

June 3, 2025

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

There was a meeting of the Randolph County Planning Board on June 3, 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, John Cable, Reggie Beeson, Ken Austin, Brandon Hedrick, Susan Thompson, and Alternate Nicholas Mooney, substituting for Kemp Davis, were present. Kemp Davis and Steven Maness were 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 Burkhart, David Harris, Cory Hartsoe, Kim Heinzer, Tim Mangum, Eric Martin, and Janet Moreno.

3. Consent Agenda:

- Approval of agenda for the June 3, 2025, Planning Board meeting.
- Approval of the minutes from the May 6, 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.

SPECIAL USE PERMIT REQUEST #2025-00022013

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **KIM HUNT**, Pleasant Garden, NC, and their request to obtain a Special Use Permit at 8582 Racine Rd, Providence Township, Polecat Creek Balance Watershed, Tax ID #7778819375, .92 acres, *RE-CD - Residential Exclusive - Conditional District*. The applicant desires to obtain a Special Use Permit to specifically allow a hair studio in a proposed 12 ft. by 32 ft. accessory building as per the site plan.

Johnson presented the first case of the night, the Special Use Permit request by Kim Hunt, 8582 Racine Rd, Pleasant Garden, NC.

Pell opened the public hearing.

Morgan administered the oath to Kim Hunt, the applicant.

Hunt told the Planning Board that she wanted to have a plan for her retirement and that the proposed building would start as a "she-shed" that would eventually allow her to open a hair studio.

Beeson asked Hunt if she would have a second entrance to the proposed building and Hunt said that she was not sure, but a second entrance is a possibility.

Austin asked Hunt about signage and Hunt replied that she is not big on advertising but would possibly have a small sign to let drivers know about the hair studio.

Beeson noted that the proposed building is close to the property line and asked if there would be a buffer. Hunt said that she is planning on leaving the property as it currently is and leaving the buffer.

Morgan informed the Planning Board that the subdivision did have deed restrictions and Hunt had gone through the legal process to have those removed to allow the hair studio.

Pell asked if the Planning Board had any questions.

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

*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 #2025-00022014

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **GERALD CHURCH**, Lexington, NC, and their request to obtain a Special Use Permit at 1137 Hawk Nest Dr, Tabernacle Township, Tax ID #6782714641, 3.52 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to specifically allow obtaining a federal firearms license for firearm repair in an existing 40 ft. by 40 ft. building as per the site plan.

Johnson presented the second case of the night, the Special Use Permit request by Gerald Hunt, 1137 Hawk Nest Dr, Lexington, NC.

No one was present for the public hearing. Pell stated that the Planning Board would move to the rezoning request and come back to this case later in the meeting.

The Planning Board returned to this request after they completed the rezoning request. The applicant was still not present for the meeting.

*On the motion of Cable, seconded by Austin, with a vote of 7-0, the Planning Board voted to **table** this request until the next Planning Board meeting.*

REZONING REQUEST #2025-00022012

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **LANIER, INC.**, Asheboro, NC, and their request to rezone 3.03-acres out of 12.17 acres on Browers Chapel Rd, Asheboro Township, Tax ID #7760460164, Primary Growth Area, from *RE - Residential Exclusive District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow the division of part of tract number one, thereby creating a major subdivision.

Johnson presented the only rezoning case of the night, the request by Lanier, Inc., on Browers Chapel Rd, Asheboro, NC.

Pell opened the public hearing.

Daniel Tanner, Survey Carolina, addressed the Planning Board and said that he was the representative for Donald Lanier, who could not attend the meeting. Tanner explained that the request was for the fourth lot in a minor subdivision and the lots had already been reviewed for septic systems and the lots would be for site-built homes only.

Pell asked if the Planning Board had any questions.

Beeson asked about the stream on the property and Tanner stated that the stream

was on the lower part of the parcel and not a part of this request.

Cable asked if Lanier had the driveway permits and Tanner said that Lanier had contacted the North Carolina Department of Transportation (NCDOT) and NCDOT would prefer internal roads, but since the request is only for two lots, it does not make sense to build an internal road since the lots front on Browers Chapel Rd.

Morgan asked Tanner to remind Lanier to not burn the land clearing debris.

Pell asked if the Planning Board had any questions.

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

Austin asked if NCDOT shares their concerns with the Planning Board and how the Board is notified. *(The comments from NCDOT on proposals are included in the case summary for all rezonings.)*

Morgan stated that NCDOT always suggests shared drives, but the County thinks it creates more problems and that a driveway permit is still needed.

Hedrick said that he was more concerned with access to the lots due to the topography and that would make it difficult to get more lots on Browers Chapel Rd.

Cable stated that he noticed the bend in the road and that he agreed with Morgan's statement.

*On the motion of Austin, 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.*

Pell advised Tanner of the fifteen-day waiting period to allow for any appeals to the rezoning.

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

Johnson told the Planning Board that they plan to close the application period for the Planning Director position on Friday, June 6, 2025.

Heinzer informed the Planning Board that staff are looking to update the sign regulations in the *Randolph County Unified Development Ordinance* to provide better guidance and allow more diverse signs in size and numbers.

8. Adjournment.

Having no further business, on the motion of Cable, seconded by Beeson, the Planning

Board voted 7-0 to adjourn at 6:20 pm.

Chairman

Clerk to the Planning Board

Approved by Randolph County Planning Board

July 8, 2025