware of this request because one of her neighbors was kind enough to put a notice in her mailbox. She explained that she and her late husband moved to their property approximately ten years ago with plans to retire and were not surprised by the amount and length of construction traffic occurring for the last few years. She said there is no regard for the speed limit and that she already must spend hours picking

up trash from the construction traffic and has major concerns about the negative outcome this type of box store will bring to the neighborhood.

Morgan asked Marquess if her property was addressed in Guilford County. Marquess answered yes. Morgan explained to the Board that notices are required to be given to adjacent parcel owners within Randolph County and that is why Ms. Marquess would not have received a notice. Beeson said the notification sign was posted.

Susan Panzner, 7255 Bulb Rd, Julian, NC, (Guilford County), expressed that she did not receive a notification either. She said she had concerns about the excessive traffic and speeding already on the road and that she believes this request is for a Dollar General store which is known for crime and there are already four Dollar General Stores within a five-mile radius of this location. She asked if the property would require a well and septic or if public utilities would be provided.

Leigh Musser, 7265 Bulb Rd, Julian, NC, stated that there are already several Dollar General stores within close proximity to this request, and she has concerns that an additional store will hurt the Julian Trading Post nearby (located in Guilford County), who sells everything that Dollar General sells excluding fresh fruit and vegetables. She said there are enough general and grocery stores in the area to support the population.

Musser asked if buffers would be on the site to protect the neighboring properties. Musser mentioned the excessive traffic and trash in the area as well.

Hedrick told Musser that her questions would be addressed.

Sandy Bowden, 7247 Bulb Rd, Julian, NC (Guilford County), addressed the Board with her concerns about the increasing traffic, accidents that have occurred, and the trash that is out of control. She said Bulb Rd is now used as a "cut-through" road, and this store is not needed.

Morgan asked Booras to come up and address some of the concerns that had been presented. Booras asked for the location of Panzner's house. It was determined to be immediately north of the request. He said he lives down the road from the requested property and that most of the concerns or complaints will not be affected by Dollar General. He said there is an 1800-acre mega-site with five, one-million square foot buildings and 5,800 people across the street from the request, and the maximum number of cars you see at a Dollar General is around six cars, which will not make traffic and trash issues worse.

Cable asked if the property had already been approved for a septic system. Booras said Dollar General would be on septic and the testing has been completed.

Davis asked if the water and sewer would be contained within the two acres. Booras

answered yes.

Cable asked if the site entrance would be on Bulb Rd. Booras said NCDOT had recommended Bulb Rd, and there would be no access to Old 421 Rd.

Hedrick said the original site plan showed the well and septic and asked if they would be located in the same area.

Morgan said Booras mentioned there would be no alcohol sales and asked him to elaborate on that. Booras said the County currently does not allow alcohol sales. Morgan asked if the municipality, County, or State allowed alcohol, and would he be willing to come back before the Board to request alcohol sales. Booras said Mr. Almazan would be better suited to answer those questions.

Beeson asked Booras to elaborate on the proposed buffers. Booras said Mack Summey would be better suited to answer those questions.

Morgan asked Almazan to answer some of the questions that had been asked. Almazan said the design for the septic is a very small system equivalent to a two-bedroom home. He said regarding alcohol sales, he was aware that Randolph County was a dry County when considering the site, and if in the future alcohol sales became an option, there would be additional considerations.

Morgan said if approved tonight, in the small box retail category, approval would be based on the mixed uses and the retail products that would be provided. If alcohol became legal in that area, alcohol could be sold as a part of the overall scheme of the store, but the Planning staff and he was under the opinion that the small box store cannot become a beer and wine facility where it would be the only product that is sold. He said the most judicial way to handle the concern would be through the public process by adding a condition that whoever is occupying the property would have to come before the Board and request future alcohol sales if approved which allows for public input and more details from a tenant and allows more time for additional language to be drafted.

Morgan said making that one of the conditions would be great. He said the Board spent so much time drafting the Unified Development Ordinance, not considering alcohol because we are a dry County, but it would be wise for us to consider some of the decisions that have been made could change in the future.

Almazan said he would add the condition of not being able to sell alcohol without Board approval to make that condition part of his request to allow more informed decisions in the future.

Mooney asked if the ABC licensing Board would require rezoning as part of their approval process. Morgan explained that everyone must comply with ABC regulations to sell alcohol but not every facility that sells alcohol must come through

rezoning. Morgan said an amended application could be drafted for him to review and approve before voting on the request.

Almazan said he was sorry to hear about the speeding on Bulb Rd however he doesn't feel there is a lot he can do to prevent that and he said crime concerns have been mentioned for Dollar General stores which do not bring crime to the area, although they do suffer the same crime within an area. He also said that due to the proximity of stores, there is no additional traffic created, and people will stop in on the way to and from their existing travel. He said he understands that the Julian Trading post would not be excited to have competition, but this new location would be Randolph County tax-base instead of Guilford County.

Almazan said fencing is installed and in this instance, there would be a shadowbox fence that could be added as a condition. He asked if the Board had any questions for him.

Cable asked if the existing natural buffer on Bulb Rd and Old 421 Rd would remain on the property. Almazan said along Old 421 Rd would be cleared for visibility from the highway, but clearing would have to take place on Bulb Rd. for road work. He does not know what the current owner's plan would be beyond the scope of what would become their property.

Hedrick said as part of the conditions for the small box retail store, there is a Level III buffer and asked if he would be able to meet those requirements. Almazan said they had reviewed that and understood they would have to meet that requirement as part of their permitting.

Beeson discussed the location of the boundary and explained where the Level III buffer should be on the property. Almazan asked Mack Summey to come up and explain the boundaries to the Board.

Mack Summey, Asheboro, NC, the engineer for the project, said there will be a thirty-five-foot buffer around the entire property. There was additional discussion between several Board members and Summey to determine that there would be a Level III buffer on the north side and east side of the project to protect residential neighbors. Almazan said he understood and would make that part of his condition. Summey said if the additional acreage were ever to be developed, it would have to come back before the Board.

Pell asked about the location of the proposed shadowbox fence. Almazan said it would be on the east side of the site plan before them (*Exhibit 3*).

Hedrick asked if the fence would emulate the buffer line shown on the map. Almazan answered yes. Hedrick said that might help mitigate some of the trash concerns that have been brought up and asked if he would consider extending the fence a little further north to encompass the dumpster area. Almazan agreed to do so.

Beeson asked about his plans for the facade. Beeson said the small box store requires that no more than seventy percent of the building would be metal. Almazan said they would be using hardiboard siding, trying to eliminate some of the metal. Hedrick explained the requirements of the small box discount stores as written in the Unified Development Ordinance and said that the minimum requirements have to be met even without conditions.

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

Hearing none, Pell closed the public hearing.

Cable commended the Chair for allowing people who had not signed up before the meeting as required. He said it was good judgment. He said the Board hears a lot about crime, trash, traffic, and proximity to other stores, but developers do a lot of research before proposing their requests. He suggested that anyone having problems with these issues call the Sheriff's Office and NC Highway Patrol office for assistance with these issues. He said Beeson had mentioned before that the Board heard a lot of the same concerns regarding the request for the Dollar General store in Glenola but had not heard of any problems regarding that store. He continued to say that the Board works hard to ensure that the requests conform with the growth management of Randolph County.

Hedrick said the applicant had addressed many of the concerns heard tonight by adding conditions to his request.

*On the motion of Hedrick, to include the conditions provided and agreed upon by the applicant, 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.*

Pell reminded the applicant of the 15-day waiting period for any possible appeal for the request.

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.

Johnson presented the last rezoning case of the night, the request by Ace Avant

Real Property Company for property on Poole Rd.

Pell opened the public hearing.

Michael Somero, 3274 Finch Farm Rd, president of Ace Avant, located directly across the street from the proposed parcel, passed out handouts (*Exhibit 4*), and explained that his business across the street from the request, spent over 2.2 million dollars for fuel and diesel last year. He said a few years ago, they started thinking that it would be nice to have fueling capabilities for their fleet, allowing them to save money and be more efficient.

After researching the idea, he said they found that it would not be a good return on their investment, so they started looking into the possibility of opening to the public as well because of the lack of access on and off I-74. He said their consulting firm found that, with the traffic counts, they would potentially sell over two hundred thousand gallons of fuel per month, and the National Electric Vehicle Initiative (NEVI) has identified exit seventy-nine as a feasible location for a grant to help pay for the fast-charging facilities. He said as part of the grant, they would need additional services available. He said the study also found a need for the convenience store aspect and quick-serve food.

Somero said the new Ross distribution center is located on the next exit up the road which will include additional traffic and trucks which will also need these services. He continued to say that the intention for the design of the building is to make it look like it has been in Randolph County forever being blessed with natural buffers of the highway and bridge so he requested to allow enough signage that the facility could be seen from the Interstate.

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

Cable asked if the request was for the open area across from his office. Somero answered yes. Cable said he understood his need given the number of trucks he has on the road.

Morgan asked which area was the fueling canopy and which was the EV charging station on the site plan. Somero said there would initially be only four charging stations located on the east side of the site.

Hedrick asked about the above-ground tanks shown on the site plan and asked if he would be painting them a natural color. Somero said they wanted the site to look nice so there would be only a few tanks for particular products and the others would be underground.

Cable asked for the hours of operation. Somero said they would like to be open from 5:00 am until 10:00 pm, employing approximately ten people and ultimately having the pumps open 24 hours a day.

Hedrick asked about the proposed lighting. Somero said they currently plan to have six lighting poles including dual lighting so that there would be enough lighting at night to provide safety for individuals needing fuel during the hours of 10 pm until 5 am. Cable said he feels lighting is crucial for safety.

Beeson said down lighting is better that it doesn't disturb anyone at night.

Cable asked what size the building would be and how many pumps would be on site. Somero said the drawings indicate 3,800 to 4,000 square feet (*Exhibit 4*), and there should be approximately six pumps for fuel and four pumps for diesel. He also said they have designed the turn radius for trucks to prevent any issues.

Beeson said he feels Somero would be successful with only his business using the facility, but there is a real need for the area.

Hedrick said this is a unique property since it doesn't have adjoining residential property, and the design will set the standard for development along the corridor.

Davis said the Board needs to talk about the signage issue that has been mentioned. Beeson said most gas stations have a sign. Somero said he anticipates the sign to be a monopole sign with enough height to be seen from the interstate. Davis asked if he had the dimensions for the proposed sign. Somero said he did not.

Hedrick said the sign requirements are spelled out in section 635 of the UDO.

Morgan said a sign is an application to itself and suggests the applicant work with the Planning staff to see what is allowed by the UDO and if they do something that exceeds what is allowed, they must request additional approval from the Planning Board.

Somero said he agreed to work with staff on the sign requirements.

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

Hearing none, Pell closed the public hearing.

Davis said he had been approached by many people since the rumors have circulated of this type of facility being a possibility and everyone has shown support of this request.

*On the motion of Davis, 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.*

Pell reminded the applicant of the 15-day waiting period for any possible appeal for

the request.

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.

Johnson presented the proposed amendments to the *Randolph County Watershed Protection Ordinance* by explaining to the Board that the proposed changes to the Watershed Protection Ordinance allow for a slight increase in the amount of impervious surface allowed in the watershed areas to get more closely aligned with the State model for watershed regulations. He said the update will add clarity to the Ordinance, remove duplicated information, and address changes at the State level.

Davis asked if this is the Commissioner's opinion that the State model satisfies their parameters. Johnson said he could not speak on behalf of the Commissioners because it will not be presented to them until after the Planning Board has made a recommendation. He said Mr. Zeb Holden, the County Manager, has begun reviewing the upcoming agenda with some of the Commissioners, and he has not heard of any negative comments.

Pell said it appears the biggest change he has seen would be to change the allowed development from six percent to twenty-four percent.

Hedrick said the County seems to be following the State standards in some areas and continuing to be a little more conservative in others. He said the table shown (*Table 805*) in the draft copy does not follow the model and suggests the additional column be added to the approved version. The Board members agreed that the column should be added.

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

Hearing none, Pell closed the public hearing.

*On the motion of Hedrick, seconded by Cable, with a vote of 7-0, the Planning Board voted to **recommend approval** to the Board of Commissioners that the proposed text amendments be adopted.*

7. Update from the Planning Director.

Johnson thanked the Board for their patience as we worked through some changes and asked them to reach out with any questions or concerns regarding the cases as we move forward. He also expressed to the Board that there had been some discussion

regarding the scheduled time for meetings to start at 6:30 from April through September and the question was brought up whether we wanted to continue with that schedule or continue to meet at 6:00 pm.

Cable said he would be ok with whatever the Board decided.

Hedrick said he would be in favor of continuing to meet at 6:00 pm.

Additional members were also in favor of continuing to meet at 6:00 pm.

*On the motion of Cable, seconded by Hedrick, with a vote of 7-0, the Planning Board voted to **approve** the future Planning Board meetings to 6:00 pm.*

8. Adjournment.

Having no further business, on the motion of Davis, seconded by Cable, the Planning Board voted 7-0 to adjourn at 8:21 pm.

Chairman

Clerk to the Planning Board

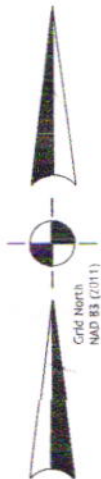
**Approved by the Randolph County Planning Board
April 8, 2025**

Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710764600J
Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 7657239488

Legend

- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Old Plat Book Line
- Existing Iron Rod/Pipe
- N/R
- Point Not Set/Computed Point
- Well



Cynthia V. Myers, E.I. et al.
DB 2775 Pg. 460
UB 152 Pg. 1

J & T Holdings
DB 2525 Pg. 542

5.17± Acres

4.36± Acres Clear of R/W
DB 2801 Pg. 528

Xavier L. Duzizip
Crystal W. Kern
DB 2710 Pg. 409
PB 137 Pg. 34

Theresa Cox Pleasant
DB 2341 Pg. 962
PB 54 Pg. 24

NC Highway 134
N/R Public to W for PB 137 Pg. 34

Site Plan For:

Jordan Davis McCullen

Union Township Randolph County
North Carolina January 17, 2025
Deed Book: 2801 Page: 528
Scale: 1" = 80 US Survey Feet

Bar Scale:



SURVEY CAROLINA, PLLC

154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787
© 2025 Survey Carolina, PLLC

DRAWN FROM DEEDS AND PLATS OF RECORD. NO
FIELD WORK PERFORMED AT THIS TIME
THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS
NOT TO BE USED FOR RECORDING

EXHIBIT

1

exhibit 1



COUNTY OF RANDOLPH
 Department of Planning & Development
 204 E Academy St • Asheboro NC 27204-0771



APPLICATION FOR ZONING CHANGE

Date: 12/11/2024
 Parcel number: 74090 (Pin: 8708.84.7337)
 Application number: 2025-000-22005

Job contact name: Daniel Almazan
 Job contact phone number: (704) 202-0091
 Job contact e-mail: Daniel@Teramore.net

Owner: Tim's Farm & Forestry, LLC
 Address: 7157 Bobby Jean Road
 City, ST ZIP: Julian, NC 27283

Applicant: Teramore Development, LLC
 Applicant Address: 214 Klumac Rd., Suite 101
 City, ST ZIP: Salisbury, NC 28144

LOCATION INFORMATION:

Township: Julian Subdivision name: _____
 Subdivision lot #: _____
 Address: TBD--Old 421, Julian, NC 27283

DEED INFORMATION:

Date recorded: Book 2649, Pg. 845 5/15/19 Deed acreage: 9.77

ZONING INFORMATION:

Zoning District(s): Residential Restricted District
 Growth Management Area(s): Primary Growth Area
 Specialty District: None
 Watershed Name: None
 Flood Map #: _____
 Class A Flood Plain On Prop? No

REQUESTED CHANGE:

Area to be rezoned: 1.9 Acres--See Attached Site Plan
 Proposed Zoning District(s): Limited Commercial - Conditional District
 Proposed Use(s): Box Store Retail
 Condition(s): See Attached Conditions

The undersigned owner/applicants do hereby make an application for a PROPERTY ZONING CHANGE as allowed by the Randolph County Zoning Ordinance.

DocuSigned by:
Tim Booras
 Signature of Owner/Applicant

DocuSigned by:
Daniel Almazan
 194F624B12034F2...

3/3/2025

Date

Authorized County Zoning Official

Date

Please e-mail the signed and completed form to
planning@randolphcountync.gov.

Submit

LOCAL TELEPHONE NUMBER
 Asheboro: (336) 318-6555
<http://www.randolphcountync.gov>
 Rev. 1/31/2024

CONDITIONS FOR APPLICATION 2025-000-22005
PARCEL ID: 8708.84.7337

1. The applicant shall comply with all of the standards and requirements of the LC: Limited Commercial District and the use of the property shall be restricted to a small box discount store as this use is defined by the Randolph County Unified Development Ordinance.
2. The building constructed on the property shall be limited to 10,640 square feet.
3. No adult book store, adult entertainment establishment, adult motion picture theatre or any other similar adult entertainment establishment shall be on the property and no selling, renting or distributing of publications (including books, magazines, other periodicals, videotapes, compact discs, other photographic, electronic, magnetic, digital, or other imaging medium) which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, as specified anatomical areas are defined in N.C.G.S. § 14-202.10 shall be on the property.
4. No second-hand store, flea market, tattoo parlor, body-piercing establishment or massage parlor shall be on the property.
5. The building depicted on the site plan attached to the rezoning application shall be accessed only from Bulb Road as shown on the site plan and not from Old Highway 421.

Property Owner:
Tim's Farm & Forestry, LLC

Applicant:
Teramore Development, LLC

By: DocuSigned by:
Tim Booras (SEAL)
~~P. Timothy Booras,~~
Member/Manager

DocuSigned by:
Daniel Almazan (SEAL)
~~Daniel Almazan,~~
Agent

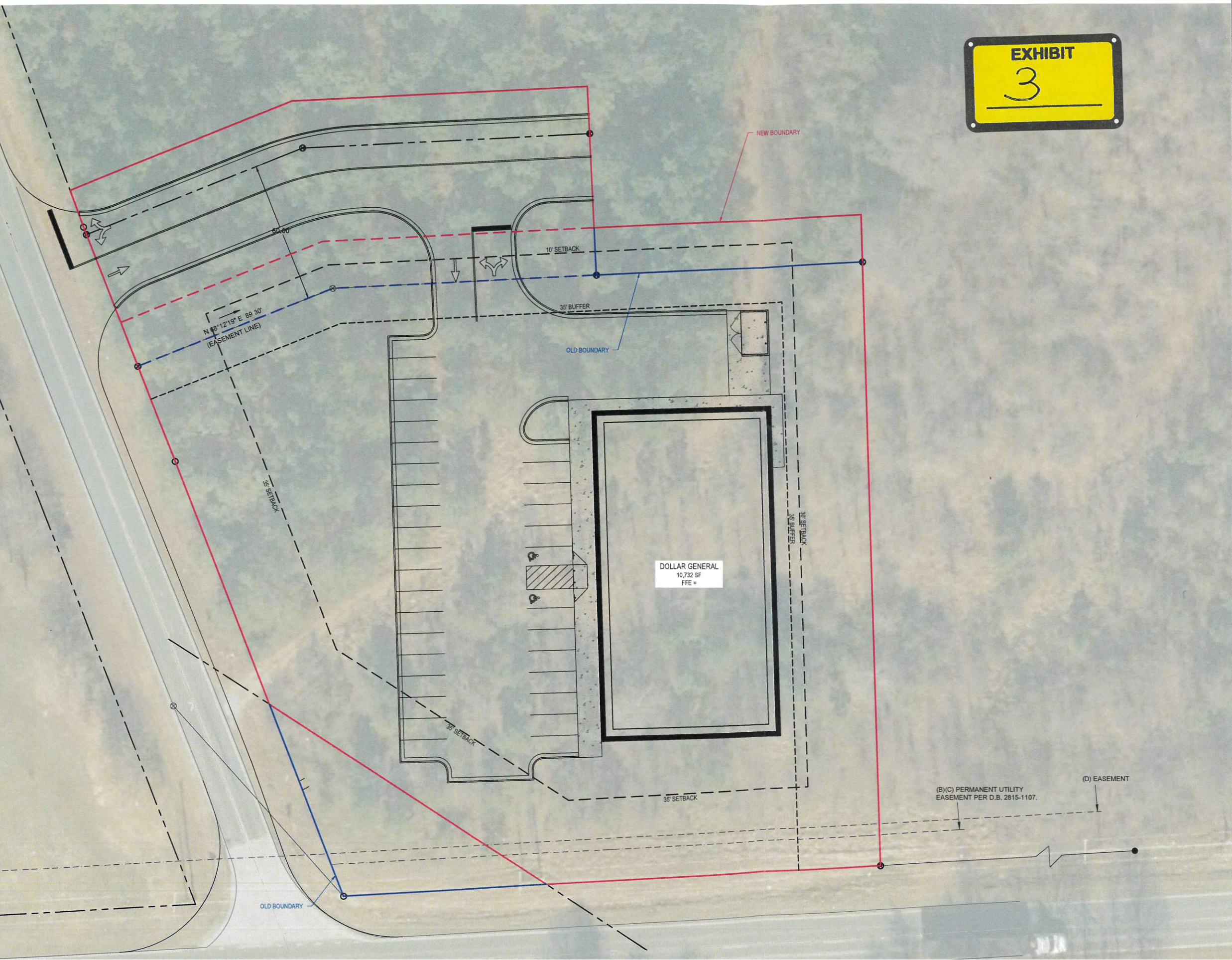
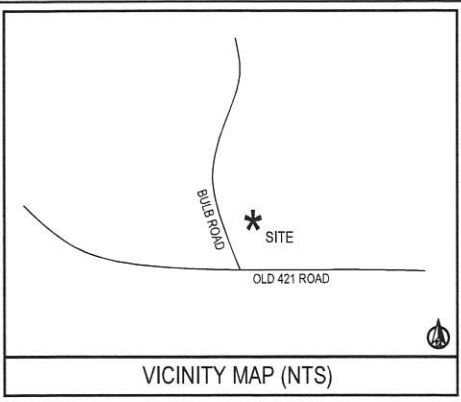


EXHIBIT
3



- LEGEND
- PROPERTY LINE
 - - - 100 — EXISTING CONTOURS
 - - - 100 — PROPOSED CONTOURS
 - - - BUILDING SETBACK
 - - - LANDSCAPE BUFFER
 - P — EX. OVERHEAD ELECTRIC
 - W — EX. WATER
 - FO — EX. FIBER OPTICS



PRELIMINARY



DOLLAR GENERAL
JULIAN, NC
STORE #31382

SITE PLAN

PREPARED FOR:
TERAMORE DEVELOPMENT, LLC
PO BOX 6460
THOMASVILLE, GA 31758

DATE:	REVISIONS:

SHEET SIZE:	24"x36"
PROJECT NUMBER:	3161482024
DRAWN BY:	J.EDWARDS
APPROVED BY:	J.CHURCH
SCALE:	1" = 20' (H)

DO NOT SCALE - PLANS MUST BE RECEIVED AS A COMPLETE SET



HAGERSMITH

ARCHITECTURE | INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

300 S. DAWSON STREET
RALEIGH, NC 27601 | 919.821.5547
www.hagersmith.com
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SEALS

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

ACE AVANT
CONVIEENCE

POOLE ROAD

CONSULTANTS

EXHIBIT

4

CLIENT

DRAWING TITLE

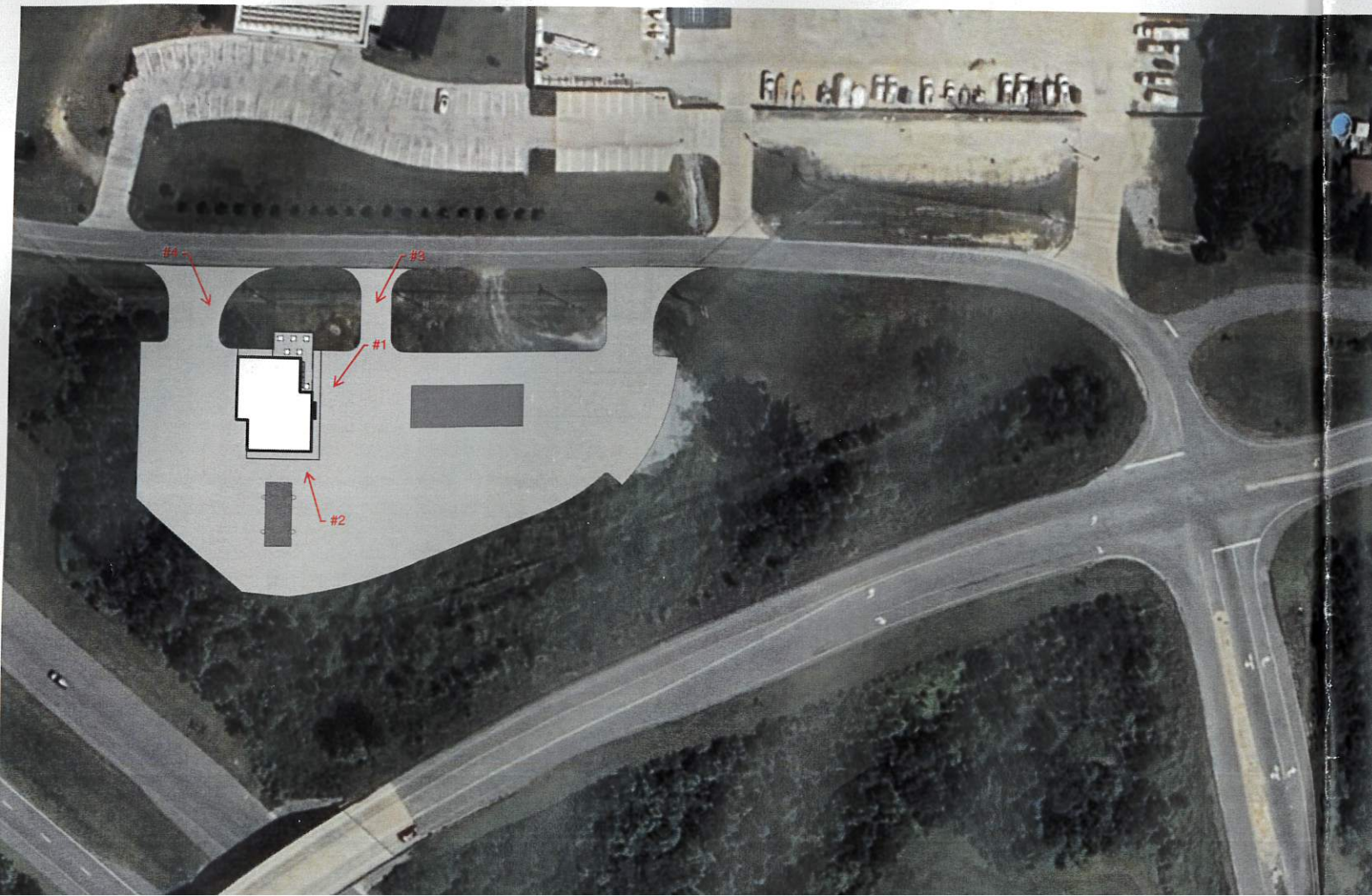
RENDERINGS

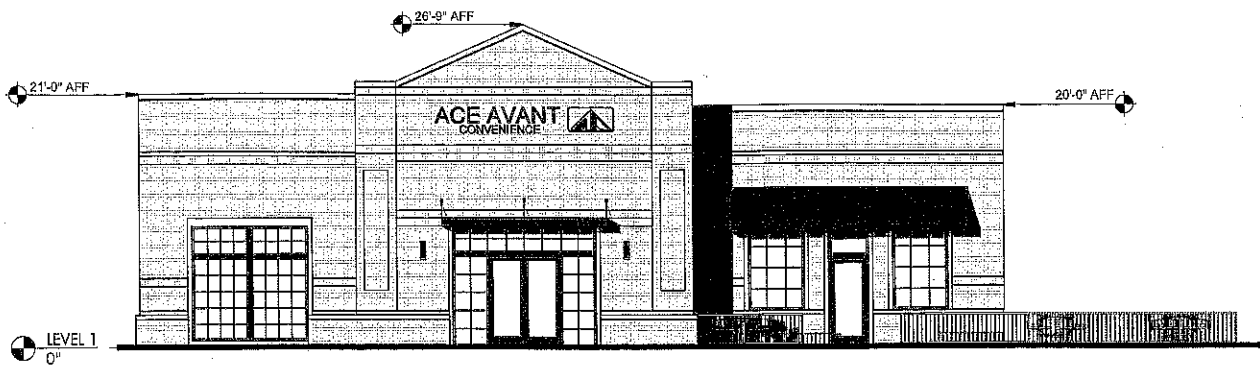
REVISIONS

NUMBER	DESCRIPTION	DATE

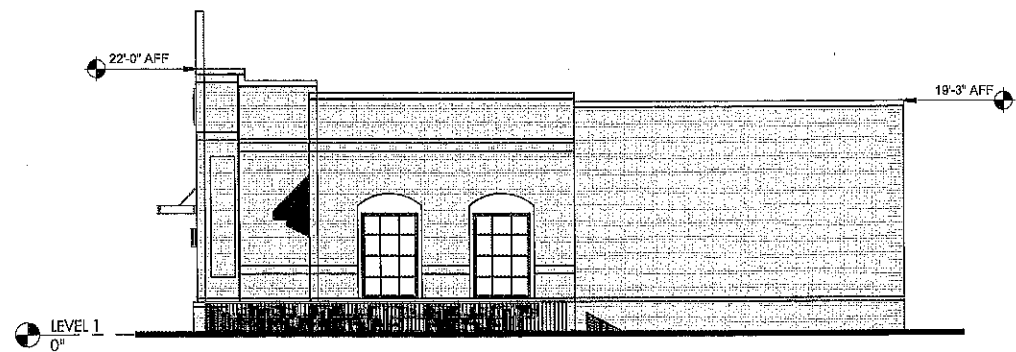
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UCN

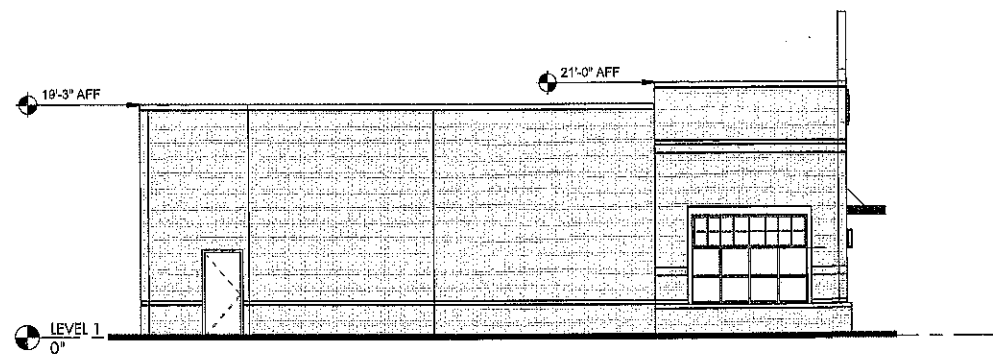




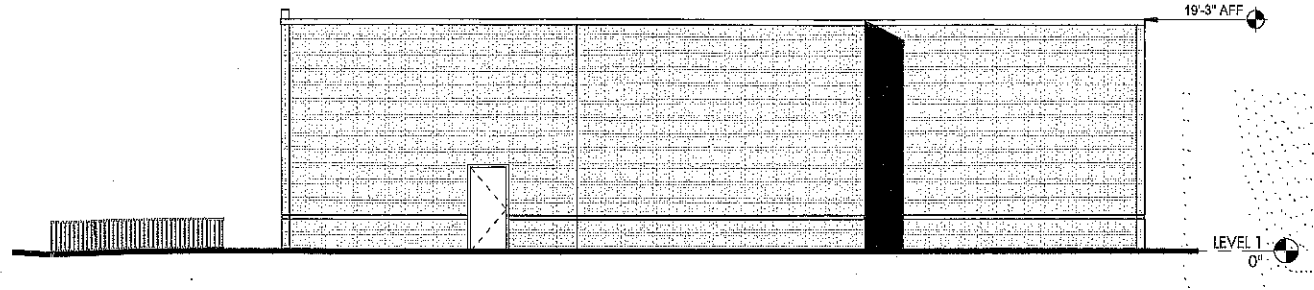
EAST ELEVATION
1/8" = 1'-0"



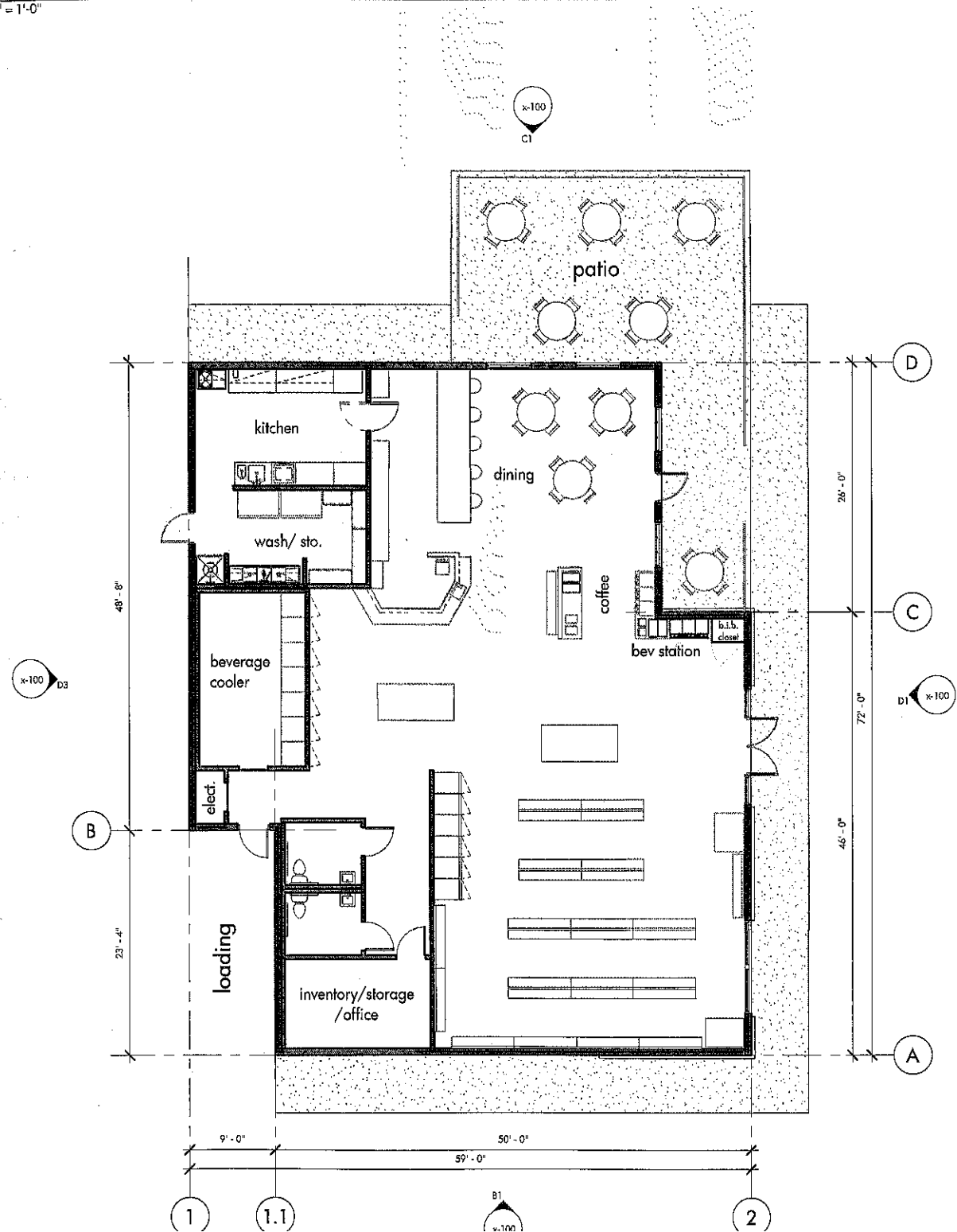
NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



ARCHITECTURE | INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

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RALEIGH, NC 27601 | 919.821.5547
www.hagersmith.com
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SEALS

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

ACE AVANT
CONVENIENCE

POOLE ROAD

CONSULTANTS

CLIENT

DRAWING TITLE

PLAN & ELEVATIONS

REVISIONS

NUMBER	DESCRIPTION	DATE

DRAWN BY
HSD



NC NEVI Round 2 Clusters

Program Information

NCDOT NEVI Mapping

