

May 6, 2025

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

There was a meeting of the Randolph County Planning Board on May 6, 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 member Nicholas Mooney was absent. Alternate member Steven Maness was 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, Eric Martin, and Janet Moreno.

3. Consent Agenda:

- Approval of agenda for the May 6, 2025, Planning Board meeting.
- Approval of the minutes from the April 8, 2025, Planning Board meeting.

*On the motion of Davis, seconded by Cable, 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 #2025-00022011

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **JUSTIN TAYLOR**, Asheboro, NC, and their request to obtain a Special Use Permit at 580 Roman Rd, Grant Township, Tax ID #7771419422, 5.43 acres, *RR-CD - Residential Restricted - Conditional District*. The applicant desires to obtain a Special Use Permit to specifically allow automotive, recreational vehicle, and equipment sales, including on and off-road vehicles and utility equipment trailers/campers.

Johnson presented the only Special Use Permit request for the night, the request of Justin Taylor at 580 Roman Rd, Asheboro, NC.

Pell opened the public hearing.

Morgan administered the oath to Taylor.

Taylor stated that he wanted to start a dealership for cars and then expand to allow other sales. Taylor stated that the dealership would be in the clear area on the property and that it could not be seen from other roads due to trees. Taylor said that he would do online advertising and sales and that he would not be working on cars at the site but would take them to another location for his mechanic to do any necessary work.

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

Beeson asked if Taylor was going to be working on cars, and Taylor said that he would not be working on cars.

Davis asked Taylor if his sales would be online, and Taylor said most of the transactions would be online, but that customers could come to the site and look at the vehicles.

Davis asked about the number of vehicles and the operating hours, and Taylor stated that there would be up to ten vehicles and the hours would be 10:00 am to 4:00 pm, Monday through Friday.

Cable asked about signage, and Taylor stated that we would put some signs up in the area, and the ten-foot by twenty-foot office is required to have a sign, and there would be a sign at the driveway.

Austin asked if Roman Rd was paved all the way, and Taylor stated that half of the road is paved and the rest is gravel, and the gravel portion begins at his driveway.

Austin asked about the amount of traffic, and Taylor said that he did not expect much

traffic, but maybe a few cars a week at most.

Beeson asked if Taylor would be pre-scheduling appointments, and Taylor answered yes.

Austin asked if Taylor had received any negative response from neighbors, and Taylor said that he talked with all of his neighbors and they did not seem to have any problems.

Thompson asked Taylor if his property was at the end of the road, and Taylor answered yes.

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

Hearing none, Pell asked if there was anyone present in opposition to the request. Hearing none, Pell closed the public hearing.

Davis said that Taylor seemed to be a nice young man.

*On the motion of Hedrick, 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 #2025-00022010

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **AMELIA F. DAVIS**, Randleman, NC, and their request to rezone 5.14 acres out of 18.91 acres on the corner of US Hwy 311 and Farlow Ln, New Market Township, Randleman Lake Protected Area Watershed, Tax ID #7736750315, Primary Growth Area and Secondary Growth Area from *RA - Residential Agricultural District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive – Conditional District*. The proposed Conditional Zoning District would specifically allow a new lot to be created out of the existing parcel from a previous subdivision for a site-built home as per the site plan.

Johnson presented the only rezoning request for the night, the request of Amelia F. Davis for property at the corner of US Hwy 311 and Farlow Ln, Sophia, NC.

Pell opened the public hearing.

Amerlia Davis, 5834 Davis Country Rd, Randleman, rose to address the Planning Board, and she said that this site would be for a fifth family member.

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

Beeson said that he was familiar with this area and the Davis family has done a great job, and they always keep the property clean.

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

Hearing none, Pell asked if there was anyone present in opposition to the request. Hearing none, Pell closed the public hearing.

Beeson stated that the family has done a good job with the other parcels and that they are great neighbors.

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

Johnson advised Davis of the fifteen-day waiting period for potential appeals of the decision of the Planning Board.

RESOLUTION ON PENDING LEGISLATIVE CHANGES

Consider resolution against pending legislative changes in the North Carolina General Assembly.

Johnson presented information to the Planning Board regarding pending legislative changes in the North Carolina General Assembly, and he informed the Planning Board that the Board of Commissioners had decided to handle these issues privately with the legislative delegation.

Davis asked if the Board would possibly see the bills again, and Johnson said it was possible, but hopefully, the bills will get better.

Hedrick asked if the Board should table the vote on the resolution. Johnson said it was up to the Planning Board, but if the resolution was to be tabled, it would come back to the Planning Board, and if the Planning Board voted down the resolution, it could be brought back at a later date.

Cable asked Morgan for some guidance, and Morgan indicated that there was no good answer.

Davis said that it appears that the County Commissioners are not ready to deal with these pending bills publicly.

Cable said that maybe the Planning Board should follow the County Commissioners' lead on these bills, but the Planning Board is independent and could do whatever the Board members wanted.

*On the motion of Cable, seconded by Austin, with a vote of 7-0, the Planning Board voted **not to take any action** on the proposed resolution on pending legislative changes.*

7. Update from the Interim Planning Director/Assistant County Manager.

Johnson presented the Planning Board with the results of the North Carolina Association of County Commissioners' peer review of the Planning Department. Johnson said that the report was complimentary of the existing staff but did point out some issues that will be addressed over the coming months and years. Johnson said that he would be working with Building Inspections, Environmental Health, and the Planning departments to move forward with reestablishing the Central Permitting process that won State awards over the years.

Cable said that he wanted to give kudos to the staff for all of their work.

Austin asked about the case for the June meeting, and staff replied that there are four cases for the June agenda, and Johnson said that the Planning Board could expect more cases this year.

8. Adjournment.

At 6:26 p.m. on motion of Davis, seconded by Cable, the Board voted 7-0 to adjourn.

Chairman

Clerk to the Planning Board

**Approved by Randolph County Planning Board
June 3, 2025**