

November 4, 2025

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

There was a meeting of the Randolph County Planning Board on November 4, 2025, at 6:00 PM in Meeting Room A, Randolph County Office Building, 725 McDowell Rd, 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.

The following Planning Board members were present at the meeting: Reid Pell, John Cable, Reggie Beeson, Ken Austin, Brandon Hedrick, and Susan Thompson. The following Planning Board member was not present at the meeting: Kemp Davis. Alternate Nicholas Mooney, substituting for Kemp Davis, was present for the meeting along with Alternate Steve Maness. Planning Director Kim Heinzer was present, and County Attorney Ben Morgan was also present, along with County Planning staff members Amanda Bestmann, Kayla Brown, Melissa Burkhart, David Harris, Cory Hartsoe, Tim Mangum, Eric Martin, and Janet Moreno. Assistant County Manager Joey Johnson was also present for the meeting.

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.

*On the motion of Cable, seconded by Beeson, the Planning Board voted 7-0 to **approve** the Consent Agenda as presented in the agenda packet.*

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.)*

There were no Conflicts of Interest or *ex parte* communication identified by any Planning Board member.

4. Old Business.

There was no old business for the Planning Board to consider.

5. New Business.

## SPECIAL USE PERMIT REQUEST #2025-00022026

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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.

Before considering the first case, Heinzer read into the record the *Resolution of Recognition Upon the Retirement of Timothy V. Mangum*. After reading the resolution, Heinzer presented it to Mangum.

Pell then presented a plaque to Mangum on behalf of the Planning Board.

Cable offered his thanks and congratulations to Mangum.

Austin offered his thanks for Mangum's knowledge and professionalism and for the support he has given to the Planning Board.

Heinzer presented the first case of the night, the Special Use Permit request by Justin James at 3566 Old Red Cross Rd.

The Chair opened the public hearing.

Morgan administered the oath to Justin James, the applicant.

James told the Planning Board that he is applying for the Special Use Permit so he can open gun gunsmith shop in the existing 10 ft. by 12 ft. buildings. James stated that he has a business plan and passed out copies to the Board. (See Exhibit #1) James said his hours would be Monday through Friday by appointment and Saturday from 10:00 am to 4:00 pm, and Sunday from 1:00 pm to 5:00 pm. James stated that the Federal Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) required him to have open shop hours. James stated that he has the necessary security in place, along with plenty of off-road parking.

Beeson asked about the hours of operation, and James restated that Monday through Friday would be by appointment only and that the Saturday and Sunday hours are to meet the requirements of the ATF and to allow him time to complete any work if necessary. James stated that he plans to have very limited foot traffic at the site so he can do the work as requested by his customers.

Austin stated that the business plan shows two drives with gates, and he wondered how the gates would lock. James said that the gates have manual locks, and there is no fence around the property. Austin asked if James would be building firearms from

raw materials, and James replied that he would not be doing that now but would like the ability to do that in the future. Austin stated that James would only be doing maintenance on firearms now and eventually building firearms from raw materials, and James responded that Austin's statement was correct.

Austin then asked about test-firing the weapons, and James stated that he would use a bullet trap, as it is important to test-fire weapons for function after maintenance. Austin asked if James planned on limiting the caliber of weapons, and James said they could be test-firing .50 caliber weapons, but that there were very few of those weapons in the general population. James said that the test firing would only be during the day, and it could consist of handguns, rifles, and shotguns. Austin asked if James would be storing ammunition on the site, and James stated that it would be stored in a separate building, and it would be his personal ammunition and possibly ammunition for sale in the future.

Cable asked if the test firing would be inside or outside of the existing buildings, and James said he would do whatever the Board allows. Cable stated that he appreciated the business plan, but his concerns are about the noise that could be created from outside testing of the firearms. James stated that there are no neighbors on either side of his property, and he has had no complaints.

Austin asked how James planned to test fire the weapons, and James said that he would use a bullet trap, which is a device that allows weapons to be fired, and the trap catches the projectile. James said that the trap could handle all calibers of ammunition.

Cable asked about the proposed signage, and James stated that he would have a two-foot by two-foot or a four-foot by eight-foot sign identifying the location and the parking area. James stated that the signs would probably not be lighted.

Austin asked for more information on the existing ten-foot by twelve-foot buildings. James said the buildings were on the property when he bought it last year, and one building would be used for woodworking for stock and grips, and the other building would be used for barreling and threading, and he had the necessary machines already to do the work.

Mooney asked about the structures across the road, and James replied that they were residences.

Beeson asked how his supplies would be delivered, and James said usually by FedEx or Amazon.

Austin asked how the finished firearms would be stored, and James said that he has a large safe for the firearms and will get another safe to store the ammunition.

Cable asked James if he had an alarm system, and James responded that he did,

and the system also has cameras. Cable asked about fire monitors in the building, and James said they did not have fire monitors as he would not be packing rounds and there would be no black powder on the site.

Mooney asked James if he intended to open a gun range, and James said he would not do that at this site.

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

The Chair closed the public hearing for discussion among the Board members and a possible motion.

Beeson stated that this application seems different from the previous applications since it would be open to the public and be more visible, and those were his concerns.

Austin stated that he shared Beeson's concerns about the testing of an unlimited caliber of firearms. Austin said handguns might be okay, but he was concerned about long guns or rifles, and that he would like to see the Planning Board place a limit on the caliber of live rounds testing.

Hedrick said that many of the cases in the past have not involved testing, but that he thought this could fall under a shooting range as defined by the *Randolph County Unified Development Ordinance* as "*An area planned for target practice or any type of shooting activity, whether for-profit or not-for-profit. Shooting activity includes the use of any type of weapon that can fire or discharge any type of projectile that could be considered lethal.*" Hedrick said the application did not meet the criteria for a shooting range, and he was concerned about the lot size and shape.

Cable stated that anyone who knows him knows that he is pro-business and pro-growth, but he is very concerned, as previous applicants have tried to stay secret to prevent theft.

Austin stated that he would like the Planning Board to limit the operation to gunsmithing and repairing, with no live fire, but it would be up to the applicant whether this would be acceptable. Austin said that, as presented, he cannot support the request for a Special Use Permit.

Hedrick said that he agreed with Austin's comments.

Pell said that the Board could add conditions can be added, but the applicant must agree to any conditions.

Beeson said that the Planning Board has approved these types of applications before with barrel testers.

Several of the Planning Board members felt like they needed more information.

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

James stated that test firing of weapons for function is necessary to make sure the gun works correctly, and he needs to be able to test fire the weapons that he has repaired. James also told the Planning Board that noise would not be an issue, as not all weapons produce the same volume, and that he would be using a bullet trap for this testing.

Mooney asked if James had any information on the bullet trap, and James said he did not have any information with him, but he described to the Planning Board how the trap works. The person would test fire the weapon into the trap, and the trap would stop the projectile, so that he would not be shooting down range on his property.

Cable said that he appreciated James's compassion, but there is a difference between a thirty-eight and a three-o-eight, and it is the noise of the test firing and the opportunity for something to get away during the testing. Cable stated that other applicants have had indoor testing, and that Cable is trying to help James, but the Planning Board must look out for the health and safety of the surrounding community. Cable asked James if he would put the bullet trap inside, and James said that it was an option.

Cable further stated that he knows that James wants to operate a business, but he is nervous about opening it to the public, and he does not want to see James get harmed. James reminded the Planning Board that he has security in place to keep the site secure.

Mooney asked about the existing structures, and James said the buildings were wooden structures and that one building is insulated with an HVAC system, and he would be using the bullet trap in the building that is insulated.

Austin asked James if he would make the barrel tank indoor as part of the approval process, and James said he would agree to the condition.

Cable stated that he was still concerned about possible .50 caliber rounds being fired, and he wanted to be as safe as possible.

Mooney asked James if he was qualified to work on .50 caliber weapons, and James said that he was qualified but did not expect to see many of this type of weapon.

Steven Maness, 4450 Woodfern Rd, Seagrove, was sworn in by Morgan, and he stated that a bullet trap is constructed of AR500 one-half inch or greater thickness steel plates and that a .50 caliber round might put a dent in the plate but would not

allow the round to penetrate. Maness stated that he has been teaching metalworking classes at Randolph Community College and that he makes these types of steel plates, and he knows that they will stop a .50 caliber round.

Austin asked at what range, and Maness said the steel plates would stop the round at point-blank range. Maness said this is the type of steel that is used for armor-plated vehicles that are used by the United States military and other organizations.

Cable asked about a backstop behind the bullet trap, and Maness showed a picture of a bullet trap and told the Planning Board that it would stop the projectile. Maness further stated that he knows the applicant and that the applicant has gone to school to learn gunsmithing and the proper safety procedures, and he is sure that James will follow that training.

Pell asked James if the gunsmithing would be his full-time job, and James stated that his full-time job is a machine operator, and it is from 7:00 am to 3:30 pm every day, and that he would be at the business when he was not at his full-time job.

Cable asked James what he planned to do in case something happened, and he were to miss the bullet trap. James said he planned to place the bullet trap vertically, and if a projectile were to leave the trap, it would sink into the six to eight-inch concrete floor and then into the dirt under the concrete.

Hedrick said that test firing is important, and James said the test firing would be done only by him, and he would be okay with making this another condition for the approval. James also said that he would not allow friends, neighbors, or customers to use any of his tools or equipment.

Austin said that the Planning Board wants to help James get into the business, but also protect the neighborhood, and he wants to know how to be safe if this application is approved.

Beeson asked if the ATF does inspections, and James said they do inspections and that it why the ATF requires open hours.

Mooney asked about the specifications for this type of operation, and James stated that ATF does have specifications that must be followed, or he will not be able to obtain his federal firearms license.

Hedrick said that he was okay with a vertical bullet trap with only James firing the weapons to test them in the interior of the building. James stated that this is what he wants as the conditions for his Special Use Permit.

Cable asked about the hours of test firing, and James said testing would only occur during daylight hours.

Beeson said he would rather see the business operate by appointment only. Beeson further stated that all of the similar applications the Planning Board has approved have not had open business hours.

Morgan advised James that his operation could become retail sales if he had open hours of operation.

Cable said that he wanted James to be safe, and by operating by appointment only and keeping a log of visitors to the site, he would be safe.

James said that he was okay with the conditions presented by the Planning Board. The application was updated to reflect the new conditions:

- By appointment only;
- Test firing only by the applicant;
- Test firing into the AR500 bullet trap with a backstop in the existing enclosed building; and
- Test firing only during daylight hours.

James signed the updated application.

The Chair closed the public hearing for discussion among the Board members and a possible motion.

*On the motion of Beeson, seconded by Austin, with a vote of 7-0, the Planning Board voted to **approve** the request with the added conditions, with the motions contained in the Planning Board agenda packet.*

### **REZONING REQUEST #2025-00022027**

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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*.

Heinzer presented the rezoning request for the night, the request by Carolina Travel Management, Inc., for property along US Hwy 220 Bus N.

The Chair opened the public hearing.

Jonathan Moody, co-owner of Carolina Travel Management, rose to address the Planning Board.

Moody stated that Holiday Tours started in 1978, and that he and his brother own and run a business. Moody stated that the business purchased this property in 2023, and after years of recovering from the COVID-19 pandemic, the business was starting to grow by 2024.

Moody stated that the company wants to get the property rezoned without conditions so they would not have to keep coming back to the Planning Board due to changes in the site or site plan. He explained how the current business at 10371 Randleman Rd, Randleman, is currently zoned *HC-CD - Highway Commercial - Conditional District*, and that they had lost business waiting on the rezoning process in the past, and by using a "straight rezoning," it would allow the business to grow as opportunities came along. Moody further stated that looking at the topography of the property allows buildings to only be placed in a few locations, and they want to be able to develop the property without having to come back and get the Conditional District permit amended.

Pell reminded the Planning Board that, due to the rezoning request, the members are limited in the questions that can be asked.

Moody said that he was open to suggestions from the Planning Board, and he was willing to work on compromises if they were needed.

Beeson reminded the Planning Board that the applicants did come back to the Planning Board to change the Conditional District at the Randleman Rd location, and due to the time it took, the company lost the client.

Cable said that he would like to see a buffer along the property lines at the mobile home park, but that would require a Conditional District permit.

Austin asked if the company would be tapping into public water and sewer. Moody stated that they have started preliminary soil work on the property, and they would not be tapping into the water line that runs in front of the property. Moody also stated that the company had offered the Piedmont Triad Regional Water Authority (PTRWA) to place an elevated water tank on the property for free, but the PTRWA turned down the offer.

Hedrick said that the Planning Board needed to be careful about what and who would be using the property, as the *Randolph County Unified Development Ordinance* contains fifty-seven different uses in the *LI - Light Industrial District*.

Moody stated that the development of the property is also limited based on the Randleman Lake impervious surface watershed rules, and only twenty-four to thirty-six percent of the property could be covered with building, parking, etc., but they

were already working on getting those calculations together.

Beeson said he thought that the location is good for *LI* zoning as it is close to Interstate 74.

Austin asked if the property had been timbered, and Moody stated that the previous owner had a fifty-year forestry plan on the property, and the previous owner had cleared it before the company bought the property.

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

Amanda Goss, the Property Manager for Hidden Forest Estates Mobile Home Park, stated that the current owners of the park purchased it in 2024 and have made many improvements to the park. Goss described the number of new homes brought in this year and how many were planned for 2026, and that she is concerned about the impacts this rezoning may have on the residents in the mobile home park. She asked the Planning Board to consider the existing residents in the park.

Beeson stated that the red line shown on the map is not always accurate, but that there does not appear to be much space between the mobile home park and the request location.

Goss said that she wanted to see the company grow, but she also wanted to see the park's residents enjoy their investment.

The Chair closed the public hearing for discussion among the Board members and a possible motion.

Cable thanks Goss for her input. Cable talked about the previous rezoning requests for the company, and he could see them requesting a Conditional District Permit if not for the topography. He stated that he is not a fan of "straight rezoning," but this request makes sense, and it is the only real option for this site. Cable told Goss that Holiday Tours and Carolina Travel Management are good neighbors, and they could possibly come together to compromise so everyone can get what they want.

Hedrick said that the Planning Board must consider that the applicant could decide to sell the property, and there would be no protection over the view from the highway. Hedrick stated that otherwise, he thought this was a great idea.

Austin stated that he drives by the site two or three times a day, and the request to rezone the property to *LI* fits the area, even with residential uses across the road. Austin said that he has the same concern over straight rezoning as other Planning Board members have stated.

Morgan reminded the Planning Board that they cannot put any conditions on this request.

Beeson said that he agreed about rezoning the entire parcel, but some green space could be left as a result of the development.

Hedrick told the Planning Board that the Board has to consider the same options for any applicant.

Cable said this is the third or fourth time Moody has been before the Planning Board. Cable said that he trusts Moody to do what he says he will do, as he has done in the past. Cable said the owners of the company live in the community and they would not do anything to hurt the community, and this development could best serve the property and community, and it is a good fit.

Mooney stated that he was concerned about the rezoning and the future impacts.

Hedrick said that he agreed with Mooney, and then he talked about the *Northeast Randolph County Growth Management Plan* and some of the requirements contained in the Plan.

Cable said that the development could generate a lot of green space, and there have been two people who have spoken regarding the request, and he is optimistic about the request.

Pell reminded the Planning Board that if the request is denied, the applicant has to wait one year before bringing the rezoning request back to the Planning Board.

Austin said that if the applicant was representing a property owner from Florida, it might be different, but the company is local and they have established the business with a good reputation, and that is the biggest factor in his mind.

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

Moody stated that any time delay for the rezoning will push back the entire project, as surveying took many months to complete, and they are ready to break ground once the rezoning and the appeal process have been completed, and any delays will cause problems.

The Chair closed the public hearing for discussion among the Board members and a possible motion.

Thompson stated that at this time that her son works for Holiday Tours and she is not sure if it is a conflict of interest, but she will not participate in the vote or discussion on this request.

*On the motion of Cable, seconded by Austin, with a vote of 4-2, with Hedrick and*

*Mooney voting no, and Thompson abstaining due to a possible conflict of interest, the Planning Board voted to **approve** the request with the motions contained in the Planning Board agenda packet.*

Pell told the applicant that there is a fifteen-day waiting period for possible appeals. Pell said if no appeals were filed, the approval would be mailed out.

6. Update from the Planning Director.

Heinzer told the Planning Board that the eModules have been purchased, and the links will be pushed out to the Teams site. Before the next meeting, Heinzer will let the Planning Board members know which session to view before the meeting, so the Board members can discuss the topic covered in the training.

Pell told the Planning Board members that there would be no Planning Board meeting in December. Pell also stated that Austin, Beeson, and Cable were reappointed to the Planning Board, and they would take their Oath of Office at the January 6, 2026, meeting. Pell also stated that Planning Board Officer elections will take place at the January 6, 2026, meeting.

7. Adjournment.

*Having no further business, on the motion of Cable, seconded by Beeson, the Planning Board voted 7-0 to adjourn at 07:50 PM.*

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Chairman

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Clerk to the Planning Board



# RANDOLPH COUNTY

## PLANNING AND ZONING

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

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### 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 November 4, 2025.

# Randolph County Planning Board



## RESOLUTION OF RECOGNITION UPON RETIREMENT OF TIMOTHY V. MANGUM

**WHEREAS**, the Randolph County Planning Board wishes to recognize and express its appreciation to Timothy V. Mangum upon his retirement and for his thirty-three years of dedicated service to the citizens of Randolph County; and

**WHEREAS**, Timothy V. Mangum, began his career as a Permitting Technician in 1992, and through many roles throughout the department, he has transitioned into a Senior Planner. He has devoted his special energy and unique talents assisting with the Planning Department programs. Some of these programs include the establishment of County-wide zoning; Watershed management regulations; County-wide road naming and E911 addressing; Voluntary Agricultural District assistance; Site plan design and mapping; and Deputy Clerk to the Randolph County Planning Board; and

**NOW, THEREFORE, BE IT RESOLVED** by the Randolph County Planning Board that deep gratitude and sincere appreciation are expressed to Timothy V. Mangum for his dedicated service from 1992 to 2025, and that best wishes be extended to him and his family for a long and well-deserved retirement; and

**BE IT FURTHER RESOLVED**, that this resolution be entered into the permanent Minutes of the Randolph County Planning Board, and that a commemorative copy be presented to Timothy V. Mangum in recognition of his thirty-three years of dedicated service to the Planning Department, the Planning Board, and the citizens of Randolph County.

ADOPTED THIS FOURTH DAY OF NOVEMBER, 2025.

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Kim Heinzer, Planning Director

Reid Pell, Chairman  
Kemp Davis, Vice-Chairman  
John Cable

Reggie Beeson  
Ken Austin  
Brandon Hedrick

Susan Thompson  
Steve Maness, Alternate  
Nick Mooney, Alternate

**James Custom Firearms LLC.****Business Plan****Steps to start my business**

1. Obtain an LLC to allow me to do business in my state.
2. Get Zoning approved
3. Obtain my 07 FFL
4. Find a CPA to handle my business.
5. Set up my shop and office at home.

**Location**

**Building one-** Is a 10x12 building. It will have the machining equipment and the safe to store firearms. This is where my office will be.

**Building two-** This is a 10x12 building. Will be where the wood working equipment and stock working area will be. This keeps wood dust from building up on the machining equipment in the other building. This building is for Employees only

**Parking**

We have plenty of parking on our property out of the way from the road or neighbors. We have two buildings next to each other which will both have parking at them and will be separate from our home parking.

**Security**

We will have several types of security in place.

- Gates that lock at both driveways during closed hours
- Will have signage to show people where to go and where to park.
- Cameras to see the driveways and around the shops
- A beeper that will alert me in the house when a car pulls up in the driveway
- I will only have two days a week open hours.
- Every other day will be appointment only so this will minimize the foot traffic
- I will store ammo separate from firearms as accordance to state law
- Safe in shop only for business firearms
- Locked filing cabinet for all of my business and ATF paperwork.
- Light pole by shop and driveway will be on during the night

## **Hours**

**Monday-Friday-** appointment only

Appointment times will be during daylight hours and I will be considerate of my neighbors.

**Saturday-** 10am-4pm

**Sunday-** 1pm-5pm

**Responsible persons on the FFL-** Ashley Stokes my fiancé, and Julia James my mother. They will be able to access my records in case of a request from law enforcement in the event I am out of town or temporarily unavailable.

## **Services Offered**

**Machining work-** slide cuts, shotgun porting, threading shotgun barrels for choke tubes, drill and tap scope holes, barrel chambering, threading muzzles, threaded bolt knobs, and much more custom machining work on firearms

**Stock work-** Stock bedding, Pillar installs, top and bottom metal inletting, bottom metal bedding, sanding and refinishing, stock modification options as well like switching right hand stocks to left hand, forend cap and wrist cap installs, recoil pad fitting, and much more stock work services offered

**General repair-** Installing optics, fixing improper firearm assembly, fixing improper scope mounts, replacing broken or missing parts.

**Research and Development-** I plan on working on designing my own receivers and parts. This is the reason I want a 07 FFL is to allow my business to grow with R&D.

## **Test firing**

Will build a bullet trap to catch rounds to allow test firing.

Test Firing will only be during daylight hours and I will be considerate of my neighbors