

September 9, 2025

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

There was a meeting of the Randolph County Planning Board on September 9, 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. Steven Maness was absent. Alternate member Nicholas Mooney 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, and Eric Martin.

3. Consent Agenda:

- Approval of agenda for the September 9, 2025, Planning Board meeting.
- Approval of the minutes from the August 5, 2025, Planning Board meeting.

Pell called for a motion to approve the consent agenda.

*On the motion of Cable, 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 agenda packet.*

Pell asked the Board to move the old business to the end of the agenda.

On the motion of Davis, seconded by Beeson, with a vote of 7-0, the Planning Board voted to move the old business section of the agenda until the end of the meeting.

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.

*On the motion of Davis, seconded by Hedrick, with a vote of 7-0, the Planning Board voted to **postpone** the Sign regulation update(s) until after the New Business was complete.*

6. New Business.

SPECIAL USE PERMIT REQUEST #2025-00022024

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **JOHN FRANKLIN KIME WATER TREATMENT PLANT**, Randleman, NC, and their request to obtain a Special Use Permit at 7297 Adams Farm Rd, Level Cross Township, Randleman Lake Critical Area Watershed, Tax ID #7756694552, #7757505704, #7756595974, #7756593902, and #7757415700, 216.22 acres, RA - Residential Agricultural District. The applicant desires to obtain a Special Use Permit to specifically amend the existing special use permit to allow for future expansion of the existing water treatment plant. Property Owner: Piedmont Triad Regional Water Authority

Johnson presented the first case of the night, the request by the Piedmont Triad Regional Water Authority to amend their existing Special Use Permit at 7297 Adams Farm Rd.

Pell opened the public hearing.

Morgan administered the oath to Gregory Flory, Executive Director of the Piedmont Triad Water Authority.

Flory thanked the Board for their time and explained that the current Special Use Permit only allows the facility "as per the site plan" submitted, which currently processes approximately 12 million gallons a day (MGD). He said this specific site was chosen to accommodate the potential 48 MGD, to be implemented in phases, so they are requesting to amend the existing permit to allow for the future construction. Flory said they are currently in the process of expanding the facility to 26.7 MGD and adding an advanced treatment facility for emerging contaminants. He also said they plan to add an additional raw water line as part of this project.

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

Hedrick asked if this expansion is responding to the immediate needs as well as the growth needed. Flory said if there is a request from any one of the six partners of the facility for additional water needs, there is a process for expansion. He said three of

the partners are participating in this current expansion. He said they have laid out the facility as part of the request for what is expected for the entire 48 MGD to prevent having to come back before the Board when there are future needs for expansion.

Hedrick asked if the current best practices for emerging contaminants are per the United States Environmental Protection Agency EPA. Flory said the treatment that they are looking to install is the actual best practice for any emergent compound out there right now. He said they are looking to install reverse osmosis, which offers the widest spectrum of treatment for emergent compounds that are known, and hopefully anything else that may show up.

Hedrick asked if the current plan is sufficient for future expansion. Flory said there is adequate space for their plan.

Davis asked what is located on the property now. Flory said the current footprint of the facility is indicated on their site plan with non-dashed lines without knowing the actual acreage. He gave an overview of the existing buildings on the property and their uses. He said the facility will double in size once it builds out to the 48 MGD.

Austin asked if there was an estimated time for completion. Flory said growth will dictate how much water is needed, but they anticipate being completed by 2050.

Beeson asked if Randleman was one of the partners requesting expansion because of their current capacity. Flory said Randleman had only one million gallons of capacity available to them as part of the original agreement and obtained all of it during the first construction phase. He said they are not one of the participating partners because they are not using it all at this time. He said they will have the opportunity to obtain a larger capacity from one of the other partners in the future if needed.

Cable asked if the neighboring properties would be affected by this expansion. Flory said the only thing that will see change is the amount of chemical deliveries increasing as they expand. Cable asked if there would be any aesthetic changes. Flory said the buffer area located to the north would eventually be cleared during expansion, but the wooded parcel adjacent to that, not owned by Piedmont Triad Water Authority, would remain wooded. Cable asked if the tree buffer located along Adams Farm Rd and I-73 would remain on the property. Flory answered yes.

Austin asked about the security considerations for the facility. Flory said that security is looked at every day; they have gated access to the facility, which will be enhanced as part of the upcoming project. He also said they have spill prevention plans in place, their own dedicated police, and eventually, there will be an additional exit on the north side of the property to increase security for the parameters.

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

Hedrick said this is an existing plant, and the surrounding parcels are not being impacted. Beeson said there is a need to maximize the capacity for anticipated growth. Cable said this project will have minimal impact on the area, the expansion is needed, and all the criteria are met when considering the Special Use permit. Hedrick said this was specifically in the interests of public safety, dealing with the emerging contaminants.

*On the motion of Cable, 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 agenda packet.*

SPECIAL USE PERMIT REQUEST #2025-00022018

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **RANDOLPH COMMUNITY COLLEGE TRAINING FACILITY**, Asheboro, NC, and their request to obtain a Special Use Permit at 895 Training Center Dr, Franklinville Township, Tax ID #7772971865, 60.29 acres, RA - Residential Agricultural District. The applicant desires to obtain a Special Use Permit to specifically allow an expansion of the Randolph Community College Emergency Services Training Facility. Property Owner: Trustees of Randolph Community College

Johnson presented the last case of the night, the request by Randolph Community College to obtain a Special Use Permit at 895 Training Center Dr.

Pell opened the public hearing.

Morgan administered the oath to Dr Shah Ardalan.

Ardalan told the Planning Board that he is the President of Randolph Community College, said the property was purchased by Randolph County for the Community College several years ago and was recently deeded to the College. He said the plan is to expand the use of the property in different phases. Dr. Ardalan said the facility serves the Sheriff's department, Police, and several other emergency service agencies. Dr. Ardalan said they planned to expand in phases; the first phase would improve the safety of the existing facility, phase two would consist of expanding the parking, allowing adequate space for vehicle chase training and maneuvers, and future plans to add more classes and potentially an indoor shooting range. He said the plans are pending on water and sewer availability.

Pell asked the Board if there were any questions for Dr. Ardalan.

Cable asked what he anticipates these phases to be completed. Ardalan said to begin their project, they have to secure 1.5 million dollars in funding from the Randolph County Commissioners, and felt like it may take 1 1/2 to 2 years to

complete.

Hedrick mentioned that there were two different site plans with no change in footprint. Ardalan said those plans were drawn up with some flexibility in mind, and could change based on costs at the time of construction.

Hedrick asked if the facility would be available to Randolph Community College students. Ardalan said it will be used primarily for students and County personnel training, but as the facility is expanded, they hope to attract training from outside the County as well.

Having no additional questions for Ardalan from the Board, Pell asked if there was anyone else who would like to speak regarding the request.

Morgan administered an oath to Debra Cox.

Debra Cox, 1145 James Ray Dr., said her home is located directly across the river from the training center. Cox presented some flyers to the Board (*Exhibit 1*), which were made available to the surrounding community, announcing dates for range training, potential sound barrier solutions, an Open House planned for the facility, and other general information about the facility. She said that she would like to thank the first responders for everything they do and realize that training is a necessary part of their job. She thanked the Board for the opportunity to voice her opinion, because she had not been given that opportunity to speak years ago when the facility was first constructed.

Cox spoke about the sound solutions that were supposed to be addressed according to the flyer she provided, and nothing has been done to lessen the noise problems that she was aware of. She said they hear sirens regularly and instructional conversations given over the speaker system. Cox said that in August 2018, Marines were allowed to land at the center, taking the Osprey directly over her home, shaking it to its core and causing a stampede with her cattle, tearing down fence lines and causing her husband hours of searching to regain the herd, and repair pastures. She also said that during that stampede, their registered bull (costing several thousand dollars) was injured and was never able to breed again, and she does not want anything like this to happen again in the future.

Cox said that she would like to respectfully ask that if an expansion of the facility is approved, it comes with some consideration for the neighborhood and farms in the area by placing restrictions on the hours of operation and the type of training that is allowed on the property.

Austin asked about the location of her home in relation to the training facility. Cox said it is located directly across the river on the opposite side. Austin asked about the multiple structures on the property. Cox said there are three barns and a house on their property.

Cable asked Cox if she had any suggestions or guidance for operations based on what had already happened at the facility. Cox said that she didn't believe that Ospreys should be allowed at the facility, and sound barriers should be addressed as mentioned over 24 years ago. She said she understands that training must take place, but before new construction is allowed, older issues should be addressed.

Beeson asked if anyone had ever reached out about aircraft coming into the facility. Cox answered no. She said they were caught totally off guard and lost a three-thousand-dollar bull because of the situation.

Austin asked Cox if she had conversations with anyone about operations at the facility. Cox answered no.

Davis asked how often something of that nature occurs in the area. Cox said that was the only event of bringing in Ospreys, but they use the training facility on a normal basis for Robin Sage training, and they never knew which night there would be someone blowing stuff up nearby. Davis asked if Helicopters fly over during the Robin Sage training. Cox said they fly over, and there is quite a bit of gunfire and explosions during their training. Davis said he believes that takes place all over the County.

Austin said it didn't sound like she was against the request, just that she would like additional notifications. Cox said they would like to see some improvements in sound barriers.

Thompson asked Cox if she had spoken to other neighbors who may have the same type of concerns. Cox said she tried to organize neighbors in the beginning, obtaining an attorney, but it became too expensive to proceed. Thompson asked if the other neighbors had livestock as well. Cox said that their property is the closest one with livestock.

Davis asked if the normal firing range noise disrupts the livestock. Cox said they had become used to the noise, and she had invested money in some heavy-duty windows to drown out the noise, even though she still hears the sirens inside the house.

Pell asked if there were any additional questions from the Board. Hearing none, he asked Ardalan if he would like to address any of the concerns.

Ardalan apologized to Cox for the inconvenience because he doesn't want to disturb anyone and hurt the community. He also said that he was not sure what was promised years ago, because he wasn't part of RCC at that time, but he was not planning to allow aircraft to land on the property. Ardalan also said sirens are part of the practice scenarios and had to be as realistic as possible when training. He said announcements are made before setting fires to make sure that no one is in harm's

way before starting fires and such.

Morgan said he is somewhat familiar with Robin Sage, and his experience, the County was contacted and told where the exercises would occur, and it is not a partnership. He also told Ardalan that, although he doesn't plan for Robin Sage to land aircraft at the facility, he may get a call at some point telling him they will.

Cable told Ardalan that he appreciated his heartfelt apology for something he wasn't involved with.

Hedrick said phase 4, on the site plan, shows an indoor range and asked if that would minimize some of the outdoor shooting. Dr. Ardalan said it could minimize the shooting, but not all of it will be indoors due to the fact that they are providing realistic shooting training outdoors as well.

Beeson said he would like to see restrictions on the hours of operation for the gun range. Ardalan said the purpose of the indoor range would allow training anytime, day or night.

Austin said that Cox mentioned that a lot of noise was created by the speaker system used on the property and the sirens. He asked if anything would contribute to additional noise with the expansion. Dr. Ardalan answered no. He said the expansion would be primarily classrooms.

Beeson asked if the speakers were located on poles and if the direction of the speaker could be adjusted to minimize noise to the adjoining neighbors. Ardalan said the positioning could be looked at and possibly adjusted, although they would have to consider "safety first".

Austin asked if there were normal hours for the training exercises. Ardalan said it is normally held during weekdays unless otherwise necessary, and not all activity is scheduled by them. He said outside agencies schedule training as well. Cable said there are certain State standards that have to be followed for these training certifications.

Cable said he is familiar with these operations because he also has to qualify twice a year, which includes daytime and nighttime scores with commands given for each stage of the shooting. He said the indoor range should eliminate some of the noise because you can adjust the lighting for night shooting as well. He also apologized for Robin Sage's disruption. He said the military just takes over for the needs of their training, pulls up stakes, and they're gone. He said this facility is to train cadets in the most realistic situations so they don't screw up on the streets. He said he feels that phase 4 will eliminate a lot of the noise, and there can't be a time restriction due to weather, day, or nighttime qualifying.

Pell asked if there were any additional questions from the Board. Hearing none, he

closed the public hearing for discussion or a motion.

Austin said, based on comments from Cox and Ardalan, there has been some noise in the past, but it appears that the expansion should reduce the amount of noise.

Beeson said he would like to encourage Randolph Community College to look at the speaker system to minimize noise.

Davis feels sympathetic to the Cox family, but the training of emergency service personnel is so important. He said Cable was the expert, and he had explained the training to everyone.

*On the motion of Davis, 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 agenda packet.*

RANDOLPH COUNTY UNIFIED DEVELOPMENT ORDINANCE UPDATE

Sign regulations update to the *Randolph County Unified Development Ordinance*.

The Planning Board returned to the tabled business from the August Planning Board meeting and the consideration of the sign regulations as contained in the agenda packet. Johnson presented the changes that were requested by the Planning Board.

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

Hedrick thanked the staff for going through the update. He said he had concerns with the outdoor advertising sign, maximum height of 35 ft, and changeable face being allowed in *Community Commercial (CC)* and *Limited Commercial (LC)* zoning. He asked if those two zonings should be removed or possibly allowed only with a Special Use Permit. Austin agreed.

Davis asked for an opinion from the staff. Mangum said you can only have a rezoning request or a Special Use Permit request, but not both.

Beeson suggested that the *Community Commercial* and *Limited Commercial* be removed as approved districts for outdoor advertising signs.

There was additional discussion between multiple Board members regarding the signing allowances. Hedrick suggested that the *Community Commercial* and *Limited Commercial* zoning not be allowed for the outdoor advertising signs.

On the motion of Hedrick, seconded by Beeson, with a vote of 7-0, the Planning Board voted to recommend the changes to Table 30, regarding zoning districts that will only include CS, GC, HI, or LI.

*On the motion of Hedrick, seconded by Austin, 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, with the amendments that outdoor advertising signs only be allowed in CS, GC, HI, or LI zoning districts.*

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

- Zoning and Growth Management Area Statistics

Johnson presented the Planning Board with the zoning district and *Growth Management Area* statistics as were included in agenda packet.

8. Adjournment.

Having no further business, on the motion of Davis, seconded by Austin, the Planning Board voted 7-0 to adjourn at 07:10 PM.

Chairman

Clerk to the Planning Board

**Approved by Randolph County Planning Board
October 7, 2025**



Randolph Community College

Emergency Services Training Center

Neighborhood Update



SOUND SOLUTIONS FOR ESTC

Since our meeting in November, Randolph Community College has been working with an engineering firm to come up with some ways to muffle the sounds from the firing range at the Emergency Services Training Center. The engineer has posed several possible alternatives, some more realistic than others.

Those ideas include the following:

- Build a fence around the pistol firing range using a special acoustical type of plywood. The fence would form a rectangular box around the pistol range only. It could not be extended around the rifle range because of the length of that range.
- An idea borrowed from Fort Bragg is to use 12-inch corrugated pipe to muffle rifle fire. The trainees would actually shoot through pipes, and the noise which comes from the explosion of gases at the end of the nozzle would be muffled.
- Another idea, which is not yet fine-tuned, is to use small three-sided buildings made out of special

acoustical material that would diminish the sound levels. The trainee would shoot from inside the building, muffling and redirecting the sound. These buildings would have to be moveable, and a system to accomplish this hasn't been worked out.

- Use steel beams and precast concrete to build a tall wall around the pistol range. This would be a fairly expensive proposition.
- Construct a building around the pistol range, a solution which is estimated to cost as much as \$2 million or more.

No perfect solutions have been found, and the problem of how to muffle shotgun fire remains. But, pistol training occurs much more frequently than training with shotguns and rifles, and the College is committed to implementing some solutions as soon as possible.

The most plausible answers seem to be the acoustical wood fence around the pistol range and using corrugated pipe to muffle rifle fire.

The College is ready to move ahead with building the fence and hopes to open bids for the project by the end of January. Depending on the weather and barring any complications at the construction site, work on the fence could be started as early as the middle of February, and it should only take about two weeks to complete. Investigation into using corrugated pipes and other possible alternatives will continue.

OPEN HOUSE SET FOR MAY 4

Save the date! On May 4, 2002, from 9 a.m. to 1 p.m., Randolph Community College invites the residents of Cedar Falls to an Open House at the Emergency Services Training Center. We will demonstrate how the Center is used, offer a variety of family activities, and provide refreshments. If you would like to be a part of the planning committee for this event, please call Debbie Bowman at **633-0215**.



Randolph Community College Phone: (336) 633-0200
P.O. Box 1009 Asheboro, NC 27204-1009

SIRENS

The College continues to explore the use of internal sirens during driver training for law enforcement and other emergency services (where a siren is required in the training). A commercially produced device is yet to be found, but the College does have an internal siren prototype design that may be duplicated. The next step is to determine how such a device can be installed in patrol cars. Furthermore, the College is working with the various training agencies to determine the applicability of a muted siren versus real-life training scenarios.

FIRING RANGE TRAINING

Most of the firing range training for law enforcement is planned on semester and annual schedule. Currently, RCC provides the training opportunities for local law enforcement agencies (Randolph County Sheriff's Department, Asheboro Police Department, and other county municipal police departments), the Department of Corrections on a local and regional basis, and agencies as needed. Much of the scheduled firearms training

COMMUNITY USE OF FIRING RANGE

The College is exploring the possibility of allowing community use of the firing range. While the range is not available at this time for general community use, firearms safety courses are available and open for adult enrollment through

will be conducted in the daytime hours. However, training standards also require nighttime qualifications. When evening training is required, the intent of the college is to complete the evening training before 10 p.m. There may be occasions when the completion of a qualification exercise goes past 10 p.m. The time of the year or the size of the class can affect how late those evening exercises run.

It is important to note, however, that firearm qualifications are not an everyday or every night occurrence. Qualifications and recertifications are a part of annual training schedules only. In all cases the students and instructors would prefer to finish the training exercise and be at home before 10 p.m. as well.

Other firearm classes include Gun Safety and Concealed Carry

Randolph Community College. Call RCC's Continuing Education division at **633-0267** to learn more about these courses.

qualifications. These classes are usually conducted on Saturdays (daytime only) and some early evenings.

SPEEDING VEHICLES

The College has reminded the trainers and students to respect the posted speed limit. We have talked with our trainers about the concerns of our Cedar Falls neighbors, and we are asking for their help in providing solutions.

HAPPY HOLIDAYS!



Randolph Community College

Emergency Services Training Center

Neighborhood Update



FIREARMS TRAINING

Randolph Community College has scheduled firearms training at the Emergency Services Training Center on the following dates through March:

- Wednesday, Jan. 30
- Wednesday, Feb. 27
- Wednesday, March 13
- Monday, March 18
- Tuesday, March 19

Training on these days will take place between 8 a.m. and 10 p.m. in order to accommodate day and night training required by the state.

Randolph Community College will make every effort to conclude the firearms training by 10 p.m., however there could be exceptions.

Additional training dates may be added, but we will try to keep you informed, at least on a quarterly basis.

SIRENS

The College has asked our trainers to adopt the use of internal sirens during driver training for law enforcement and other emergency services (where a siren is required in the training). We hope this helps to address the siren problem.

UPCOMING CLASSES – SIGN UP TODAY

You are invited to take part in these upcoming Continuing Education classes at the Emergency Services Training Center. Please call 633-0267 to sign up.

Concealed Carry Course

This course meets the education requirements for the N.C. concealed carry law. It includes gun safety, use of lethal force, and proficiency testing. The first two sessions are for classroom instruction on RCC's Asheboro Campus. The other date is for range time at RCC's Emergency Services Training Center. Each student will have one session on the range. (\$85)

- Feb. 25 - March 2; 6:30-9:30 p.m., Monday & Thursday; 9 a.m.-12 noon, Saturday; (3 sessions)
- April 15 - 20; 6:30-9:30 p.m., Monday & Thursday; 9 a.m.-12 noon, Saturday; (3 sessions)
- June 10 - 15; 6:30-9:30 p.m., Monday & Thursday; 9 a.m.-12 noon, Saturday; (3 sessions)

Gun Safety

This class will introduce firearm safety, operation, malfunctions, care and cleaning of firearms, and selection of ammunition. The course will end with range procedures. (\$39)

- March 2; 9 a.m.-12 noon, Saturday; (1 session)
- April 20; 9 a.m.-12 noon, Saturday; (1 session)
- May 18; 9 a.m.-12 noon, Saturday; (1 session)
- June 15; 9 a.m.-12 noon, Saturday; (1 session)

MAY 4 OPEN HOUSE PLANNED

Plans are continuing for the Open House for Cedar Falls residents at the Emergency Service Training Center on May 4, from 9 a.m. to 1 p.m. If you have ideas to contribute, please call Debbie Bowman at **633-0215**.