

April 8, 2025

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

There was a meeting of the Randolph County Planning Board on April 8, 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, Ken Austin, Brandon Hedrick, and Susan Thompson were present. Alternate members Nicholas Mooney and Steven Maness were also present for the meeting. 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, David Harris, Cory Hartsoe, Kim Heinzer, Tim Mangum, and Janet Moreno.

3. Consent Agenda:

- Approval of agenda for the April 8, 2025, Planning Board meeting.
- Approval of the minutes from the March 4, 2025, Planning Board meeting.

*On the motion of Cable, seconded by Austin, 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.

REZONING REQUEST #2025-00022008

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **PATRICIA WOOD**, Ramseur, NC, and their request to rezone 5.06 acres out of 9.70 acres at 951 Wright Country Rd, Columbia Township, Tax ID #8723151874, Secondary Growth Area, from *RE-CD - Residential Exclusive - Conditional District* to *RLOE-CD - Rural Lot Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow one new lot to be created in an existing subdivision as per the site plan.

Johnson called for the first case of the night, the rezoning request of PATRICIA WOOD at 951 Wright Country Rd, along with the site plans and pictures.

Pell opened the public hearing.

Patricia Wood, 951 Wright Ctry Rd, Ramseur, rose to address the Planning Board. Wood stated that her daughter wants to move closer to help with her husband, who is disabled. Wood said that they would be leaving the property to the daughter when they died and that the daughter wanted to build a house.

Morgan asked if Wood would be installing a new driveway and Wood pointed to the area on the site plan that would be the access to the property and that no easement would be needed.

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

Beeson stated that the proposal meets the requirements of the *Randolph County Unified Development Ordinance* since the property was five acres and did not have one hundred feet of State road frontage.

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

Pell asked if there was anyone else that wanted to speak on the request. Hearing none, Pell closed the public hearing.

Board members talked about minimum lot size requirements and the size of the access along Wright Country Rd.

Cable said that he was glad that Wood would have someone to help with her husband.

*On the motion of Beeson, 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.*

REZONING REQUEST #2025-00022009

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **DONNA S. KILBY**, Asheboro, NC, and their request to rezone 1.80 acres at 4698 and 4684 US Hwy 220 Business S, Cedar Grove Township, Tax ID #7658470664, Primary Growth Area, from *RR - Residential Restricted District* and *RA - Residential Agricultural District* to *CC-CD - Community Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow an existing residence to be converted into offices and the existing business to become compliant with the *Randolph County Unified Development Ordinance*.

Johnson called for the last case of the night, the rezoning request of DONNA S. KILBY at 4698 and 4684 US Hwy 220 Bus S, along with the site plans and pictures.

Pell opened the public hearing.

Donna S Kilby addressed the Planning Board regarding the request and that they are trying to make the home the offices for D-Blaze and the business has been on the property for over fifty years. Kilby stated that the home is where the business started, and she wanted to honor the men that started the business.

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

Davis asked how long the business had been at the site and Kilby stated it had been there for fifty-three years. Davis asked if there were any plans for the expansion of the business and Kilby stated that she did not know at this time and her current plans would be to give the staff more office and meeting space.

Davis asked if the business would be doing any maintenance work and Kilby said the request would just be for offices and that the maintenance would stay at the same location.

Davis asked about the neighbors and Kilby said that she had received no complaints.

Cable asked about the business hours and Kilby said the hours would be 8:00 am to 5:00 pm, Monday through Thursday, and 8:00 am to 4:00 pm on Friday.

Morgan asked Kilby how she knew to come to the Board for the rezoning. Kilby stated that she wanted to get compliant with zoning and by getting the property zoned commercial, the business would be able to save over \$200.00 on postage and shipping costs with the property being zoned commercial.

Beeson said that this is a pre-existing business and they were just trying to get the property compliant.

Austin asked if there would be any modifications to the building and Kilby stated that no modifications were needed.

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

Emily Needham, 4676 US Hwy 220 Bus S, rose to address the Planning Board and stated that she had lived adjacent to the site for several years and there had never been any problems and she was in total support of this family business.

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

Hedrick asked about a fence along the driveway.

Pell asked if there was anyone else that wanted to speak on the request. Hearing none, Pell closed the public hearing.

Cable asked if the Planning Board could waive the requirement for the buffer and Morgan answered that the Board could not waive the requirement as it exists.

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

RANDOLPH COUNTY U.D.O. UPDATES

2024 North Carolina Legislative Updates and Text Amendments to the *Randolph County Unified Development Ordinance*.

Johnson presented the Planning Board with information about the required legislative changes to the *Randolph County Unified Development Ordinance*. Johnson told the Planning Board that these changes are mandated by the State and he gave a brief overview of changes.

Pell opened the public hearing.

Austin asked about the change of "water and sewer" being changed to "utilities" and if this change would also impact other utilities. The planning staff answered that it would depend on the specific general statute that covered the specific item.

Hedrick asked about removing the requirement of a CVS file and a DWG file. The planning staff stated that the information was already on the plat but requested the information to make it easier for the analysis required as part of the Development Impact Analysis.

Cable said that he feels good about this change as long as the information is on the plat.

Pell asked if there were any questions or concerns on the proposed changes. Pell asked if there was anyone else that wanted to speak on the proposed changes. Hearing none, Pell closed the public hearing.

*On the motion of Cable, seconded by Austin, with a vote of 7-0, the Planning Board voted to recommend **approval** of the legislative updates to the Randolph County Unified Development Ordinance to the Randolph County Board of Commissioners.*

7. Update from the Interim Planning Director.

Johnson informed the Planning Board about pending legislation but they could expect an e-mail later this week and it is possible that the Planning Board would be asked to consider a resolution to oppose some of the specific changes.

Cable stated that there were 250 bills filed in the Senate and 1,000 bills filed on the last day of the House before the deadline.

Pell welcomed Steven Maness to the Planning Board.

8. Adjournment.

Having no further business, on the motion of Davis, seconded by Austin, the Planning Board voted 7-0 to adjourn at 6:37 pm.

Chairman

Clerk to the Planning Board

**Approved by Randolph County Planning Board
May 6, 2025**