

July 8, 2025

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

There was a meeting of the Randolph County Planning Board on July 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, John Cable, Reggie Beeson, Ken Austin, Brandon Hedrick, Susan Thompson and Steven Maness were present. Maness sat with the Planning Board due to the absence of Kemp Davis. Kemp Davis and Nicholas Mooney 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, David Harris, Cory Hartsoe, Kim Heinzer, Tim Mangum, Eric Martin, and Janet Moreno.

3. Consent Agenda:

- Approval of agenda for the July 8, 2025, Planning Board meeting.
- Approval of the minutes from the June 3, 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.

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. *(This request was tabled at the June Planning Board meeting.)*

The Planning Board returned to the request of Gerald Church, 1137 Hawk Nest Dr, Lexington, NC, that was tabled at the June 3, 2025, Planning Board meeting since Church was absent.

Johnson presented the case to the Planning Board.

Pell opened the public hearing.

Morgan administered the Oath to Gerald Church.

Church told the Planning Board that his son had completed the gun-smithing program at Montgomery Community College and would like to go into business at this location using the existing building. He said obtaining zoning approval is the beginning process to obtain a Federal Firearms License.

Pell asked if the Planning Board had any questions.

Cable asked Church for the hours of operation, if the business would be open to the public or internet sales, and if there would be advertising signs. Church said the business would not be open to the public and they would be a sub-contractor to existing gun stores with no storefront. Church said the hours of operation would be 8:00 am to 5:00 pm.

Cable asked if there would be any need for additional parking and if there would be secure storage. Church said there would be no need for parking, and they already have security in place.

Beeson asked if there would be any test firing of the weapons, and if so, where he planned to do so. Church said there would be a small, contained area developed behind the building if the request is approved.

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

Hearing none, Pell asked if anyone else had signed up to speak. Having no additional speakers for the case, Pell closed the public hearing.

Cable said he was glad that he made the motion to table the request the previous month. He said it sounds like they would meet the criteria for approval, and the Federal Government requires this process for a license. He said he was prepared to

make a motion.

Hedrick said according to the Table of Permitted Uses, a gun range is not allowed in this zoning district. Cable said he would agree if this were an actual range instead of a test firing area which is under the purview of gun smithing. Austin agreed, and said he feels the gun range refers to a commercial range.

Austin asked if they could reopen the public hearing to ask the applicant a question.

*On the motion of Austin, seconded by Hedrick, with a vote of 7-0, the Planning Board voted to **reopen** the public hearing for this request.*

Austin asked Church if there would be anything other than test firing for his repairs, or open to the public. Church said there would be nothing open to the public, and the testing would be only to ensure the repairs are completed properly.

Cable asked if it would fit the criteria of federal regulations. Church answered yes. He said it is part of the Federal Firearms License and the ATF inspections.

Pell closed the public hearing.

*On the motion of Austin, seconded by Hedrick, with a vote of 6-1, Hedrick voting no, the Planning Board voted to **approve** the request with the motions contained in the Planning Board packet.*

6. New Business.

REZONING REQUEST #2025-00022016

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **WATERFORD RE, LLC**, Greensboro, NC, and their request to rezone 1.93-acres at 616 Burney Rd, Richland Township, Tax ID #7665382478, Primary Growth Area, from *RR - Residential Restricted District* to *RM-CD - Residential Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow an additional lot to be created for Class B mobile homes and above in an existing minor subdivision as per the site plan.

Johnson presented the first new case of the night to the Planning Board, and it was the request of Waterford, RE, LLC, of Greensboro, NC.

Pell opened the public hearing.

Daniel Stickler addressed the Planning Board, referring to the site plan provided, and stated that he is requesting to divide the parcel. He explained that there used to be

an older home on the property that the Fire Department burned down for training purposes, and he would like to put a mobile home back in the same location.

Pell asked if the Planning Board had any questions.

Morgan asked if the property had its own well, septic system, and access. Stickler said the property does have a well and septic system, and approximately 157 feet of road frontage.

Pell asked if the Planning Board had any other questions.

Hearing none, Pell asked if anyone else had signed up to speak. There being no more speakers for the case, Pell closed the public hearing.

Beeson stated that the parcel size would allow both new lots to have a minimum of an acre.

Hedrick said the original intent of the Restricted Residential zoning would not allow mobile homes, but, having no one in opposition, he was willing to make a motion.

*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.*

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

REZONING REQUEST #2025-00022017

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **WILLIAM SHANE WAY**, Greensboro, NC, and their request to rezone 1.80-acres at 3347 Old 421 Rd, Liberty Township, Rocky River Balance Watershed, Tax ID #8735359444, Primary Growth Area, from *LI-CD - Light Industrial - Conditional District* to *CC-CD - Community Commercial - Conditional District*. The proposed Conditional Zoning District would specifically allow manufacturing of gun suppressors without a storefront, range, signage or multiple vehicles entering. Property Owner: Lyn Villa Smith Richardson

Johnson presented the next rezoning case of the night to the Planning Board, and it was the request of William Shane Way, of Greensboro, NC.

Pell opened the public hearing.

William Shane Way addressed the Planning Board. He said he is requesting the zoning change to satisfy the requirements to obtain a Federal Firearms License at

this location. He explained that there would be one piece of equipment to make products, no test firing on site, and no storefront. Way said that he planned to sell primarily to gun stores, having no public sales of any kind.

Pell asked if the Planning Board had any questions.

Cable said he would like to clarify that there would be nothing tested on-site. Way confirmed that there would be no test firing.

Austin asked if he would take orders over the internet or by phone. Way stated that he would start out selling to his friends' gun stores and may eventually move toward internet sales.

Morgan asked if the machinery being used would all be indoors. Way answered yes.

Cable asked if there would be any potential noise or anything that would disturb the neighbors. Way answered no.

Maness asked what type of equipment he would use. Way said he would be using a CNC lathe.

Beeson asked if he had already been using the machinery. Way explained that his father had used the machine for several years and has now retired, and he would like to continue its use.

Pell asked the Board if they had any additional questions.

Hearing none, Pell asked if anyone else had signed up to speak. There being no more speakers for the case, Pell closed the public hearing.

Hedrick said there seemed to be no change in the use of the property, so he would move forward with a motion.

*On the motion of Hedrick, seconded by Maness, 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 Way of the fifteen-day waiting period to allow for any appeals to the rezoning.

REZONING REQUEST #2025-00022019

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **BETSY MOODY**, Asheboro, NC, and their request to rezone 1.58-acres out of 8.30-acres at 1631 Worthville Rd, Franklinville Township, Tax ID #7764987307, Secondary Growth Area, from

RA - Residential Agricultural District to CC-CD - Community Commercial - Conditional District. The proposed Conditional Zoning District would specifically allow a towing service yard as per the site plan. Property Owners: Steven W. and Julie M. Wishon, Trustees

Johnson presented the last rezoning case of the night to the Planning Board, and it was the request of Betsy Moody, of Asheboro, NC.

Pell opened the public hearing.

H R Gallimore, Re-Max Central Realty, representing the property owner on behalf of Betsy Moody, said the property is currently under contract and to allow the existing business to continue, rezoning is required for the commercial portion of the property. He said they planned to continue the towing and storage yard, without a salvage yard, following all regulations required by the NC Highway Patrol. Gallimore told the Board that the proposed buyers of the residential portion of the property are aware of the existing business and have no issues.

Gallimore asked if Wishon would have to come back before the Board if he chose to do some automotive repair. Morgan said that if the request were approved, it would be based on the conditions of his application.

Steve Wishon and Betsy Moody were signed in as speakers and reserved the right to address the Board with any questions, if needed.

Pell asked if the Planning Board had any questions.

Cable asked if the property was currently being used to store vehicles. Gallimore said he had been on the site the day of the hearing, and there were some cars in the fenced area to the left of the property. He said cars on site would either be in the fenced area or inside the building. He said the fenced area has slats for privacy and existing buffers as required by the NC State Highway Patrol office.

Cable said he understands the regulations from the Highway Patrol, but has concerns about spills, batteries leaking, etc., because the property is so close to the water. He asked if there was a plan for those situations. Gallimore said that most of the cars are "road-ready" until they are towed to the containment lot.

Gallimore continued to explain that specific regulations have to be followed by the Highway Patrol. Cable said those regulations are set up to control security and lighting type concerns without regard to the spills, etc. Gallimore said it is his understanding that spills have to be reported to the Department of Environmental Quality (DEQ) and have to be taken care of quickly.

Austin asked if the fencing was around the entire property. Gallimore said there is fencing and a gate for the containment area for security, as well as fencing around

the building, used as a buffer for the neighbor. Austin asked if the fencing was opaque. Gallimore answered yes.

Beeson asked if the pole barn shown on maps would convey to the new residential parcel. Gallimore answered yes.

Hedrick asked if anyone had contacted the church. Gallimore said they have co-existed with this business since approximately 2008, and this request would continue to be "business as usual". He said the only reason they are required to follow this process is that the business would no longer be a Special Use to the existing residential property once it is divided, which requires a rezoning.

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

Wishon explained that he was approved for towing and storage in 2008 at this location. He said there is room in the existing building to store the vehicles if needed. He continued to explain that when you have an accident, eighty percent of the fluids are at the scene of an accident, with very little spill afterward.

Moody told the Board that they have not spoken with anyone from the Church since the business was established in 2008. She said this business was initially approved as an accessory use to the house and now requires the rezoning to split the residential structure off separately.

Thompson asked if the potential buyers of the home would have to drive by the site to get to their home. Moody said they would have to and have no problems with the business. Moody and Wishon said there would be a thirty-foot easement for them to access their home.

Wishon told the Board that this zone for the County will have approximately one to two accidents towed to this site per week.

Johnson asked how much land clearing the potential buyers would have done. Moody said she was unaware of any planned clearing. Wishon said the containment lot is not visible from the road and is approximately five hundred feet down the driveway.

Hedrick asked Wishon if he would be willing to agree to leave the existing vegetation on the property bordering the Church. Wishon agreed to that request. Moody said the Church has quite a bit of vegetation on its side of the property as well.

Cable said he has been in law enforcement for forty years and is aware of the accidents and all that is involved, but his concerns are the protection of the water. Wishon said he understood and, as stated by Gallimore, the majority of the storage will be in the existing building with concrete flooring.

Austin asked if there was any signage on the road for the business. Wishon answered no. He said he works mainly for the Highway Patrol and does not advertise for individual businesses. He said he has a sign on the building and the proper lettering that is needed.

Pell asked if the Planning Board had any questions. Hearing none, Pell asked if anyone else had signed up to speak. Having no additional speakers for the case, Pell closed the public hearing.

Hedrick said he would like to add a condition that the buffer remain between the storage yard and the church. There were discussions among the Board on the need for buffering to protect the church.

Cable said the Planning Board had done its due diligence in asking questions and acknowledging the need for existing buffers to protect the church. The Board agreed that they would like to see the existing buffer remain on the property adjoining the church.

*On the motion of Hedrick, seconded by Cable, with a vote of 7-0, the Planning Board voted to **reopen** the public hearing for this request.*

Johnson asked Gallimore if the owner would agree to leave the existing natural buffer on the property adjoining the church. Wishon agreed to the condition, and Moody signed an updated application including the conditions as stated.

Pell asked if there were any additional questions from the Board. Hearing none, Pell closed the public hearing for discussion or a motion.

*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.*

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

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

- Proposed sign regulations update.

Johnson informed the Planning Board that staff had put together potential amendments to the sign ordinance, which were included in their agenda packet. He said that as the County welcomes larger corporations, adjustments need to be made as our County changes. He said the staff planned to bring the final draft before the Board in August for a vote. He said the draft before them was not as tidy as it would be in August, but the staff would like to welcome any questions, concerns, or suggestions they may have before it is brought to them in August.

Johnson said there were no additional updates at this time.

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

Cable asked if the new draft would be emailed to the Board members. Johnson said they would be part of the agenda for their review, and if they had any questions or concerns, please reach out to him or the Planning staff.

8. Adjournment.

At 6:53 p.m. on motion of Beeson, seconded by Austin, the Board voted 7-0 to adjourn.

Chairman

Clerk to the Planning Board

**Approved by Randolph County Planning Board
August 5, 2025**