



RANDOLPH COUNTY PLANNING AND ZONING

204 E Academy Street, Asheboro NC 27203 (336) 318-6555

RANDOLPH COUNTY PLANNING BOARD

AGENDA

NOVEMBER 4, 2025

1. Call to Order of the Randolph County Planning Board.
2. Consent Agenda:
 - Approval of agenda for the November 4, 2025, Planning Board meeting.
 - Approval of the minutes from the October 7, 2025, Planning Board and Zoning Board of Adjustment meeting.
 - Approval of the 2026 Planning Board meeting schedule.
3. 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.)*
4. Old Business.
5. New Business.

SPECIAL USE PERMIT REQUEST #2025-00022026

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **JUSTIN JAMES**, Climax, NC, and their request to obtain a Special Use Permit at 3566 Old Red Cross Rd, Providence Township, Sandy Creek Balance Watershed, Tax ID #7797891516, .94 acres, RA - Residential Agricultural District. The applicant desires to obtain a Special Use Permit to specifically allow a gunsmithing business.

REZONING REQUEST #2025-00022027

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **CAROLINA TRAVEL MANAGEMENT**,

INC, Randleman, NC, and their request to rezone 54.80 acres out of 65.71 acres on the corner of US Hwy 220 Bus N and Holder Inman Rd Ext, Level Cross Township, Randleman Lake Protected Area Watershed and Randleman Lake Critical Area Watershed, Tax ID #7757787799, Primary Growth Area, from *RA - Residential Agricultural District* to *LI - Light Industrial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by right in the *LI - Light Industrial District*.

6. Update from the Planning Director/Assistant County Manager.
7. Adjournment.

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

October 7, 2025

1. Call to Order of the Randolph County Zoning Board of Adjustment.

There was a meeting of the Randolph County Zoning Board of Adjustment on October 7, 2025, at 6:03 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 Zoning Board of Adjustment 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, Zoning Board of Adjustment meeting.

*On the motion of Cable, seconded by Austin, the Zoning Board of Adjustment 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 Zoning Board of Adjustment member.

5. Old Business.

There was no old business for the Zoning Board of Adjustment to consider.

6. New Business.

VARIANCE REQUEST 2025-00022025

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **CODY RICHARDSON**, Sophia, NC, to use the property located at 2976 Shawnee Trl, Back Creek Township, Tax ID #7734460978, 4.45 acres, RA - *Residential Agricultural District* in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to specifically allow changing the front yard setback to 28 ft. from the right-of-way, in lieu of the 35 ft. setback required by Section 631 of the *Randolph County Unified Development Ordinance*.

Johnson presented the variance request of Cody Richardson, Sophia, NC, to the Zoning Board of Adjustment.

Pell opened the public hearing.

Morgan administered the oath to Cody Richardson, the applicant.

C. Richardson told the Board that he has been trying to get into the new house since early August and that Clayton Homes had called him to inform him of a possible setback issue on the property. C. Richardson stated that he had contacted the Planning Department about the setback and was told that the home had to be thirty-five feet from the right-of-way, and C. Richardson stated that the zoning permit does list the thirty-five-foot setback from any roads. C. Richardson stated that he measured the road from the center of Shawnee Trail, and it was fifty-eight feet to his house.

C. Richardson testified that he was given different information on where and how to measure the right-of-way and that they thought we was okay until he called the North Carolina Department of Transportation (NCDOT) and they told him that Shawnee Trail has a sixty-foot right-of-way with thirty feet on each side.

C. Richardson submitted into evidence a petition (Exhibit 1) and a letter from an adjoining property owner (Exhibit 2) in support of his Variance request.

C. Richardson testified that Shawnee Trail would probably never be widened, as the road is for the community, and that it is a State-maintained road.

Hedrick stated that it sounded like the house was going to meet the NCDOT setback, and C. Richardson said the home would meet the NCDOT setback, but it was the setback from the *Randolph County Unified Development Ordinance (UDO)* that was causing the issue.

Austin asked if Shawnee Trail is a dead-end road and how far past the proposed residence the road continued. C. Richardson stated that Shawnee Trail dead-ends approximately 150 yards past his proposed residence. C. Richardson also

referenced the pictures in the agenda packet.

Cable asked C. Richardson if he had done most of the work himself and if he had asked for help on the setbacks. C. Richardson said that he had done most of the work himself with help from family members and that Clayton Homes was also involved in the construction. C. Richardson stated that he did know about the setbacks, but did not know the exact width of the right-of-way or where to measure the width of the right-of-way. C. Richardson stated that he tried to use the largest amount of setback to prevent any problems.

Hedrick asked C. Richardson if he measured from the middle of the road or if he found any marker, and C. Richardson replied that he measured from the seam in the road and that, based on that measurement, the front corner of the proposed house is fifty-eight feet from the seam in the road.

Hedrick asked C. Richardson if the pavement of Shawnee Trail had ever moved, and C. Richardson said that he did not know, but that he had talked to NCDOT, and they do not know when Shawnee Trail became a State-maintained road.

Cable asked when Shawnee Trail was originally laid out and paved, and C. Richardson replied that he did not know.

C. Richardson stated that the proposed house has not been set on the property, but that the footers have been dug.

Austin asked about the location of the well and septic system. C. Richardson stated that the well is approximately forty feet behind the house, and the septic system is beside the proposed house location.

Cable asked C. Richardson if this was his first house, and C. Richardson said it was and that he would not make this mistake again.

Morgan asked for the people in support of the request to stand, and everyone at the meeting stood. C. Richardson said that the people at the meeting are his neighbors.

Austin asked when his house was scheduled to be set, and C. Richardson said it depended on the answer from the Zoning Board of Adjustment.

Pell asked if there were any questions from the Zoning Board of Adjustment.

Beeson said that he is familiar with the location and traffic on the road and that there is no traffic on Shawnee Trail.

Morgan administered the oath to Tracy Runyon, 2920 Shawnee Trail. Runyon stated that he was not opposed to the Variance request.

Morgan administered the oath to Jade Whiteheart, 3041 Shawnee Trail, and she stated that she lives at the end of Shawnee Trail in the cul-de-sac.

Morgan administered the oath to C. Richardson's mother, and she stated that C. Richardson had worked for many months to get everything ready and that the proposed home would not impact other people. She stated that everyone present was neighbors and that no one was upset with the proposed residence.

Cable said that it seems that most everyone present is in support of the request, and for the purposes of time, he requested that those in attendance present any evidence that has not already been presented.

Morgan asked if there was anyone present in opposition to the request.

Morgan administered the oath to Amanda McGee, 2967 Shawnee Trail, and she stated that she lives across the road from this house, and it is possible that the road could have shifted at some point, and that she wanted to see C. Richardson be able to put his home on this property.

Morgan administered the oath to Brian Richardson, 3016 Shawnee Trail, and he said that he was the applicant's father and that he worked for APAC when Shawnee Trail was originally paved, and that there was a junction box along the road that was too close, and they had to move Shawnee Trail to get the road paved. B. Richardson said that he would appreciate anything that the Zoning Board of Adjustment could do to help his son.

Pell asked if there were any other questions from the Zoning Board of Adjustment.

Cable asked C. Richardson if denying the Variance would create an undue financial hardship. C. Richardson stated that denying the request would cause a "major" hardship and that he would probably not be able to finish the construction.

Mooney asked if anyone could confirm the NCDOT right-of-way. Hedrick replied that the question is about the setback and not Shawnee Trail.

Pell asked if there were any other questions from the Zoning Board of Adjustment.

Hearing none, Pell closed the public hearing.

Cable stated that this request is a classic example of doing what is best and right, and he felt that if the Variance was denied, it would be more of a hardship on the applicant.

Hedrick stated that Variance decisions are tough as the applicant cannot create hardship per the North Carolina General Statutes. Hedrick said he thought the applicant had not created his own hardship, and he used available resources and

acted in good faith.

Austin stated that this request is a perfect example of why we have Variances in the UDO.

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

7. Adjournment.

Having no further business, on the motion of Beeson, seconded by Cable, the Zoning Board of Adjustment voted 7-0 to adjourn at 06:35 AM.

Chairman

Clerk to the Board

DRAFT

Reference:

Planning and Zoning

Variance Public Hearing

To Whom It May Concern,

We, the undersigned neighbors of Cody Richardson at 2976 Shawnee Trail, are writing in support of their variance adjustment request.

Our neighborhood, located along Shawnee Trail, consists of a dead-end road and rural residential properties. Many properties border the creek, and portions of land in this area are in a flood zone. We believe the requested variance will not negatively affect the character of the neighborhood, property values, traffic, or the overall safety of the community.


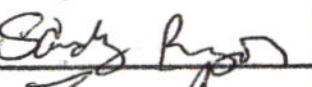

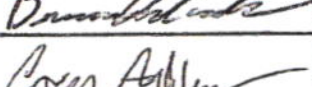

Furthermore, denying the request would place an undue hardship on the homeowners at no fault of their own. We feel this is a reasonable adjustment, and we encourage the board to consider the unique circumstances of this property when making its decision.

We, as neighbors, respectfully request that the variance be approved.

Thank you for your time and consideration.

Sincerely,

Neighborhood Supporters:

Name (Printed)	Signature	Address
Amber Richardson		3016 Shawnee TRL Sophia, NC
Sandra Runyon		2920 Shawnee TRL Sophia, NC
TR Runyon		2920 Shawnee TRL Sophia, NC
BRIAN E Richardson		3016 SHAWNEE TRL SOPHIA-NC
Cory L Ashburn		3011 Shawnee TRL Sophia NC



Jade Morrison	JM Morrison	3041 Shawnee Trl. Sophia, NC 27350
Kim Morrison	Kim Morrison	2997 Shawnee Trl. Sophia, NC 27350
Mildred Rogers	Mildred Rogers	2967 Shawnee Trl. Sophia, NC 27350
Ronald Rogers	Ronald Rogers	2967 Shawnee Trl. Sophia NC 27350
Bobby Bodenhamer		2651 Apache TRL. Sophia NC
Melissa Ligon	Melissa Ligon	3641 Apache Trl. Sophia, NC 27350
Jared Worsley	Jed Worsley	2920 Shawnee Trail Sophia, NC, 27350
Orly J		3964 BECKERDITE Rd Sophia NC 27350
Mitchell Mullis		4058 Beckersville Rd Sophia, NC, 27350
S HARON Jolliffe	S.A. Jolliffe	3750 BECKERDITE Rd.
Robert E. Jolliffe	Robert E. Jolliffe	3750 Beckersville Rd

Reference:

Planning and Zoning

Variance Public Hearing

2976 Shawnee Trail Sophia, NC

To Whom it May Concern,

My name is Kim Therrien, and I live at 3964 Beckerdite Road Sophia NC. My property borders Shawnee Trail. I will be a neighbor of the Richardson's.

I am in full support of the variance adjustment request changing the set back of 2976 Shawnee Trail from 35 ft from the right-of-way to 28 feet.

Shawnee Trail is a dead-end road with minimal homes. Most of the properties border a creek with portions of the land in a flood zone. The variance will not negatively affect the neighborhood, property values, traffic or safety of the neighborhood.

In addition, denying the request would place an undue hardship on the Richardson's at no fault of their own. I personally feel there was a breakdown in the inspection process, and the issue should have been identified and addressed earlier.

It is my hope that the board will take these considerations into account when making the final decision.

Thank you for your time. Please feel free to contact me if you have any questions or need any clarification.

Thank you,

Kim Therrien

3964 Beckerdite Road
Sophia, NC

336-688-4646





RANDOLPH COUNTY

PLANNING AND ZONING

204 E Academy Street, Asheboro NC 27203 (336) 318-6555

RANDOLPH COUNTY PLANNING BOARD RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

MEETING SCHEDULE FOR 2026

January 6, 2026

February 3, 2026

March 3, 2026

April 7, 2026

May 5, 2026

June 2, 2026

July 7, 2026

August 4, 2026

September 8, 2026

October 6, 2026

November 3, 2026

December 8, 2026

The above-listed meetings may be canceled if there are no cases on the agenda. Additional Randolph County Planning Board or Randolph County Zoning Board of Adjustment meetings may be scheduled as needed, and the public will be notified as required by the North Carolina General Statutes.

Meeting dates adopted by the Randolph County Planning Board on _____.



CASE SUMMARY FOR

SPECIAL USE REQUEST #2025-00022026

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **JUSTIN JAMES**, Climax, NC, and their request to obtain a Special Use Permit at 3566 Old Red Cross Rd, Providence Township, Sandy Creek Balance Watershed, Tax ID #7797891516, .94 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to specifically allow a gunsmithing business.

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



OATH FOR QUASI-JUDICIAL HEARINGS (Special Use Permit Request, Variances or Appeals)

NORTH CAROLINA

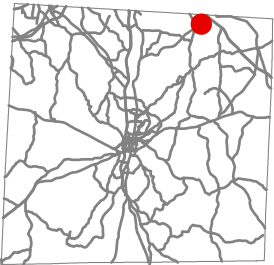
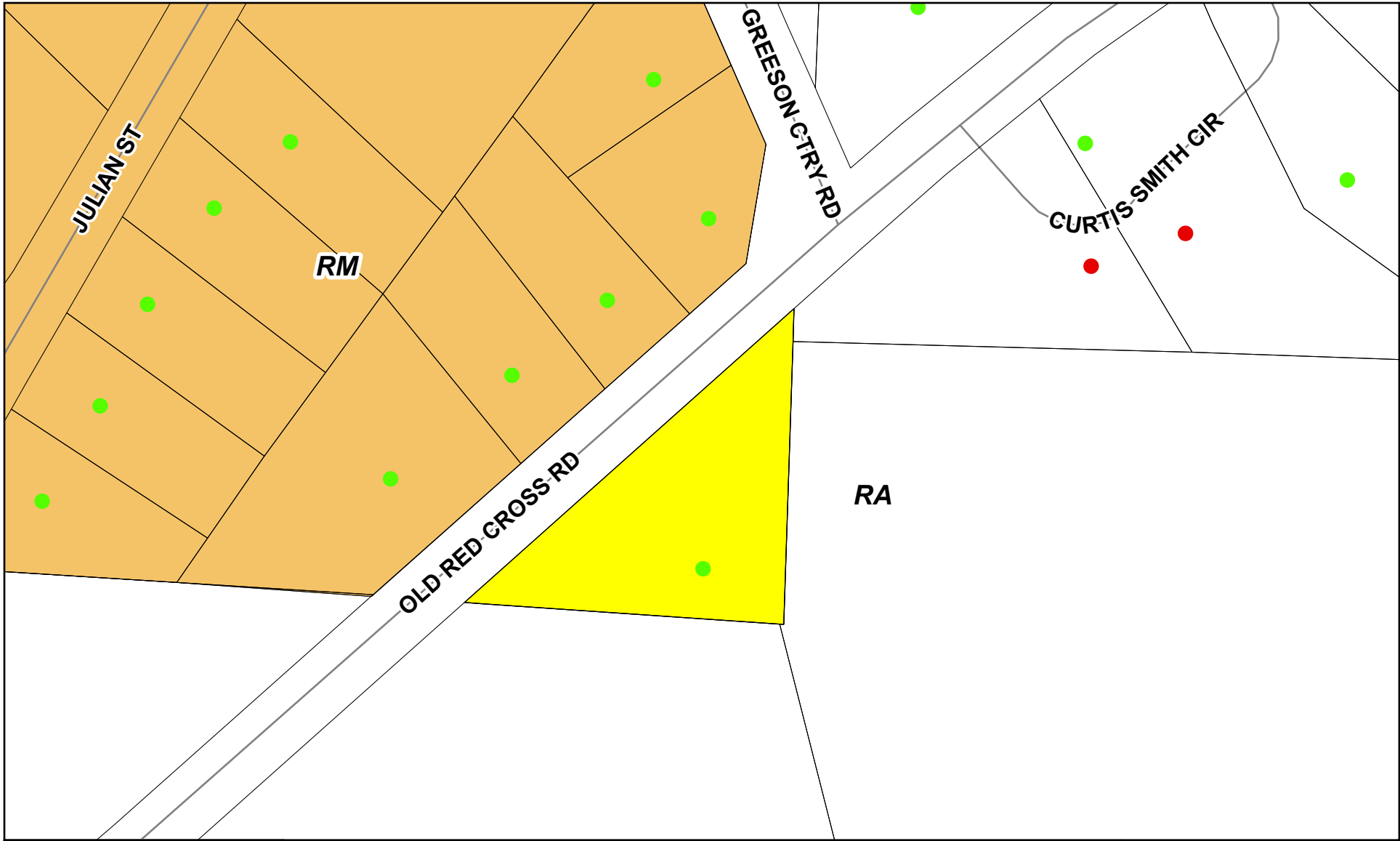
RANDOLPH COUNTY

Before opening the public hearing on a case, the Chair must administer an oath or affirmation to those wishing to speak on a specific case. (This oath is specified in NCGS 11-11.)

The Chair should say,

“The Planning Board will now hear testimony for and against this request. Anyone wishing to testify on this request must come forward and take the oath. Only those taking the oath may give testimony for this request.

“Do you swear, or affirm, that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth, so help you, God.”



James Special Use Request

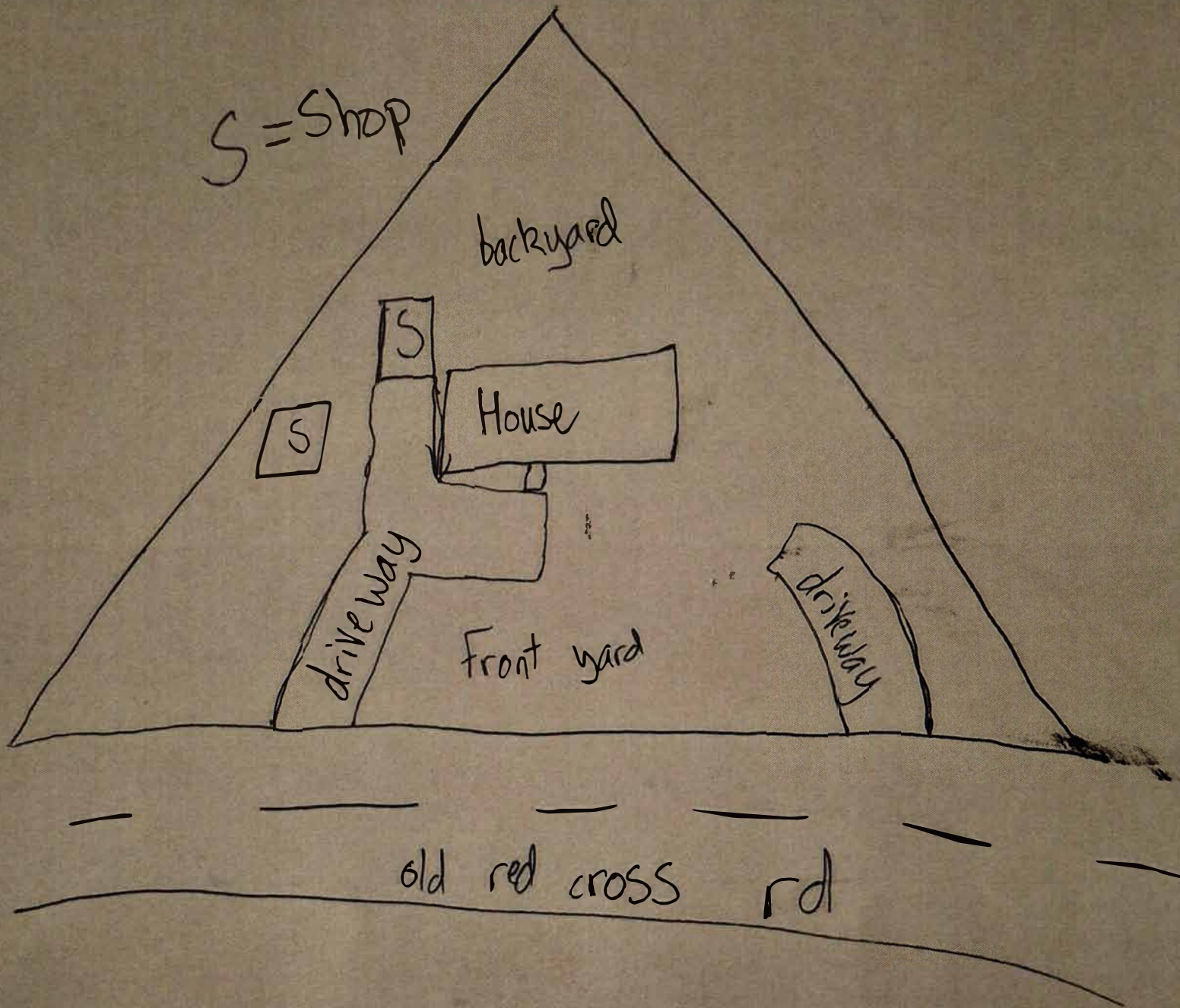
This property is located in the Sandy Creek Watershed Area and a Secondary Growth Area.

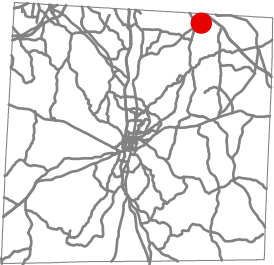
The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 125 feet
Application #
2025-00022026

Justin James ~ Special Use Site Plan





James Special Use Request

This property is located in the Sandy Creek Watershed Area and a Secondary Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 125 feet
Application #
2025-00022026



COUNTY OF RANDOLPH **SPECIAL USE PERMIT REMINDERS**

A Special Use Permit is a quasi-judicial action designated by the Randolph County Board of Commissioners to the Randolph County Planning Board. Special Use Permits only allow the specified use and the Randolph County Planning Board must find the following findings of fact:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
2. The use meets all required conditions and specifications as outlined in the *Randolph County Unified Development Ordinance*;
3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the *Randolph County Unified Development Ordinance*.

Only testimony by “expert witnesses” that can prove their status as an expert witness can be considered by the Planning Board for approving or denying a Special Use Permit.

In granting the Special Use Permit, the Planning Board may designate only those conditions as authorized by the North Carolina General Statutes. Any conditions shall be agreed to by the applicant or property owner in writing before the vote of the Planning Board for the conditions to be enforceable.

When denying a Special Use Permit, the Board Member making the motion to deny the request should cite which of the above required findings of facts were NOT met.



COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT

IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT
BY JUSTIN JAMES
SPECIAL USE REQUEST #2025-00022026

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

Having heard all the evidence and argument presented at the hearing on November 4, 2025, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 3566 Old Red Cross Rd for the purpose indicated, hereby **Choose the decision.**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

HAVING CONSIDERED ALL THE EVIDENCE PRESENTED, THE RANDOLPH COUNTY PLANNING BOARD **Choose the decision.** THE APPLICATION FOR A **SPECIAL USE PERMIT** FOR JUSTIN JAMES BASED UPON THE FOLLOWING:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)

2. That the use meets all required conditions and specifications. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)

3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)

4. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be

located and in general conformity with the *Growth Management Plan* for Randolph County. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)

IN WITNESS WHEREOF, the Randolph County Planning Board has caused this Special Use Permit to be issued in its name, and the property owners do hereby accept this Special Use Permit, together with all its conditions, as binding on them and their successors in interest.

Adopted on November 4, 2025.

Chair, Randolph County Planning Board

ATTEST

Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board



MOTION TO APPROVE SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

“I make the motion to **APPROVE** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use will not materially endanger the public health or safety, the use meets all required conditions and specifications, the use will not substantially injure the value of adjoining property, that the use is a public necessity and the location and character of the use if developed according to the plan(s) as submitted and approved, will be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*.”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



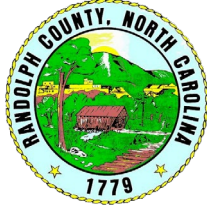
MOTION TO DENY SPECIAL USE PERMIT

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

“I make the motion to **DENY** this Special Use Permit request on the specified parcel(s) on the Special Use Permit application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, and that the use may materially endanger the public health or safety, or the use does not meet all required conditions and specifications, or the use may substantially injure the value of adjoining property, that the use is not a public necessity and the location and character of use if developed according to the plan(s) as submitted and approved, or will not be in harmony with the area and in general conformity with the *Randolph County Unified Development Ordinance*.”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



**RANDOLPH COUNTY TECHNICAL REVIEW COMMITTEE
REPORT AND MAP AMENDMENT EVALUATION**

APPLICATION #2025-00022027

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **CAROLINA TRAVEL MANAGEMENT, INC**, Randleman, NC, and their request to rezone 54.80-acres out of 65.71-acres on the corner of US Hwy 220 Bus N and Holder Inman Rd Ext, Level Cross Township, Randleman Lake Protected Area Watershed and Randleman Lake Critical Area Watershed, Tax ID #7757787799, Primary Growth Area, from *RA - Residential Agricultural District* to *LI - Light Industrial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by right in the *LI - Light Industrial District*.

GENERAL INFORMATION

Property Owner: Carolina Travel Management, Inc.
Hearing Type: Legislative
Small Area Plan: None
Flood Plain Overlay: None
Airport Overlay: None
Existing Use: Vacant

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RM - Residential Mixed District and RA - Residential Agricultural District</i>	Hidden Forest Mobile Home Park and Vacant
South	<i>CVOM-CD - Conventional Subdivision Overlay Mixed - Conditional District and RA - Residential Agricultural District</i>	Residential – Single family and Vacant

East	<i>LI - Light Industrial District</i>	Plastic Mold Manufacturing Business
West	<i>RA - Residential Agricultural District</i>	Residential – Single family and Vacant

TRANSPORTATION INFORMATION

Information from the North Carolina Department of Transportation (NCDOT):
 NC Department of Transportation will require a driveway permit to be obtained.

ZONING INFORMATION

Zoning History: There is no history of a rezoning, Variance, or Special Use Permit at the request location.

Proposed Zoning District Standards from the *Randolph County Unified Development Ordinance, Article 600, Section 613 (ex., Fencing, buffers, etc.):*

<i>LI: LIGHT INDUSTRIAL DISTRICT</i>	
PURPOSE	
The purpose of the <i>Light Industrial (LI) District</i> is to provide a place for light industrial, warehousing, distribution, and sales of large-item products.	
DIMENSIONAL STANDARDS FOR PRIMARY STRUCTURE	
Lot size with a minimum of 100 ft. of State road frontage	40,000 sq. ft. Water Quality Critical Area: 80,000 sq. ft.
Lot size with less than 100 ft. of State road frontage	5 acres
Lot width	100 ft. at building line
Front setback	35 ft. from any road right-of-way
Corner side setback	35 ft. from any road right-of-way
Side setback	10 ft. from any side property line
Rear setback	30 ft. from the rear property line
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES	
Road setback	20 ft. from any road right-of-way
Property line setback	5 ft. from any property line
DIMENSIONAL STANDARDS NOTES	
<ol style="list-style-type: none"> 1. Lot areas and setbacks shall be increased if required by Randolph County Public Health. 2. Lot areas in designated Watersheds and Protected Areas are controlled by the Randolph County Watershed Protection Regulations. 3. Front yard setback shall be maintained on all road rights-of-way. 	

4. Minimum lot size requirements within *Primary Growth Areas* may be reduced to a minimum of 30,000 sq. ft. or 20,000 sq. ft. with public utilities.
5. The minimum lot size requirements within *Secondary Growth Areas* are 40,000 sq. ft.
6. The minimum lot size requirements within *Rural Growth Areas* are 3 acres for a major subdivision.
7. Lots in major subdivisions within *Rural Growth Areas* must maintain a 1:4 ratio.
8. The minimum lot size requirements within the *Natural Heritage Overlay* are 6 acres.
9. Conditional Districts are identical to the general use districts except for site plans, and individualized development conditions are imposed only upon the signed petition of all owners of the land to be included in the Conditional District.

Possible allowed uses in the *LI - Light Industrial District* include the following from the *Randolph County Unified Development Ordinance*:

LI – Light Industrial District Uses

1. Accessory uses;
2. Agricultural uses;
3. Amusements, indoor commercial (ex. Bowling alleys, skating rinks);
4. Amusements, out-of-doors commercial (ex. Roller coasters, fairgrounds);
5. Apparel and accessory sales;
6. Auction sales, yards, permanent;
7. Auction sales, temporary, one-time use;
8. Automobile and truck rental;
9. Automobile body shops (excluding open storage of wrecked vehicles);
10. Automobile carwash, drive-through, requiring vehicle stacking;
11. Automobile part sales;
12. Automobile sales;
13. Automobile service stations;
14. Automobile storage (excluding open storage of wrecked vehicles);
15. Bakery;
16. Boats, recreational vehicle sales, and service;
17. Bottling plants;
18. Builders supply sales;
19. Cabinet making;
20. Churches and their customary uses including childcare on-premises;
21. Compartmentalized storage for individual storage of residential and commercial goods;
22. Contractor's yard and outdoor storage area;
23. Corporate offices or headquarters;
24. Dairy products, wholesale, and processing;
25. Daycare facility (corporate);
26. Farm machinery sales;
27. Fire, sheriff, and emergency services;
28. Food freezer operations;
29. Home occupations;

30. Industrial equipment sales and service;
31. Kennels;
32. Laboratory, research;
33. Machine shop, welding shop;
34. Mini-warehouse;
35. Mixed commercial and residential use where commercial use is primary and both occupy the same structure or lot;
36. Mobile home, travel trailer, camper, marine, recreational vehicle sales;
37. Monument and cut stone manufacture and sales;
38. Nursery and plant cultivation and sales;
39. Outdoor storage yard;
40. Pottery manufacturing and sales;
41. Printing and reproduction shop;
42. Radio or television studio;
43. Service stations;
44. Sheet metal fabrication;
45. Sign, directional gateway;
46. Sign, on-premise;
47. Sign, outdoor advertising (off-premises);
48. Temporary buildings, incidental to the development;
49. Temporary carnivals, rides, Ferris wheels;
50. Theater, drive-in;
51. Tobacco sales and warehousing;
52. Trailer rentals;
53. Truck terminal;
54. Upholstering and furniture refinishing;
55. Veterinary clinics;
56. Warehouses, sales, or service; and
57. Wholesale sales, not otherwise listed.

TECHNICAL REVIEW COMMITTEE ANALYSIS AND RECOMMENDATION

The Technical Review Committee has reviewed this request and finds that this request:

- Meets all technical requirements of both the Ordinance and the Plan;
- Is consistent, reasonable, and in the public interest; and
- Should be **APPROVED** by the Randolph County Planning Board.

The following policies from the *Randolph County Growth Management Plan* were identified by the Technical Review Committee as supporting the above conclusion.

Policy 5.1: Encourage new and expanding industries and businesses which diversifies the local economy by utilizing a more highly skilled labor force which increases area residents' income and increases the tax base.

Consistency Analysis: The property is located along US Hwy 220 Bus N where expansion of diverse businesses is encouraged. It is also located near Interstate Hwy 73, which is a major transportation corridor.

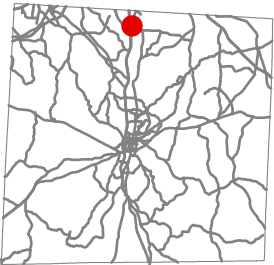
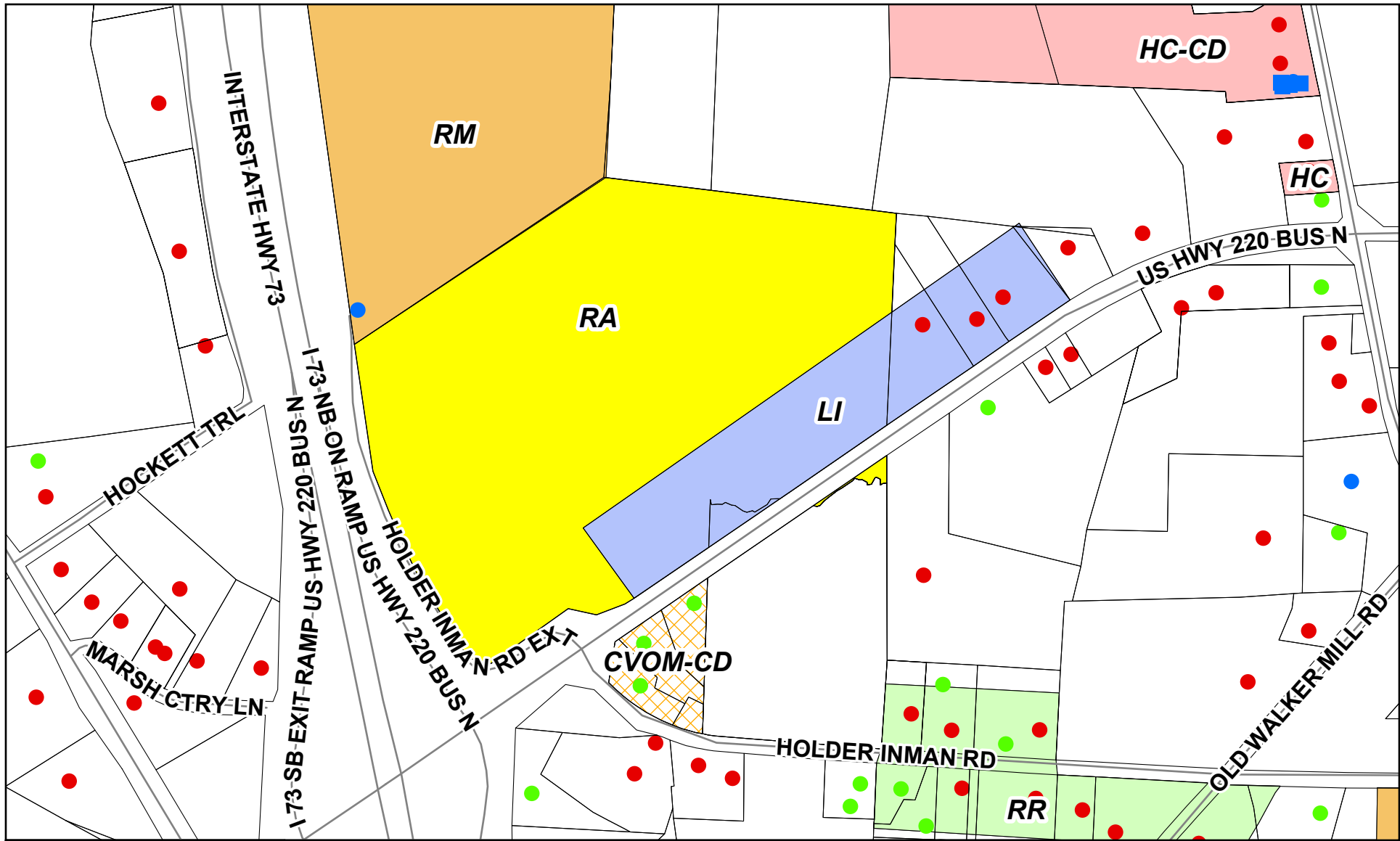
Policy 5.5: The benefits of economic development and employment opportunities should be balanced against the surrounding effects such development may have on the quality of life enjoyed by area residents and the health of the environment.

Consistency Analysis: The proposed rezoning of the property would be balanced by employment opportunities and quality of life for surrounding residents and also allow expansion of industrial and commercially zoned properties in this area. The property is adjacent to an existing Industrial business.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes.

It should be noted that this recommendation is only the opinion of the Technical Review Committee based on information supplied by the applicant before the public hearing. Additional information provided at the public hearing could cause the Planning Board to either accept or reject these recommendations.





Carolina Travel Management Inc Zoning Change Request

This property is located in the Randleman Lake Watershed Area and a Primary Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 562 feet
Application #
2025-00022027

Sketch For:

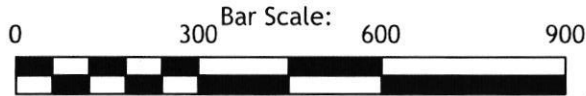
Carolina Travel Management, Inc

Level Cross Township Randolph County
North Carolina February 21, 2025

Deed Book: 2839 Page: 142

Plat Book: 178 Page: 28

Scale: 1" = 300 US Survey Feet



Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710774600J
Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Par. #: 7757787799

Legend

	Property Line
	Computed Property Line
	Right of Way Line
	Easement Line
	Tie Lines
	Old Plat Book Line
	Existing Iron Rod/Pipe
	NIR
	Point Not Set/Computed Point
	Well

W E

Grid North NAD 83 (2011)

Holder Inman Road Extension
SR 1388 60' Public R/W Per PB 130 Pg 3

US Highway 220 Business North
Public R/W Varies

N: 778,256.80 Ground US Survey Feet
E: 1,757,644.81 Ground US Survey Feet

N: 777,980.08 Ground US Survey Feet
E: 1,757,847.93 Ground US Survey Feet

Duke Energy Carolinas, LLC
DB: 2209 Pg. 87
PB: 127 Pg. 91

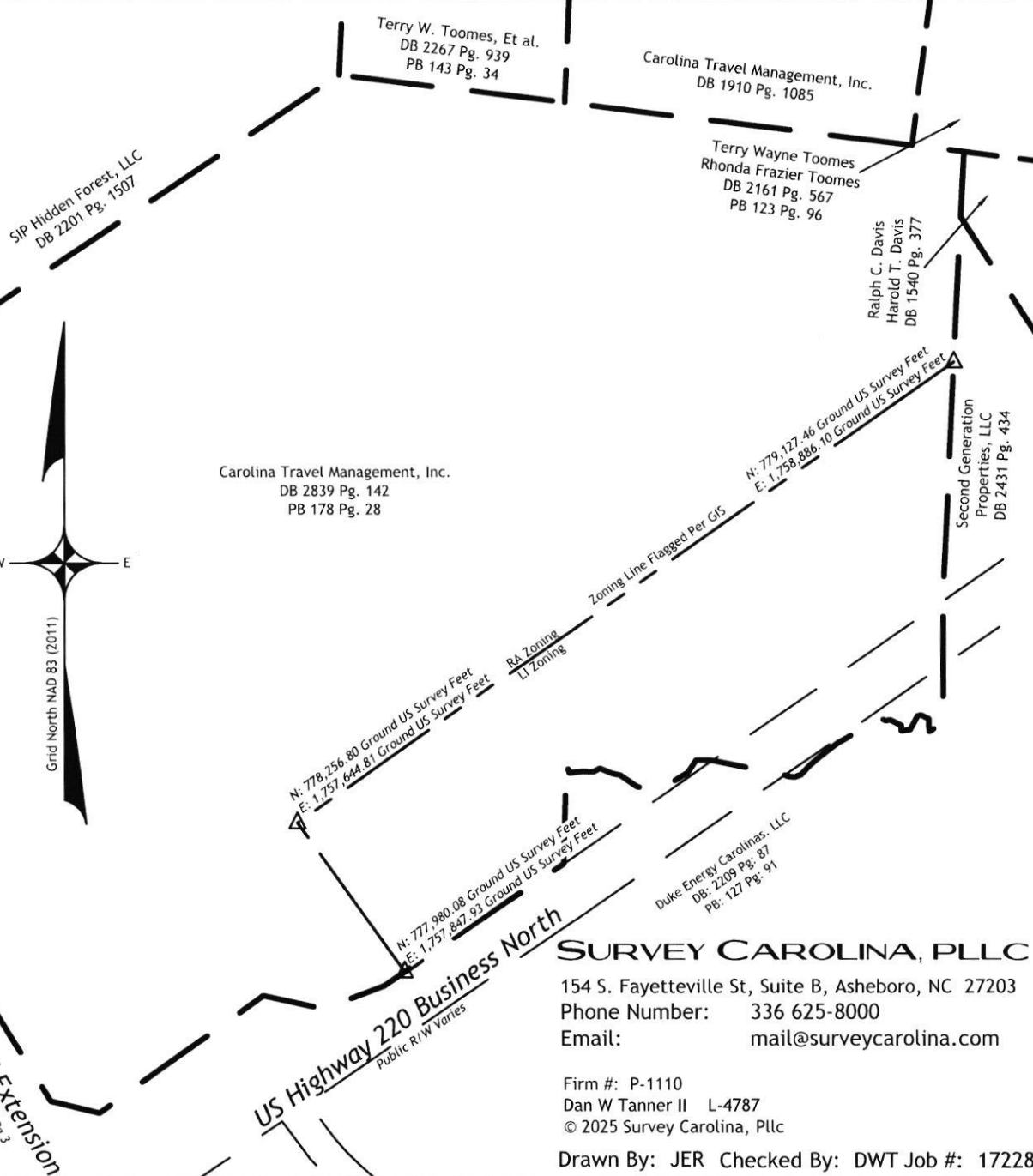
SURVEY CAROLINA, PLLC

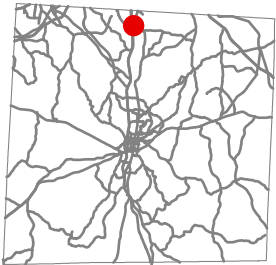
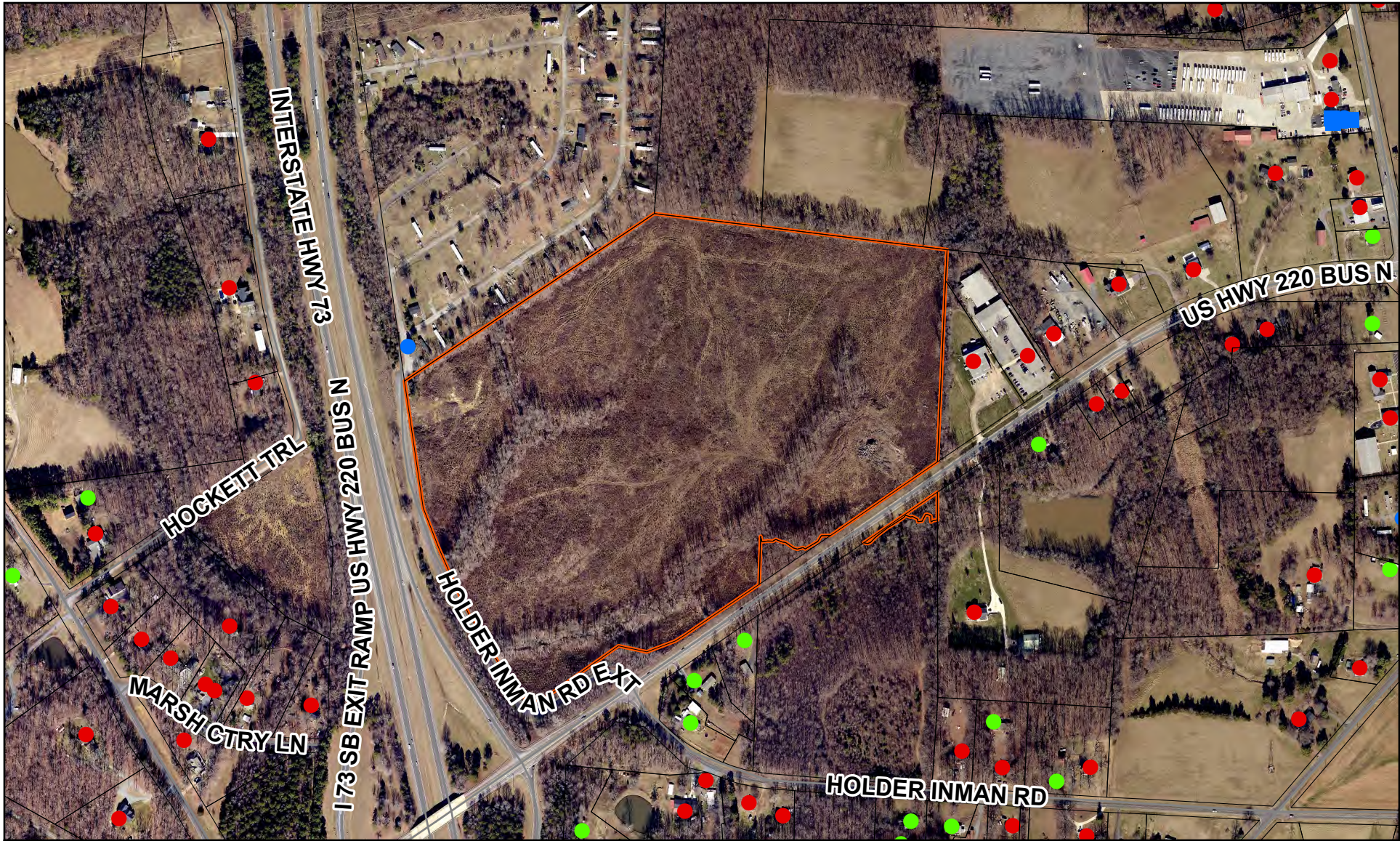
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787
© 2025 Survey Carolina, PLLC

Drawn By: JER Checked By: DWT Job #: 17228

PRELIMINARY PLAT - NOT FOR RECORDATION,
CONVEYANCES, OR SALES





Carolina Travel Management Inc Zoning Change Request

This property is located in the Randleman Lake Watershed Area and a Primary Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 562 feet
Application #
2025-00022027



**COUNTY OF RANDOLPH
CONSISTENCY DETERMINATION AND
FINDING OF REASONABLENESS AND PUBLIC INTEREST**

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY CAROLINA TRAVEL MANAGEMENT, INC.
REZONING REQUEST #2025-00022027**

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

According to North Carolina General Statutes § 160D and the *Randolph County Unified Development Ordinance*, the Randolph County Planning Board finds that the proposed zoning district map amendments to *LI - Light Industrial District* as described in the application of Carolina Travel Management, Inc. are consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and are reasonable and in the public interest for the following reasons:

1. Determination of Consistency with the *Growth Management Plan*.

A. Consistency with *Growth Management Plan Map*

The *Randolph County Growth Management Plan* map for the southeast area shows the parcel to be rezoned in an area designated as *Primary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is along US Hwy 220 Bus N and near Interstate Hwy 73, which is a major transportation corridor.

B. Consistency with Growth Policies in the *Growth Management Plan*

Policy 5.1: *Encourage new and expanding industries and businesses which diversifies the local economy by utilizing a more highly skilled labor force which increases area residents' income and increases the tax base.*

Consistency Analysis: The property is located along US Hwy 220 Bus N where expansion of diverse businesses is encouraged. It is also located near Interstate Hwy 73, which is a major transportation corridor.

Policy 5.5: *The benefits of economic development and employment opportunities should be balanced against the surrounding effects such development may have on the quality of life enjoyed by area residents and the health of the environment.*

Consistency Analysis: The proposed rezoning of the property would be balanced by employment opportunities and quality of life for surrounding residents and also allow expansion of industrial and commercially zoned properties in this area. The property is adjacent to an existing Industrial business.

2. Statement of Reasonableness and Public Interest

Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes.

Adopted on November 4, 2025.

Chair, Randolph County Planning Board

ATTEST

Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board



**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
RANDOLPH COUNTY, NORTH CAROLINA
UPON REQUEST BY CAROLINA TRAVEL MANAGEMENT, INC.**

WHEREAS, a 54.80-acre parcel, having the Randolph County Parcel Identification Number of 7757787799 is currently zoned *RA - Residential Agricultural District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on November 4, 2025, to consider the proposed rezoning on application number 2025-00022027, and all procedural requirements found in North Carolina General Statute 160D and the *Randolph County Unified Development Ordinance* have been satisfied;

WHEREAS, the Randolph County Planning Board has found that the proposed rezoning is consistent with the *Randolph County Unified Development Ordinance* and the *Randolph County Growth Management Plan* and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect;

NOW THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY PLANNING BOARD THAT, the property is hereby rezoned to *LI - Light Industrial District*. The official Randolph County Zoning Map and the *Randolph County Growth Management Plan Map* are hereby amended, if necessary, to reflect the same, and this Ordinance shall become effective upon adoption.

Adopted on November 4, 2025.

Chair, Randolph County Planning Board

ATTEST

Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board



MOTION TO APPROVE A REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes and that the request is also consistent with the *Randolph County Growth Management Plan*.”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



MOTION TO DENY A REZONING

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

“I make the motion to **DENY** this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the ***Determination of Consistency and Findings of Reasonableness and Public Interest*** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes and that the request is not consistent with the *Randolph County Growth Management Plan*.”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.