

October 7, 2025

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

There was a meeting of the Randolph County Planning Board on October 7, 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 Planning Board as they arrived at the meeting. Reid Pell, John Cable, Reggie Beeson, Ken Austin, Brandon Hedrick, Susan Thompson, and Nicholas Mooney were present. Kemp Davis 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 Burkhart, David Harris, Kim Heinzer, Tim Mangum, and Janet Moreno.

3. Consent Agenda:

- Approval of agenda for the October 7, 2025, Planning Board meeting.
- Approval of the minutes from the September 9, 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 packet.*

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 #2025-00022022

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **RODNEY FERGUSON**, Staley, NC, and their request to rezone 23.70-acres on Whites Chapel Rd, Columbia Township, Sandy Creek Balance Watershed, Tax ID #8714731586 and #8714638166, Rural Growth Area and Secondary Growth Area, from *RA - Residential Agricultural District* to *CVOM-CD - Conventional Subdivision Overlay Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow the division of an existing lot into two additional lots, thereby creating a major subdivision for *Class B* manufactured homes and above, as per the site plan.

Johnson presented the rezoning request of Rodney Ferguson, Staley, NC, to the Planning Board.

Pell opened the public hearing.

The applicant was not present for the public hearing, so the Planning Board adjourned at 6:02 pm and went to the agenda for the Zoning Board of Adjustment.

After completing the Zoning Board of Adjustment agenda, the Planning Board asked if the applicant for the rezoning was present, and Ferguson was present at this time.

The Planning Board reopened the rezoning public hearing at 6:36 PM.

Ferguson explained how he had built his house on a five-acre parcel and then bought adjacent land and sold those parcels off as separate tracts.

Morgan explained to the Planning Board that, due to Ferguson selling the previous two lots, this request is now considered a major subdivision per the *Randolph County Unified Development Ordinance (UDO)*.

Pell asked if the Planning Board had any questions.

Hearing none, Pell closed the public hearing.

Hedrick stated that the plat, as presented, meets all the requirements of the UDO.

Beeson said that the lots had plenty of State road frontage.

Mooney asked about access to the remaining fifteen acres, and Ferguson said that there was an easement shown on the plat.

Cable said he saw no issue with the request, and there was no opposition at the

public hearing.

*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.*

Pell reminded Ferguson about the fifteen-day waiting period for any potential appeals.

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

Johnson told the Planning Board that he had a few items that he wanted to share with the Planning Board.

Johnson told the Planning Board that proposed sign updates were tabled by the Board of County Commissioners until their November 2025 meeting due to Chairman Frye being absent from the meeting.

Johnson also told the Planning Board about the reclassification of the GIS Planner to a Senior Planner Position and which had been approved by the Board of County Commissioners at the meeting on October 6, 2025.

Johnson also announced that, along with County Manager Holden, they were pleased to announce that Kim Heinzer would be the new Planning Director effective October 16, 2025. The Planning Board clapped in approval of the appointment.

Heinzer asked the Planning Board about possible online training that the County could purchase. She mentioned that the Planning Board could meet early to review the videos and then discuss the content of the videos.

Morgan, along with several Planning Board members, said they thought the training would be a great idea and would help the Board fulfill its duties.

8. Adjournment.

Having no further business, on the motion of Hedrick, seconded by Beeson, the Planning Board voted 7-0 to adjourn at 06:43 PM.

Chairman

Clerk to the Planning Board

**Approved by Randolph County Planning Board
November 4, 2025**