

January 6, 2026

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

There was a meeting of the Randolph County Planning Board on January 6, 2026, 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.

The following Planning Board members were present at the meeting: Reid Pell, Kemp Davis, John Cable, Reggie Beeson, Ken Austin, Brandon Hedrick, and Susan Thompson. Alternate members Nicholas Mooney and Steven Maness were also present for the meeting. 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 Burkhardt, Justin Goins, Cory Hartsoe, and Eric Martin.

2. Roll call of the Board members. (Completed by staff.)

3. Reorganization of the Board.

Election of the Chair -

On the motion of Cable, seconded by Davis, with a vote of all, the Planning Board voted to appoint Reid Pell as Chair of the Planning Board.

Election of the Vice-Chair -

On the motion of Davis, seconded by Austin, with a vote of all, the Planning Board voted to appoint Reggie Beeson as Vice-Chair of the Planning Board.

4. Consent Agenda:

*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.*

- Approval of agenda for the January 6, 2026, Planning Board meeting.
- Approval of the minutes from the November 4, 2025, Planning Board meeting.

5. Conflict of Interest:

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

- 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.)*

6. Old Business.

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

7. New Business.

SPECIAL USE PERMIT REQUEST # 2025-00022028

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **MIKE PARK**, Burford, GA, and their request to obtain a Special Use Permit at 438 Madison Cir, Asheboro Township, Tax ID #7771363385, 4.93 acres, *HC - Highway Commercial District*. The applicant desires to obtain a Special Use Permit to specifically allow the operation of a sweepstakes business. Property Owners: Kenneth Wayne Brady and Kevin Lewis Brady

The Park special use request was postponed pending receipt of the necessary information.

SPECIAL USE PERMIT REQUEST #2025-00022029

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **STEVEN G. WOLFE**, Asheboro, NC, and their request to obtain a Special Use Permit at 2189 Pilot Ct, Coleridge Township, Tax ID #7699991255, 54.82 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to specifically allow legal sales, transfer of firearms and accessories in an existing 12 ft by 20 ft accessory building.

Heinzer presented the special use request for Steven Wolfe, 2189 Pilot Ct.

The Chair opened the public hearing.

Morgan administered the oath to Steven Wolfe, the applicant.

Wolfe told the Planning Board that he is applying for the Special Use Permit so he can transfer his firearm dealer license from Lee County to Randolph County for the legal sale of firearms in an existing outbuilding.

Kemp asked about test-firing, and Wolfe said no.

Austin asked about signage, and Wolfe stated no signs.

Morgan asked about the 12x20 existing building that was going to be used for business, asking if it was locked and had security, and how far it was away from his house. Wolfe replied that the building had a security system and was about 700 ft away from his house.

Kemp asked about the hours of operation, and James stated: Tuesday through Thursday, 6 pm to 9 pm. Weekends are 11 am to 5 pm, but mostly by appointment only since his customers are mostly law enforcement and first responders.

Kemp stated that since Wolfe has been doing this in other counties since 2007, he must know what he's doing.

Austin asked about ammo storage, and Wolfe said only a minimized stock.

Kemp asked if there was a gate to the property and how many people would be there at the same time. Wolfe said yes, there is a gate on the property, and only one or two people at a time. Most of his customers are not from Randolph County, so they will be traveling to him and restated that his operation is mostly by appointment only, so that will ensure a lot of people won't be there at the same time.

Thompson asked if there were security cameras and a gun safe. Wolfe said yes, there were security cameras and a safe.

Beeson asked if the larger building on the property was for personal use or part of the business. Wolfe stated the larger building was for his personal use only.

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.

Cable stated he meets the criteria, and Kemp agrees that he has been doing this in 2 other counties and sees no reason not to approve.

*On the motion of Davis, 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.*

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **MICKEY B. SMITH**, Liberty, NC, and their request to rezone 1.81-acres out of 12.43-acres at 6267 Richland Church Rd, Liberty Township, Tax ID #8728510731, Primary Growth Area and Secondary Growth Area, from *RA - Residential Agricultural District* and *RR - Residential Restricted District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow one new lot to be created in an existing subdivision.

Heinzer presented the rezoning request for Mickey Smith for the property at 6267 Richland Church Rd.

The Chair opened the public hearing.

Russell Lineberry stated that they wanted to create one new lot for Smith's daughter. His daughter is getting married, and this will be a wedding present for her. Lineberry said that they have already got the perk test done on the property to make sure it perks for the septic.

Kemp asked if the entire lot was being rezoned. Lineberry said no, just 1.81 Acres of it will need to be rezoned.

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.

Hedrick stated this is actually a better layout for the property, and this rezoning makes sense.

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

REZONING REQUEST #2025-00022031

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **RUSSELL & ANGELA PIERCE**, Trinity, NC, and their request to create a new 3.0-acres lot at 1063 Thayer Rd, Tabernacle Township, Lake Reese Critical Area Watershed, Tax ID #7703668145 & 7703667561, Rural Growth Area, from *RR-CD - Residential Restricted - Conditional District* to *RR-CD - Residential*

Restricted - Conditional District. The proposed Conditional Zoning District would specifically amend the existing conditions to allow the creation of a new lot in an existing subdivision. Additional Property Owners: Edmund & Mary Hartman Trustees

Heinzer presented the rezoning request for Russell and Angela Pierce for 1063 Thayer Rd.

The Chair opened the public hearing.

Pierce stated that he wants to give his son some land to live closer to home since his wife has health problems and needs someone to be with her.

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

Davis said this is family-oriented and meets the criteria needed for rezoning.

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

8. Update from the Planning Director

Heinzer announced Kayla Brown was the new Planning Systems Coordinator and Melissa Burkhart was the new Senior Planner.

9. Adjournment.

Having no further business, on the motion of Austin, seconded by Davis, the Planning Board voted - to adjourn at 06:27 PM.

Chairman

Clerk to the Planning Board

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

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

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.

Chairman

Clerk to the Planning Board



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 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.

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

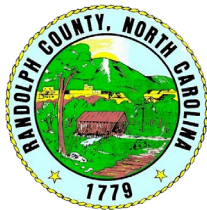
General repair- Installing optics, fixing improper firearm assembly, fixing improper scope mounts, replacing broken or missing parts.

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



CASE SUMMARY FOR
SPECIAL USE REQUEST #2025-00022028

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **MIKE PARK**, Burford, GA, and their request to obtain a Special Use Permit at 438 Madison Cir, Asheboro Township, Tax ID #7771363385, 4.93 acres, *HC - Highway Commercial District*. The applicant desires to obtain a Special Use Permit to specifically allow the operation of a sweepstakes business.
Property Owners: Kenneth Wayne Brady and Kevin Lewis Brady

**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.”



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - Asheboro NC 27204

SPECIAL USE PERMIT APPLICATION

Applicant: PARK, MIKE
Address: 2842 SPRINGBLUFF LANE
City, St. Zip: BUFORD, GA 30519

Date: 10/30/2025
Parcel #: 7771363385

Owner: BRADY, KENNETH WAYNE
Address: 2550 US HWY 64 E
City, St. Zip: ASHEBORO, NC 27203

Permit #: 2025-00022028
Permit Type Code: PZ 3
Location Address: 438 MADISON CIR
ASHEBORO, NC 27205

CONTACT NAME: PARK, MIKE

Contact Phone: 678 772-1216

PARCEL INFORMATION:

Lot number: 34-35, PT 1-5 **Subdivision:** ECHO HGTS
Acreage: 4.9300 **Township:** 01 - ASHEBORO

ZONING INFORMATION:

Zoning District 1: HC-HIGHWAY COMMERCIAL DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: 3710777100J

SPECIAL USE REQUESTED: PROPOSED SPECIAL USE PERMIT TO OPERATE A SWEEPSTAKES BUSINESS.

CONDITIONS:

Total Permit Fee: \$250.00

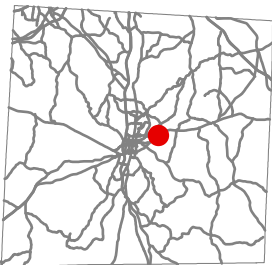
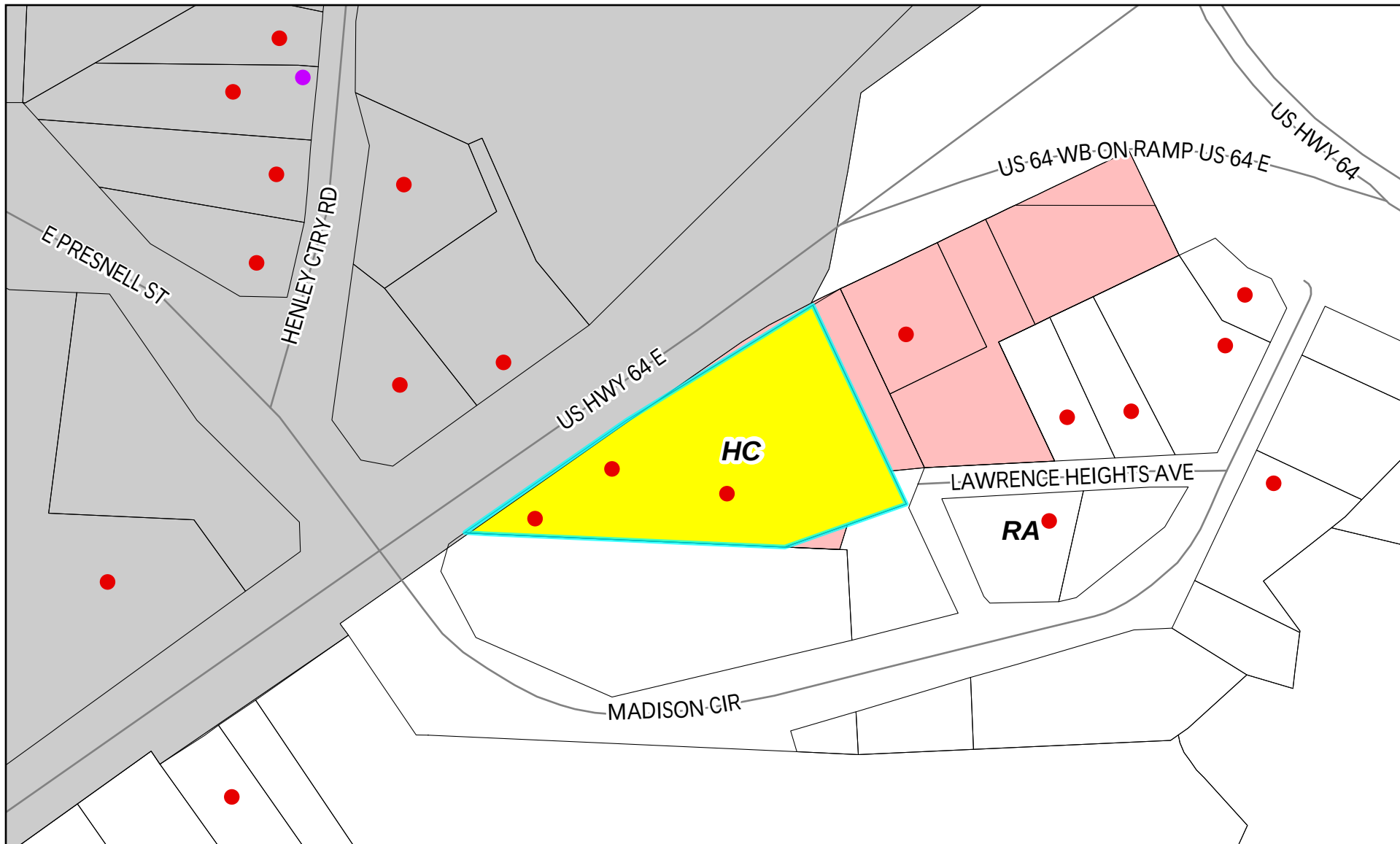
COMMENTS:

The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph County Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance with all conditions that may be imposed by the Board. It is also acknowledged that any restrictions or conditions imposed shall be binding on the owner/applicants and their successors in interest.

Eric Martin

Authorized County Official

Signature of Applicant:



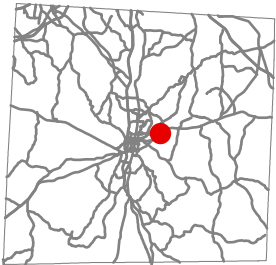
Park Special Use Request

This property is located in 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 263 feet
Application #
2025-00022028



Park Special Use Request

This property is located in 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.



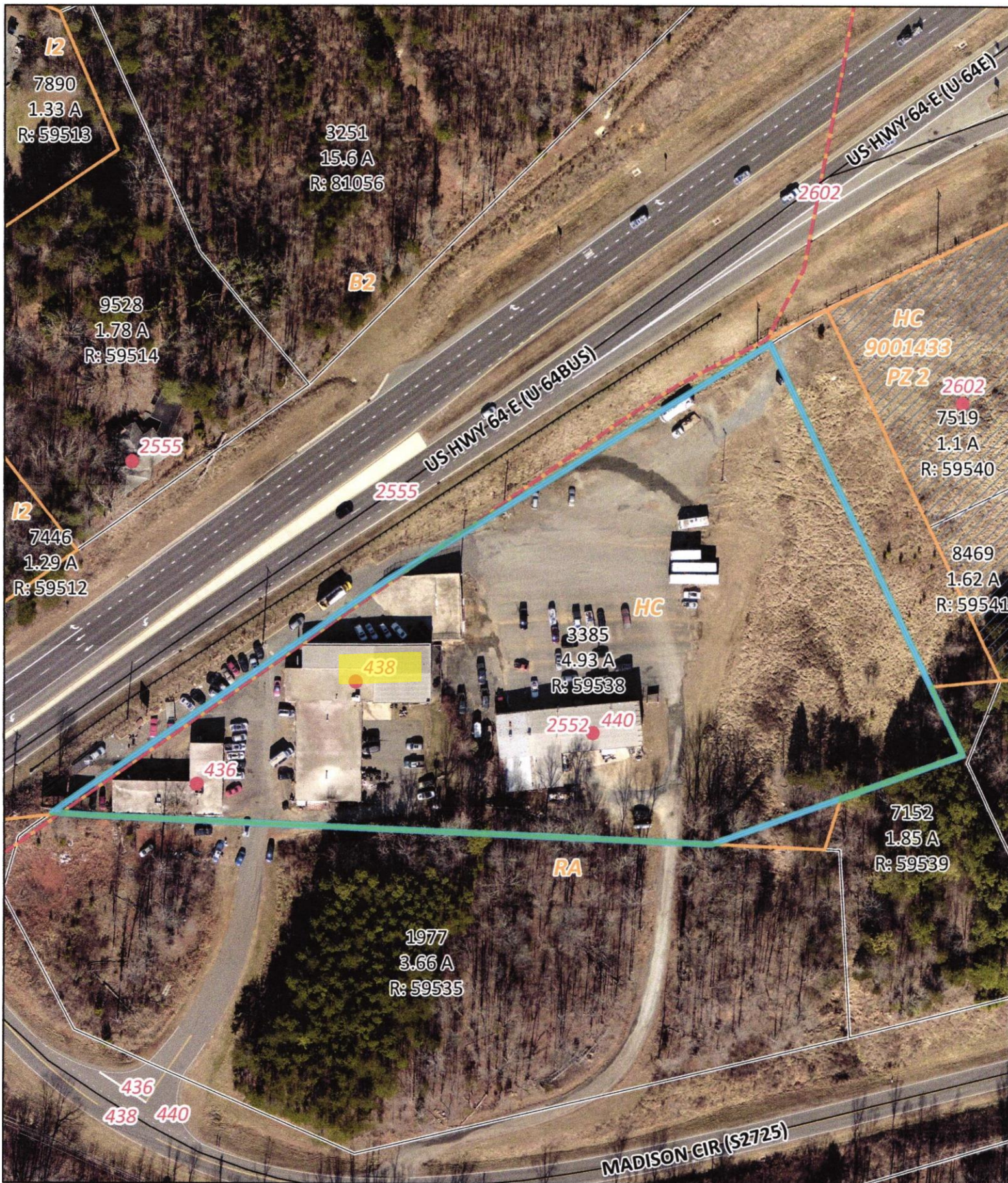
1 inch equals 125 feet
Application #
2025-00022028

Mike Park SUP Site Plan

Randolph County Planning and Development

Location: 7726648465

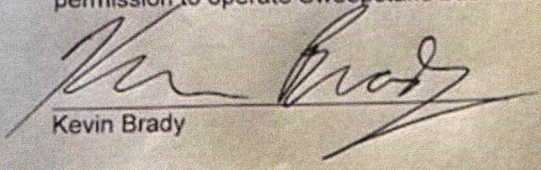
This map was prepared by Randolph County, NC for the County's internal use. Randolph County, its agents and employees make no warranty as to the correctness or accuracy of the information set forth on this map, whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular purpose. Map is based on NC Coordinate System of 1983. Date: 11/12/2025 - Planning - pztvm



October 31, 2025

To Whom It May 27Concern:

This is to state that I, Kevin Brady, the owner of the property at 438 Madison Circle, Asheboro, NC 27205, grant Mike Park of 2842 Springbluff Lane, GA 30519 the permission to operate Sweepstake business at said address.


Kevin Brady

Date:

10-31-25



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 MIKE PARK
SPECIAL USE REQUEST #2025-00022028

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on January 6, 2026, 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 438 Madison Circle 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 MIKE PARK 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 January 6, 2026.

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.



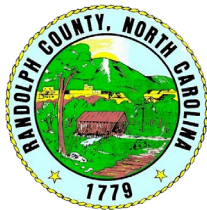
MOTION TO DENY SPECIAL USE PERMIT

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.



CASE SUMMARY FOR

SPECIAL USE REQUEST #2025-00022029

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **STEVEN G. WOLFE**, Asheboro, NC, and their request to obtain a Special Use Permit at 2189 Pilot Ct, Coleridge Township, Tax ID #7699991255, 54.82 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to specifically allow legal sales, transfer of firearms and accessories in an existing 12 ft by 20 ft accessory building.

**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.”



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - Asheboro NC 27204

SPECIAL USE PERMIT APPLICATION

Applicant: WOLFE, STEVEN G
Address: 2189 PILOT CT.
City, St. Zip: ASHEBORO, NC 27205

Date: 11/24/2025
Parcel #: 7699991255

Owner: WOLFE, STEVEN G
Address: 130 MNIT SPRINGS RD
City, St. Zip: PITTSBORO, NC 27312

Permit #: 2025-00022029
Permit Type Code: PZ 3

Location Address: 2189 PILOT CT ASHEBORO,
NC 27205

CONTACT NAME: WOLFE, STEVEN

Contact Phone: 919 548-4649

PARCEL INFORMATION:

Lot number: **Subdivision:**
Acreage: 54.8200 **Township:** 05 - COLERIDGE

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: 3710769900J

SPECIAL USE REQUESTED: AS A LICENSED FEDERAL FIREARMS DEALER, I AM REQUESTING A SPECIAL USE PERMIT TO ENGAGE IN THE LEGAL SALE / TRANSFER OF FIREARMS AND ACCESSORIES IN EXISTING 12'X20' BUILDING

CONDITIONS:

Total Permit Fee: \$250.00

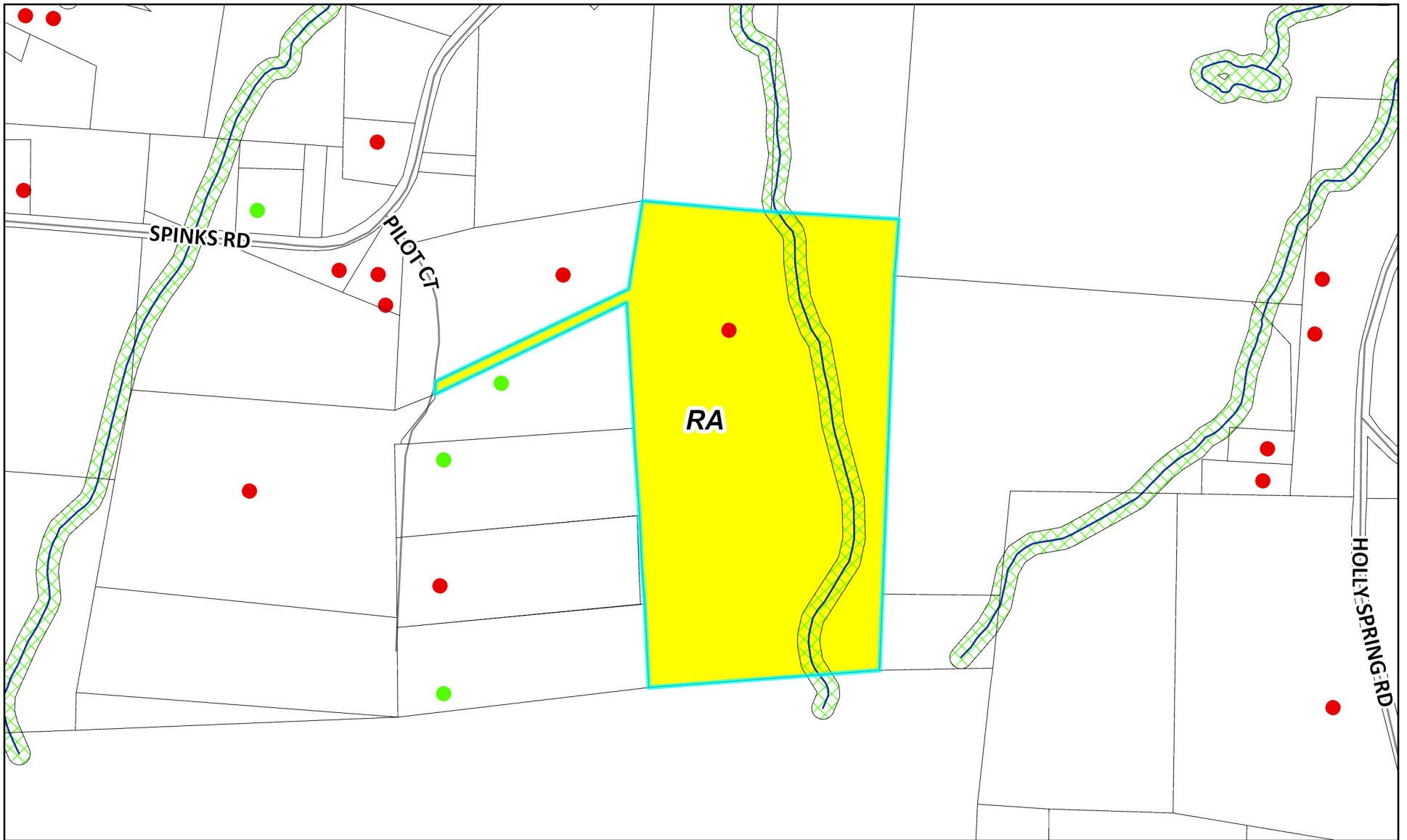
COMMENTS:

The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph County Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance with all conditions that may be imposed by the Board. It is also acknowledged that any restrictions or conditions imposed shall be binding on the owner/applicants and their successors in interest.

Eric Martin

Authorized County Official

Signature of Applicant:



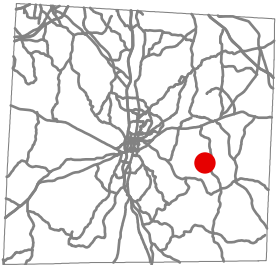
Wolfe Special Use Request

This property is located in 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 621 feet
Application #
2025-00022029



Wolfe Special Use Request

This property is located in 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 500 feet
Application #
2025-00022029



Chatham Arms, LLC Business Profile

Federal Licensing

- FFL: 1-56-105-07-7B-04330
- SOT: June 2025 – June 2026

Contact & Locations

Current Residence 1471 McNeill Road Sanford, NC 27330

Future Residence 2189 Pilot Court Asheboro, NC 27205

Ownership & Personnel

- Member/Owner: Steven G. Wolfe
- Employees: Sole owner/operator

Nature of Business

Chatham Arms, LLC specializes in manufacturing, sales, and service of firearms and accessories. Core offerings include:

- Assembly of Modern Sporting Rifles under the Chatham Arms brand
- Sales and transfers of new and used firearms
- Retail of parts and accessories
- Limited gunsmithing (cleaning, minor repairs)

Facility & Security

- Building: 12 × 16 ft steel structure with a 4 × 12 ft front porch
- Utilities: Fully wired with electricity and high-speed internet
- Parking: Gravel pad fitting 1–3 vehicles
- Storage: All firearms secured in a heavy-duty safe
- Security: Keyed entry plus electronic alarm and camera system
- Safety: Smoke and CO₂ detectors installed; portable fire extinguisher on site

Business History & Rationale

- Founded in 2007 at 130 Mint Springs Road, Pittsboro, NC
- Temporarily relocated May 2024 to Sanford, NC while new residence is built in Asheboro, NC

- Dedicated facility keeps business inventory separate from personal collection, streamlines customer transactions, and ensures secure storage
- Location also simplifies ATF inspections and audits

Operations & Inventory

- Hours: Evenings, weekends, and by appointment
- Inventory model: Primarily virtual stock ordered per customer request with minimal on-site storage.

In accordance with the provisions of Title I, Gun Control Act of 1968, and the regulations issued thereunder (27 CFR Part 478), you are licensed to engage in the business specified in this license, within the limitations of Chapter 44, Title 18, United States Code, and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 478.51.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF ATF - Chief, FFLC
Correspondence To FFLC@atf.gov
 1-866-662-2750

License
Number **1-56-105-07-7B-04330**

Chief, Federal Firearms Licensing Center (FFLC)

Expiration
Date **February 1, 2027**

Name
CHATHAM ARMS

Premises Address (Changes? Notify the FFLC at least 30 days before the move.)

**1471 MCNEILL ROAD
SANFORD, NC 27330-**

Type of License

07-MANUFACTURER OF FIREARMS OTHER THAN DESTRUCTIVE DEVICES

Purchasing Certification Statement

Mailing Address (Changes? Notify the FFLC of any changes.)

The licensee named above shall use a copy of this license to assist a transferor of firearms to verify the identity and the licensed status of the licensee as provided by 27 CFR Part 478. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Firearms Licensee (FFL) or a responsible person of the FFL. I certify that this is a true copy of a license issued to the licensee named above to engage in the business specified above under "Type of License."

CHATHAM ARMS LLC
CHATHAM ARMS
1471 MCNEILL ROAD
SANFORD, NC 27330-

Licensee/Responsible Person Signature

Position/Title

Steven G. White

5/16/2024

Printed Name

Date

ATF Form 8 (5310.11)
Revised September 2023

Previous Edition is Obsolete CHATHAM ARMS LLC:1471 MCNEILL ROAD:27330:1-56-105-07-7B-04330:February 1, 2027:07-MANUFACTURER OF FIREARMS OTHER THAN DESTRUCTIVE DEVICES

Federal Firearms License (FFL) Customer Service Information

Federal Firearms Licensing Center (FFLC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (866) 662-2750
Toll-free Fax Number: (866) 257-2749
E-mail: FFLC@atf.gov

ATF Homepage: www.atf.gov
FFL eZ Check: flezecheck.atf.gov/FFLEzCheck

Change of Address (27 CFR 478.52). Licensees may during the term of their current license remove their business or activity to a new location at which they intend regularly to carry on such business or activity by filing an Application for an Amended Federal Firearms License, ATF Form 5300.38, in duplicate, not less than 30 days prior to such removal with the Chief, Federal Firearms Licensing Center. The application must be executed under the penalties of perjury and penalties imposed by 18 U.S.C. 924. The application shall be accompanied by the licensee's original license. The license will be valid for the remainder of the term of the original license. (The Chief, FFLC, shall, if the applicant is not qualified, refer the application for amended license to the Director of Industry Operations for denial in accordance with § 478.71.)

Right of Succession (27 CFR 478.56). (a) Certain persons other than the licensee may secure the right to carry on the same firearms or ammunition business at the same address shown on, and for the remainder of the term of, a current license. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business shall furnish the license for that business for endorsement of such succession to the Chief, FFLC, within 30 days from the date on which the successor begins to carry on the business.

(Continued on reverse side)

Cut Here ✂

Federal Firearms License (FFL) Information Card

License Name: **CHATHAM ARMS LLC**

Business Name: **CHATHAM ARMS**

License Number: **1-56-105-07-7B-04330**

License Type: **07-MANUFACTURER OF FIREARMS OTHER THAN
DESTRUCTIVE DEVICES**

Expiration: **February 1, 2027**

Please Note: Not Valid for the Sale or Other Disposition of Firearms.

FFL Newsletter - Electronic Version Available

Sign-Up Today!

FFLs interested in receiving the electronic version of the FFL Newsletter, along with occasional additional information, should submit name, FFL number, and e-mail address to: FFPB@atf.gov.

The electronic FFL Newsletter will enable ATF to communicate information to licensees on a periodic basis.

2025 Special Tax Stamp

OMB No. 1140-0090 (05/31/2017)

Name and Principal Business Address

CHATHAM ARMS LLC
CHATHAM ARMS
1471 MCNEILL ROAD
SANFORD, NC 27330-

Tax Statement
(Annual Tax Rate) 500.00
Initial Tax \$ 500.00
Additions \$ 0.00
500.00
Total Tax PAID \$

**TAX
2025
YEAR**

THIS IS NOT A BILL.
DO NOT PAY THE AMOUNT NOTED.

Actual Physical Business Address (See Number 2 below)

CHATHAM ARMS LLC
CHATHAM ARMS
1471 MCNEILL ROAD
SANFORD, NC 27330

Type of Operation Conducted
(63) NFA FIREARMS DEALER

Number of Locations

1 OF 1

This is a receipt of payment of Special (Occupational) Tax (SOT) under the
National Firearms Act. (27 CFR 479.36)

If You Have Any Questions, Refer To The Information Below

Date of This Receipt

JULY 23, 2024

Dates of Special Tax Period

1977

07/01/2024 TO 06/30/2025

Employer Identification Number

26-2120476

Control Number

2024198-N70-001

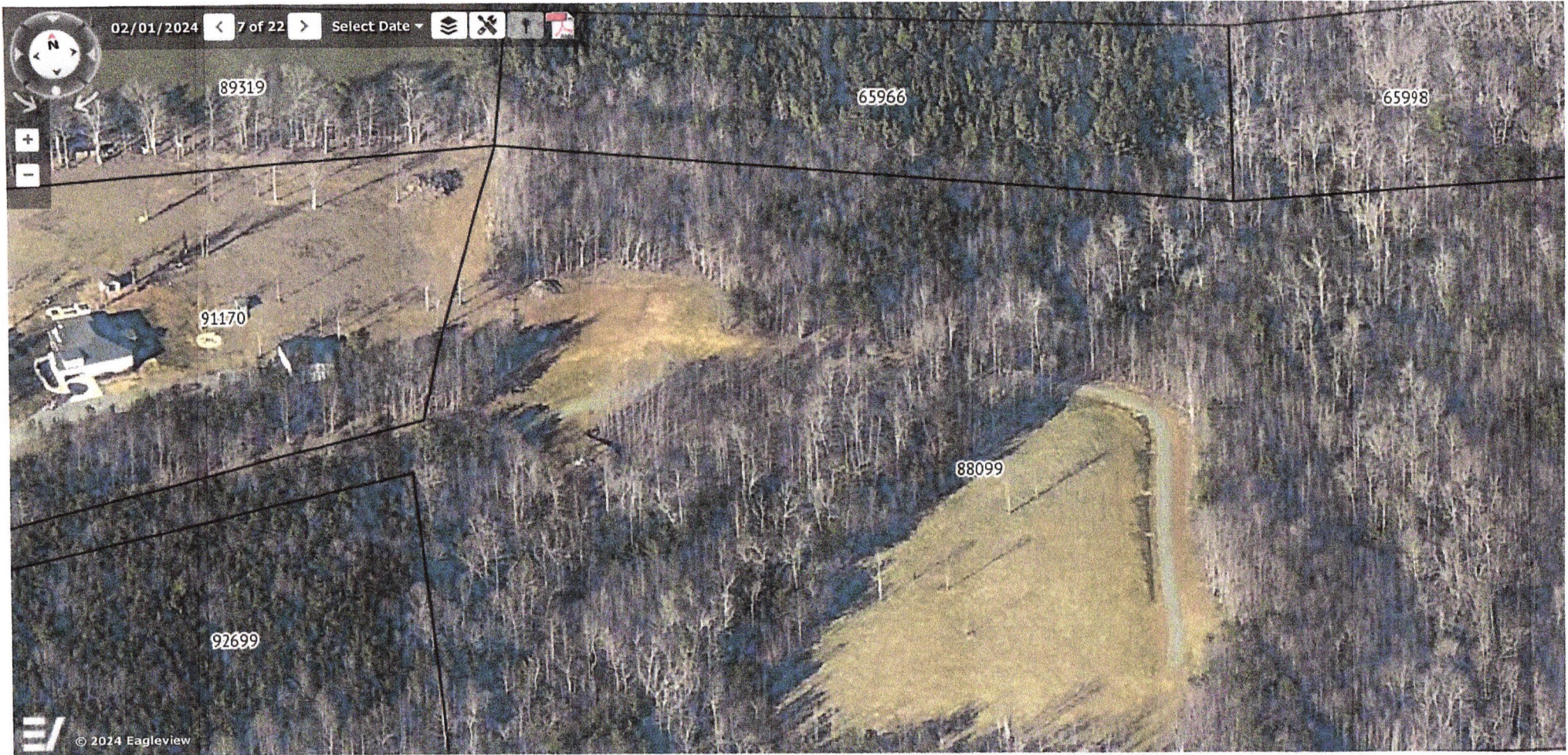
If you have any questions, you may contact the Bureau of Alcohol, Tobacco, Firearms and Explosives as follows:

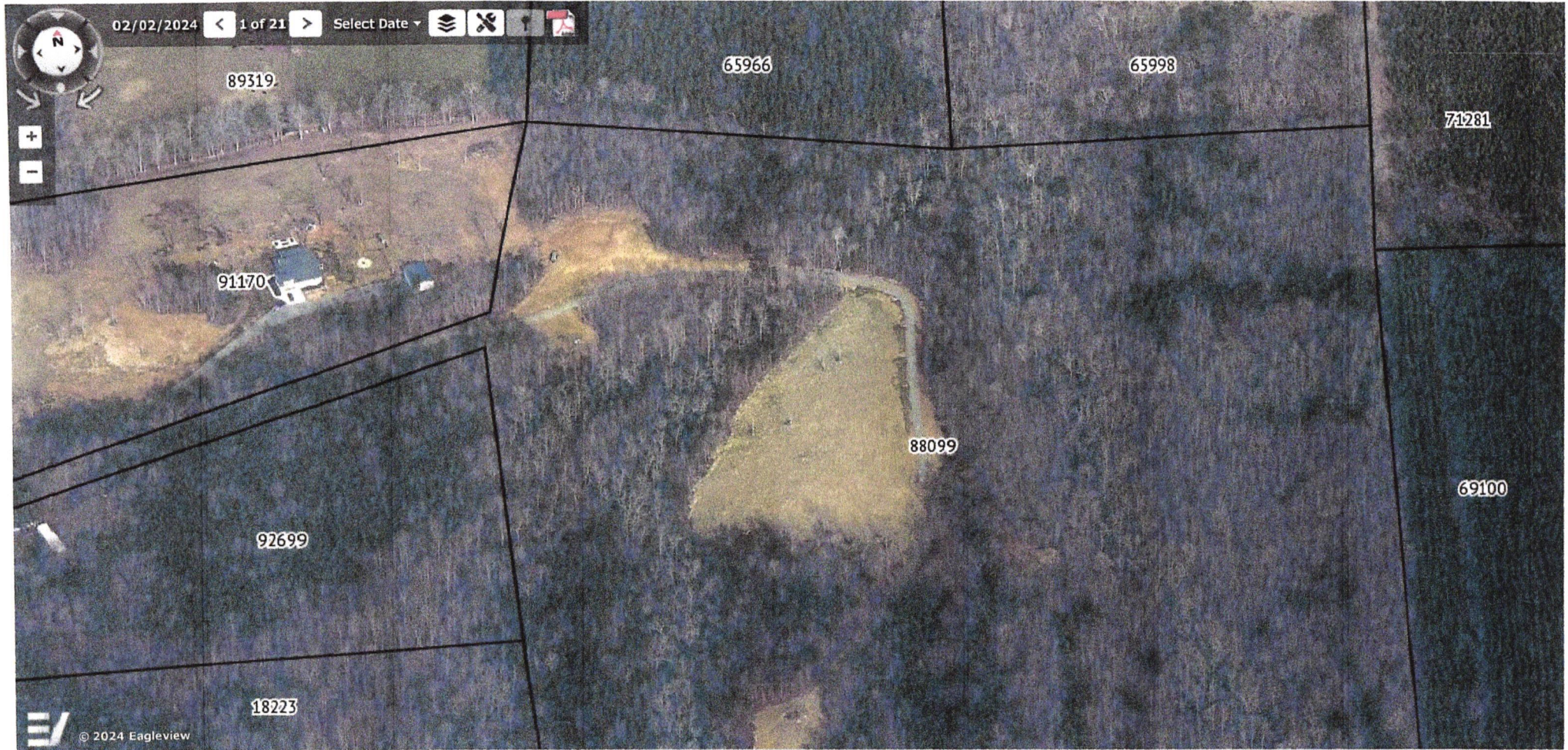
CALL: (304) 616-4500
FAX: (304) 616-4501

OR

WRITE: National Firearms Act Division, Bureau of ATF
244 Needy Road
Suite 1120
Martinsburg, WV 25405

1. If you write, include in the letter your employer identification number, control number from above, your telephone number, and the best time for us to call if we need more information.
2. If you filed ATF Form 5630.7, Special Tax Registration and Return (NFA Firearms), for the first time, or have renewed your special tax stamp on ATF Form 5630.5R, Special Tax "Renewal" Registration and Return, and ATF Form 5630.5RC, Special Tax Location Registration Listing(s), showing multiple locations, you should have received a stamp for each location. Each stamp is printed with your principal business address and the actual physical address of the business location for which the stamp was issued. Forward the stamp to that location. Be sure that each location keeps the stamp on its business premises so that it is available for inspection. Photocopies are not acceptable evidence of tax payment.
3. If any of the preprinted information is incorrect, please write to the above address listing the correct information and return this Special Tax Stamp with your letter.
4. If there is a change in ownership of your business or business structure, such as a sole owner incorporating, the new owner is required to file ATF Form 5630.7, Special Tax Registration and Return (NFA Firearms), and obtain a new Special Tax Stamp (except as provided in 27 CFR 194.166 - 194.169 or 27 CFR 179.42 - 179.45) before engaging in the business.
5. If you have a change in control, contact ATF. You must notify the Bureau of Alcohol, Tobacco, Firearms and Explosives of any change of address, location, or trade name and receive approval before the change is made, by filing ATF Form 5630.7. If a Federal firearms licensee discontinues business and retains NFA firearms, the retention may be in violation of law. The licensee should check with State and local authorities.
6. This is a Special Tax Stamp and Receipt for Payment of Federal Tax. This does not authorize anyone to begin or continue a business contrary to Federal, State or local laws, nor does it exempt anyone from penalties or punishment for violating such laws.
7. THIS RECEIPT IS NOT TRANSFERABLE.





2189 Pilot Court_CA













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 STEVEN G. WOLFE
SPECIAL USE REQUEST #2025-00022029

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on January 6, 2026, 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 2189 Pilot Ct 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 STEVEN G. WOLFE 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 January 6, 2026.

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.



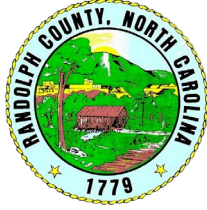
MOTION TO DENY SPECIAL USE PERMIT

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 #2025-00022030

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **MICKEY B. SMITH**, Liberty, NC, and their request to rezone 1.81-acres out of 12.43-acres at 6267 Richland Church Rd, Liberty Township, Tax ID #8728510731, Primary Growth Area and Secondary Growth Area, from *RA - Residential Agricultural District* and *RR - Residential Restricted District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow one new lot to be created in an existing subdivision.

GENERAL INFORMATION

Property Owner:	Mickey B. Smith
Hearing Type:	Legislative
Small Area Plan:	None
Flood Plain Overlay:	None
Airport Overlay:	None
Existing Use:	Residential – Single family

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RA - Residential Agricultural District</i>	Residential – Single family
South	<i>RA - Residential Agricultural District</i>	Residential – Single family
East	<i>RA - Residential Agricultural District</i>	Residential – Single family

West	<i>RA - Residential Agricultural District, RR - Residential Restricted District and CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District</i>	Residential – Single family
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TRANSPORTATION INFORMATION

Information from the North Carolina Department of Transportation (NCDOT):

No comments have been received from the NC Department of Transportation.

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 614 (ex., Fencing, buffers, etc.):

CVO: CONVENTIONAL SUBDIVISION OVERLAY DISTRICT

The Conventional Subdivision Overlay District has been established to accommodate single-family residential subdivisions with four or more owner-occupied lots created for sale or building development. This district is predominantly residential and suburban, where current water and sewer needs are met primarily by individual wells and septic systems. Some public infrastructure may be available in the future. Housing characteristics within the CVO district will be designated Exclusive (CVOE), Restricted (CVOR), or Mixed (CVOM), in conformance with other major subdivision zoning districts.

The Conventional Subdivision Overlay District is designed for those areas of Randolph County where the requirement of such an Overlay District can help achieve the policies and objectives of the Randolph County Growth Management Plan. This district is specifically designed for Primary Growth Areas and Secondary Growth Areas as reflected in the Randolph County Growth Management Plan.

(1) PURPOSE AND USES PERMITTED

The Conventional Subdivision Overlay District shall be considered as an overlay district to the existing zoning districts. Uses permitted within the underlying

district shall be permitted, provided they meet ARTICLE 600: ZONING ORDINANCE RANDOLPH COUNTY UNIFIED DEVELOPMENT ORDINANCE PAGE 161 the requirements within the overlay zone, subject to the restrictions provided by this section.

(2) CONVENTIONAL SUBDIVISION STANDARDS

- (a) All standards as required by the land development regulations contained within this Ordinance.
- (b) Minimum lot sizes as specified by this Ordinance. Lot sizes may be increased as required by soils and other factors particular to the location.
- (c) Designed under the policies and guidelines outlined in the comprehensive land-use plan.
- (d) Subdivision layout and use of land will assure safe and convenient circulation patterns while minimizing the impacts on the established residential areas.
- (e) Site plans shall be submitted to reduce stormwater impact by designing new development in a manner that minimizes concentrated stormwater flows using as a minimum vegetated buffer area.

(3) SITING ON PUBLIC ROADWAYS Conventional subdivisions shall be designed to minimize the number of private driveway connections to existing public roads.

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 2.5: *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Consistency Analysis: Most of the residences in the area are site-built homes. This proposal, if approved, would protect the existing rural neighborhood by allowing for compatible housing characteristics.

Randolph County Board of Commissioners Resolution, Item #3:

Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base.

Consistency Analysis: By approving this request, the Board will be allowing the "landowner to achieve the highest and best use" and continue the development patterns that have been established in this part of the County.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property, reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

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.





COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St - Asheboro NC 27204

APPLICATION FOR ZONING CHANGE

Applicant: SMITH, MICKEY BLAINE
Address: 6267 RICHLAND CHURCH RD.
City, St. Zip: LIBERTY, NC 27298

Date: 11/26/2025
Parcel #: 8728510731

Owner: SMITH, MICKEY B
Address: 6267 RICHLAND CHURCH RD
City, St. Zip: LIBERTY, NC 27298

Permit #: 2025-00022030
Permit Type Code: PZ 2

Location Address: 6267 RICHLAND CHURCH RD
LIBERTY, NC 27298

CONTACT NAME: LINEBERRY, RUSSELL

Contact Phone: 336 669-6910

PARCEL INFORMATION:

Lot number: **Subdivision:**
Acreage: 12.4300 **Township:** 11 - LIBERTY

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2: RR-RESIDENTIAL RESTRICTED DISTRICT
Zoning District 3:
Growth Management Areas: PRIMARY GROWTH AREA
Growth Management Areas: SECONDARY GROWTH AREA
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: Flood Plain Map #: 3710872800K

REQUESTED CHANGE:

Area To Be Rezoned: 1.8100
Lot Size Indicator: ACRE(S)
Proposed Zoning District: CVOE-CD-CONVENTIONAL SUBDIVISION OVERLAY EXCLUSIVE
CONDITIONAL DISTRICT
Proposed Growth Mgmt Change:
Proposed Use(S): 1 NEW LOT IN EXISTING SUBDIVISION.
Condition(S):

Total Permit Fee: \$250.00

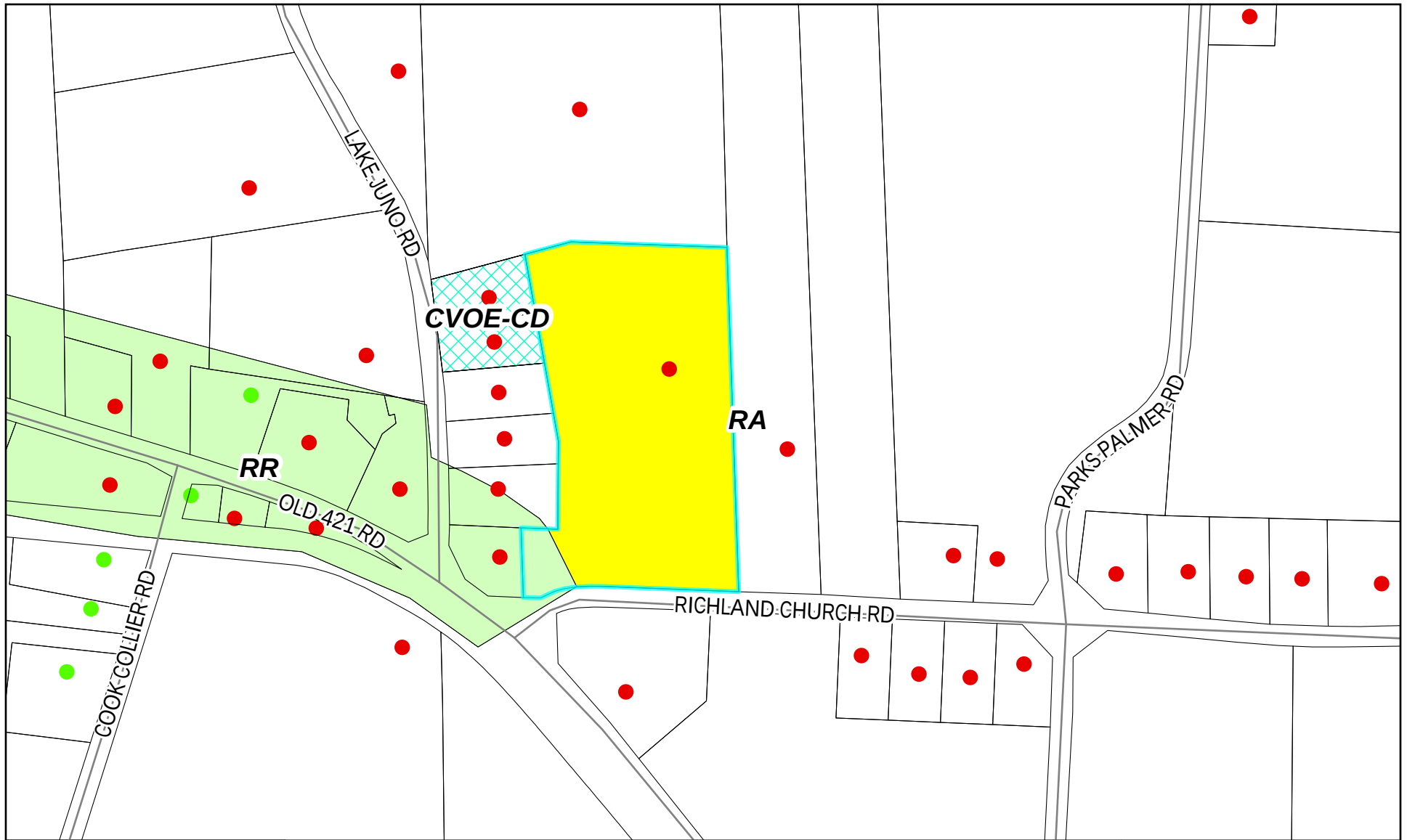
COMMENTS:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph County Zoning Ordinance.

Eric Martin

Authorized County Official

Signature of Applicant:



Smith Rezoning Request

This property is located in 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 400 feet
Application #
2025-00022030



Smith Rezoning Request

This property is located in 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 250 feet
Application #
2025-00022030

SURVEY AND ACCURACY

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2802, PAGE 1370 AND PLAT BOOK 177, PAGE 94). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED; THAT THE RATIO OF PRECISION IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF A.D. 2025.

AND

(11a) THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS.

AND

(11b) IS OF ANOTHER CATEGORY AS THE RECOMBINATION OF EXISTING PARCELS, A RECONSIDERED SURVEY, OR OTHER EXEMPTIONS AS REFERRED TO IN THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR L-5519

DATE

RUSSELL S. LINERBERRY
PIN NO. 8728418459
D.B. 2804, PG. 1300
P.B. 174, PG. 78



THOMAS R. LANN &
BETHANN F. LANN
PIN NO. 8728415205
D.B. 2868, PG. 1006
P.B. 48, PG. 55

PORTION OF
MICKEY B. SMITH
PIN NO. 8728510731
D.B. 2805, PG. 1370
P.B. 177, PG. 94
(TO BE COMBINED WITH
PIN NO. 8728415205)
0.47± ACRES
20,284± SQ. FT.
(0.01± ACRES INSIDE R/W
0.46± ACRES OUTSIDE R/W)

REMAINING PORTION OF
MICKEY B. SMITH
PIN NO. 8728510731
D.B. 2805, PG. 1370
P.B. 177, PG. 94
REMAINING AREA: 10.35± ACRES
(PER P.B. 177, PG. 94)

EX SEPTIC LINE
FOR THE EX HOUSE
(LOCATIONS PER RANDOLPH COUNTY)

PORTION OF
MICKEY B. SMITH
PIN NO. 8728510731
D.B. 2805, PG. 1370
P.B. 177, PG. 94
2.05± ACRES
89,289± SQ. FT.
(0.24± ACRES INSIDE R/W
1.81± ACRES OUTSIDE R/W)

REMAINING PORTION OF
MICKEY B. SMITH
PIN NO. 8728510731
D.B. 2805, PG. 1370
P.B. 177, PG. 94
REMAINING AREA: 10.35± ACRES
(PER P.B. 177, PG. 94)

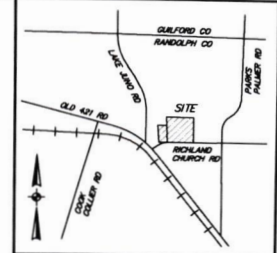
I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A
(2) POSITIONAL ACCURACY: 0.10"
(3) TYPE OF GPS FIELD PROCEDURE: RTK
(4) DATE OF SURVEY: 11/05/25
(5) DATUM/EPOCH: NAD 83 (2011)
(6) PUBLISHED/FIELD-CONTROL USE: NCNRS
(7) GEOD MODEL: 18
(8) COMBINED GRID FACTOR(S): 0.999995009
(9) UNITS: U.S. SURVEY FEET

REVIEW OFFICER CERTIFICATION **STATE OF NORTH CAROLINA COUNTY OF RANDOLPH**

I, REVIEW OFFICER OF RANDOLPH COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE



LOCINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING, **MINOR SUBDIVISION**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RANDOLPH COUNTY, NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF MINOR SUBDIVISIONS.

SUBDIVISION ADMINISTRATOR

DATE

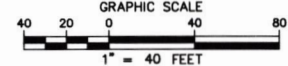
GENERAL NOTES

- THIS PLAT SHOWS: A.) THE PROPOSED CREATION OF PARCEL(S) OF LAND; B.) THE PROPOSED RECOMBINATION OF A PORTION OF PIN NO. 8728510731 WITH 8728415205, C.) THE PROPOSED OFFSITE SEPTIC EASEMENT - AS SHOWN HEREON.
- FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAN MAPPING PROGRAM DATED NOVEMBER 12, 2012, SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 3710872800.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 1/2" IRON RODS SET AT ALL CORNERS, UNLESS OTHERWISE SHOWN OR NOTED.
- METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO SUMMARY ENGINEERING ASSOCIATES. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NCGD00), NAD 83 (2011), AND NAD 83 (GEOD 18), AND COORDINATES WERE OBTAINED USING THE NCNRS SYSTEM.
- THE PROPOSED WASTEWATER SYSTEM EASEMENT SHALL BE IN COMPLIANCE PER THE REQUIREMENTS OF 15A NCAC 10E .0301.

ABBREVIATIONS

EXP = EXISTING IRON PIPE/PIN
DIP = EXISTING IRON ROD
IRS = NEW IRON ROD SET
R/W = RIGHT OF WAY
AG = ABOVE GROUND
BG = BELOW GROUND
FL = FLOOD WITH GROUND
PL = PROPERTY LINE

OWNER:
MICKEY B. SMITH
6267 RICHLAND CHURCH ROAD
LIBERTY, NC 27298



LEGEND

ADJACENT LINE
LINE SURVEYED
RIGHT OF WAY
FENCE
EASEMENT
OVERHEAD POWER
SANITARY SEWER

SYMBOLS

● EXISTING IRON PIPE/ROD
○ NEW IRON ROD SET
□ COMPUTED POINT (NOT SET)
○ UTILITY POLE

MINOR SUBDIVISION & RECOMBINATION PLAT FOR

MICKEY B. SMITH

RICHLAND CHURCH ROAD
LIBERTY TOWNSHIP - RANDOLPH COUNTY - NORTH CAROLINA

Summey Engineering Associates, PLLC

Engineering - Consulting - Surveying
PO Box 400, Durham, NC 27704



PL 15A-528-0302 PL 15A-528-0422 www.summeyengineering.com
NC ENGINEERING & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION #2320

Scale: 1" = 40'
Date: 11/05/2025
Drawn By: SKM
Checked By: ALC
Job No.: 220627



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY MICKEY B. SMITH
REZONING REQUEST #2025-00022030**

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 *RA - Residential Agricultural District* and *RR - Residential Restricted District* as described in the application of Mickey B. Smith 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* and *Secondary Growth Area* which generally lie along major transportation corridors and have access to urban services. This parcel is within 500 ft of Old 421 Rd which is a major transportation corridor.

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

Policy 2.5: *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Consistency Analysis: Most of the residences in the area are site-built homes. This proposal, if approved, would protect the existing rural neighborhood by allowing for compatible housing characteristics.

Randolph County Board of Commissioners Resolution, Item #3:

Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base.

Consistency Analysis: By approving this request, the Board will be allowing the "landowner to achieve the highest and best use" and continue the development patterns that have been established in this part of the County.

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. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property, reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

Adopted on January 6, 2026.

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 MICKEY B. SMITH**

WHEREAS, a 1.81-acre parcel out of 12.43-acre parcel, having the Randolph County Parcel Identification Number of 8728510731 is currently zoned *RA - Residential Agricultural District* and *RR - Residential Restricted District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on January 6, 2026, to consider the proposed rezoning on application number 2025-00022030, 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 *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional 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 January 6, 2026.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT 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, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion 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.



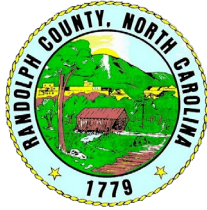
MOTION TO DENY A CONDITIONAL DISTRICT REZONING

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, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion 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.



RANDOLPH COUNTY TECHNICAL REVIEW COMMITTEE REPORT AND MAP AMENDMENT EVALUATION

APPLICATION #2025-00022031

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **RUSSELL & ANGELA PIERCE**, Trinity, NC, and their request to rezone 3.0-acres at 1063 Thayer Rd, Tabernacle Township, Lake Reese Critical Area Watershed, Tax ID #7703668145 & 7703667561, Rural Growth Area, from *RR-CD - Residential Restricted - Conditional District* to *RR-CD - Residential Restricted - Conditional District*. The proposed Conditional Zoning District would specifically amend the existing conditions to also allow the creation of a new lot in an existing subdivision.

GENERAL INFORMATION

Property Owner:	Russell & Angela Pierce Edmund K Hartman & Mary W Hartman Trustees
Hearing Type:	Legislative
Small Area Plan:	None
Flood Plain Overlay:	None
Airport Overlay:	None
Existing Use:	Residential

SITE INFORMATION AND SURROUNDING LAND USES

Direction	Adjacent Zoning	Adjacent Land Use
North	<i>RR-CD - Residential Restricted - Conditional District</i>	Residential – Single family
South	<i>RR-CD - Residential Restricted - Conditional District</i>	Vacant
East	<i>RR-CD - Residential Restricted - Conditional District</i>	Vacant

West	<i>RA - Residential Agricultural District</i>	Residential – Single family
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TRANSPORTATION INFORMATION

Information from the North Carolina Department of Transportation (NCDOT):
No comments have been received from the NC Department of Transportation.

ZONING INFORMATION

Zoning History: The Randolph County Commissioners approved the property to be rezoned to *RR-CD – Residential Restricted-Conditional District* on November 3, 1997. The approved Conditional District was to allow an eighteen tract subdivision.

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

<i>RR: RESIDENTIAL RESTRICTED DISTRICT</i>	
PURPOSE	
The purpose of the <i>Residential Restricted (RR) District</i> is to provide a place for single-family residential uses, including site-built homes, conventional and on-frame modular homes, and Class A manufactured housing. Requests for higher-intensity residential use are considered through standards established in this Ordinance and found to be consistent, reasonable, and in the public interest with the <i>Randolph County Growth Management Plan</i> .	
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 the 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

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.

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 2.1.d.1: *Encourage the use of rural lot subdivision designs where the size of the lot allows for open space and groundwater recharge areas preserved by careful siting of principal residence and accessory uses.*

Consistency Analysis: This site is located in the Lake Reese Critical Area Watershed and is close to the Lake Reese Reservoir. By allowing the division of property as shown on the provided site plan, the lots would “offer opportunities for preserving unique and sensitive environmental features” like the Lake Reese Reservoir while also allowing the property owner to develop the property.

Policy 2.5: *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Consistency Analysis: Most of the residences in the area are manufactured homes and site-built homes. This proposal, if approved, would protect the existing rural neighborhood by allowing for compatible housing characteristics.

Reasonableness and Public Interest Analysis: The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property, reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

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.





COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St - Asheboro NC 27204

APPLICATION FOR ZONING CHANGE

Applicant: PIERCE, RUSSELL & ANGELA
Address: 1063 THAYER RD.
City, St. Zip: TRINITY, NC 27370

Date: 12/02/2025
Parcel #: 7703668145

Owner: PIERCE, RUSSELL
Address: 1063 THAYER RD
City, St. Zip: TRINITY, NC 27370

Permit #: 2025-00022031
Permit Type Code: PZ 2

Location Address: 1063 THAYER RD TRINITY,
NC 27370

CONTACT NAME: PIERCE, RUSSELL

Contact Phone: 336 289-3299

PARCEL INFORMATION:

Lot number: PT 13 + AC **Subdivision:** THAYER PLANTATION SC4 REV
Acreage: 4.1300 **Township:** 18 - TABERNACLE

ZONING INFORMATION:

Zoning District 1: RR-CD-RESIDENTIAL RESTRICTED CONDITIONAL DISTRICT
Zoning District 2:
Zoning District 3:
Growth Management Areas: RURAL GROWTH AREA
Specialty District: N/A
Watershed Name: LAKE REESE CRITICAL AREA
Class A Flood Plain On Prop?: YES
Flood Plane Map #: Flood Plain Map #: 3710770200J

REQUESTED CHANGE:

Area To Be Rezoned: 3.0000
Lot Size Indicator: ACRE(S)
Proposed Zoning District: RR-CD-RESIDENTIAL RESTRICTED CONDITIONAL DISTRICT
Proposed Growth Mgmt Change:
Proposed Use(S): AMEND CONDITIONS FOR PROPOSED 1 NEW LOT IN AN
EXISTING SUBDIVISION.
Condition(S): REQUIRES MINIMUM 3 ACRE TRACT WITH 100 FT STATE
MAINTAINED ROAD FRONTAGE

Total Permit Fee: \$250.00

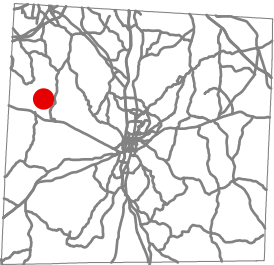
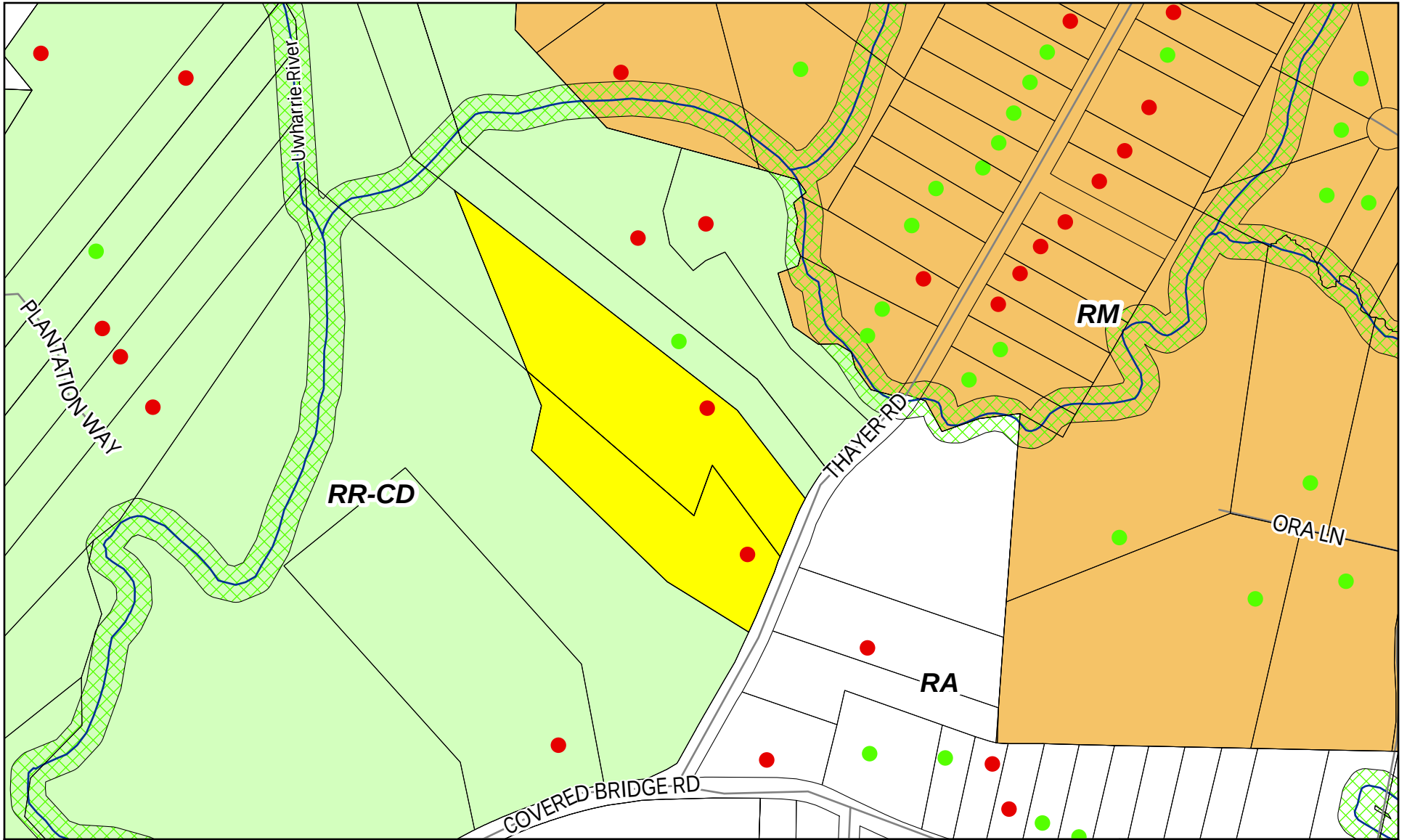
COMMENTS: PROPERTY TO BE OBTAINED BY ADJOINING PROPERTY TO ALLOW
THE 3 ACRE MIN LOT SIZE FOR RURAL GROWTH AREA

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as
allowed by the Randolph County Zoning Ordinance.

Eric Martin

Authorized County Official

Signature of Applicant:



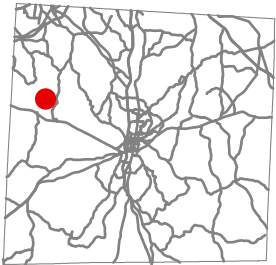
Pierce Rezoning Request

*This property is located in the Lake Reece Critical Watershed Area
and a Rural 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 398 feet
Application #
2025-00022031



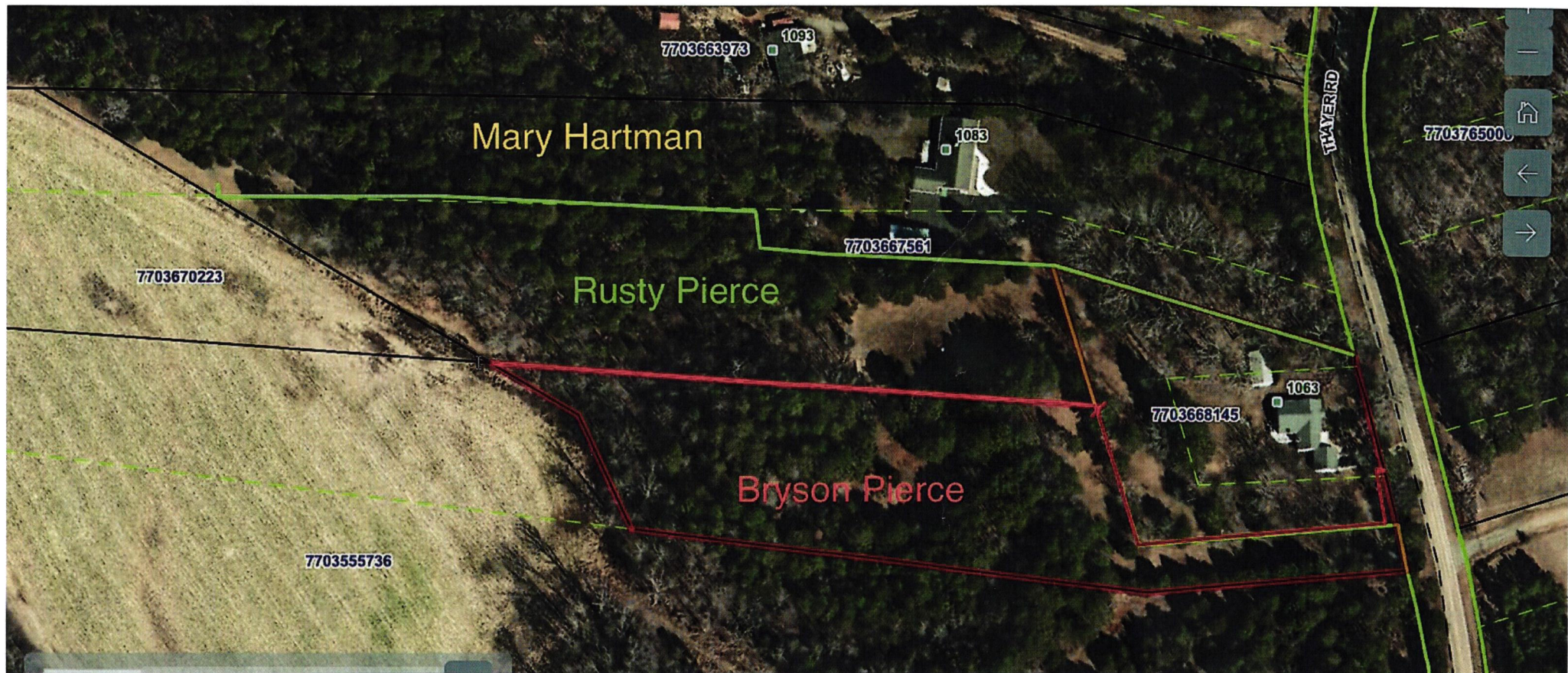
Pierce Rezoning Request

*This property is located in the Lake Reese Critical Watershed Area
and a Rural 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 250 feet
Application #
2025-00022031



The North Carolina Administrative Code and Randolph County require certain applications to be authorized by the property owner or by the owner's legal representative. Applications submitted by an owner's legal representative must include this completed and signed document. **Please note that the person named as the legal representative on this document must make the application. The signature of the person named as the legal representative on this document must also appear at the bottom of this document.**

I, HARTMAN Family Trust, MARY HARTMAN Trustee, hereby authorize
(property owner's full name)
Russell Alan Pierce to serve as my legal
(legal representative's full name)

representative for submitting an application to Randolph County for property owned by me for the purpose of obtaining necessary development permits. I understand that submittal of the application also authorizes agents of Randolph County to be on my property.

Property Owner's Address: 1083 Thayer Rd Trinity NC 27370

Property Owner's Phone: 619-507-6160

Parcel Identification Number (PIN): 7703667561

Parcel Size: 6.58 acres

Parcel location: _____

1083 Thayer Rd Trinity NC 27370

Signature of property owner: _____

Signature of legal representative: _____

COUNTY OF RANDOLPH
Department of Planning & Development
725 McDowell Rd - PO Box 771 - Asheboro, NC 27204-0771
(336) 318-6555

C O N D I T I O N A L U S E P E R M I T

On the dates listed below, the Randolph County Board of Commissioners met and held a public hearing to consider the following application.

Applicant :	ROGERS, BRACKY	Date :	15 Sep 1997
Address :	P O BOX 729	Application Nbr:	9703539
Cty/St/Zip:	MOUNT AIRY, NC 27030	Parcel Id Nbr :	7703463814
Phone :	910 789-2926		

Property Location/Description:.....
Parcel Size: 155.19 ACRE(S)
Township : 18 - TABERNACLE
Directions : 64W - (R) HOOVER HILL RD - (L) COVERED BRIDGE RD - PROP ON
(R) AT THAYER RD/COVERED BRIDGE RD

Comments :

Conditions / Uses:.....
18 TRACT RESTRICTED SUBDIVISION

Board:.....	Status:.....	Date:.....
PZB - PLANNING & ZONING BOARD	RA - RECOMMENDED APPROVAL	07 Oct 97
CC - COUNTY COMMISSIONERS	A - APPROVED	03 Nov 97

Having heard all the evidence and argument presented at the hearing, the Board finds that the application is complete, that the applicant complies with applicable requirements of the County Zoning Ordinance and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Zoning Ordinance and the conditions listed above. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the County Planning Office.

IN WITNESS WHEREOF, the Randolph County Board of Commissioners has caused this permit to be issued together with all its conditions, and this permit shall be binding on the applicant and successors in interest.

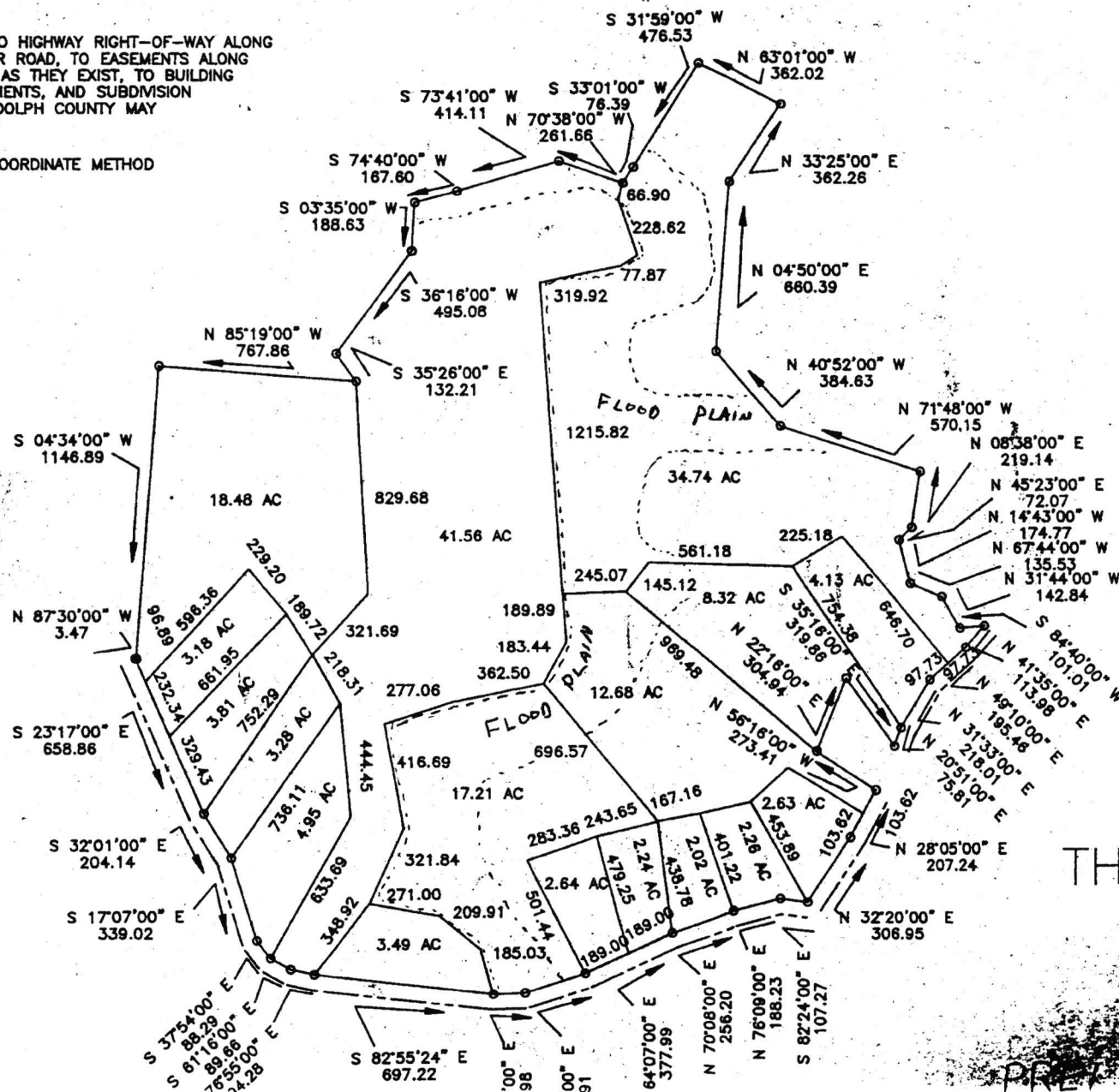
RANDOLPH COUNTY
NORTH CAROLINA

Planning & Zoning Director

Date

2 - THIS PROPERTY IS SUBJECT TO HIGHWAY RIGHT-OF-WAY ALONG COVERED BRIDGE ROAD AND THAYER ROAD, TO EASEMENTS ALONG ELECTRICAL AND TELEPHONE LINES AS THEY EXIST, TO BUILDING SETBACK LINES, ACREAGE REQUIREMENTS, AND SUBDIVISION ORDINANCE REQUIREMENTS AS RANDOLPH COUNTY MAY REQUIRE.

3 - AREAS WERE COMPUTED BY COORDINATE METHOD



THAYE

PRELIM

BRACKY ROGERS REQUEST



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

**IN THE MATTER OF THE APPLICATION FOR REZONING
BY RUSSELL & ANGELA PIERCE
REZONING REQUEST #2025-00022031**

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 *RR-CD - Residential Restricted - Conditional District* as described in the application of Russell & Angela Pierce 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 *Rural Growth Area* which is generally characterized by traditional agricultural operations, pasture land, forestry, rural lot residential subdivisions, and open space scattered on vacant large tracts of land.

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

Policy 2.1.d.1: *Encourage the use of rural lot subdivision designs where the size of the lot allows for open space and groundwater recharge areas preserved by careful siting of principal residence and accessory uses.*

Consistency Analysis: This site is located in the Lake Reese Critical Area Watershed and is close to the Lake Reese Reservoir. By allowing the division of property as shown on the provided site plan, the lots would “offer opportunities for preserving unique and sensitive environmental features” like the Lake Reese Reservoir while also allowing the property owner to develop the property.

Policy 2.5: *The protection of viable rural neighborhoods should be encouraged by compatible residential development to ensure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Consistency Analysis: Most of the residences in the area are manufactured homes and site-built homes. This proposal, if approved, would protect the existing rural neighborhood by allowing for compatible housing characteristics.

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. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property, reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

Adopted on January 6, 2026.

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 RUSSELL & ANGELA PIERCE**

WHEREAS, a 3.0-acre parcel, having the Randolph County Parcel Identification Number of 7703667561 and 7703667561 is currently zoned *RR-CD - Residential Restricted - Conditional District* by Randolph County, North Carolina;

WHEREAS, the Randolph County Planning Board has conducted a duly noticed public hearing on January 6, 2026, to consider the proposed rezoning on application number 2025-00022031, 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 *RR-CD - Residential Restricted - Conditional 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 January 6, 2026.

Chair, Randolph County Planning Board

ATTEST

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



MOTION TO APPROVE A CONDITIONAL DISTRICT 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, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion 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 CONDITIONAL DISTRICT 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, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion 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.