

February 10, 2026

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

There was a meeting of the Randolph County Planning Board on February 10, 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, Reggie Beeson, Kemp, Davis, John Cable, Ken Austin, Brandon Hedrick, and Susan Thompson. Alternate member Steven Maness was 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 Burkhart, Justin Goins, David Harris, Cory Hartsoe, and Eric Martin.

2. Consent Agenda:

*On the motion of None, seconded by None, the Planning Board voted - to **approve** the Consent Agenda as presented in the agenda packet.*

- Approval of agenda for the February 10, 2026, Planning Board meeting.
- Approval of the minutes from the January 6, 2026, Planning Board meeting.

3. 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.)*

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 #2025-00022033

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **DELILIAH LOUVET**, Denton, NC, and their request to obtain a Special Use Permit at 3931 Richey Rd, Concord Township, Tax ID #6698588888, 1 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to specifically allow a women's clothing and accessory boutique in an existing 12ft x 24ft accessory building.

Heinzer presented the first case of the night.

The Chair opened the public hearing.

Deliliah Louvet, 3931 Richy Rd, Denton, was sworn in by County Attorney Ben Morgan. Louvet currently operates a mobile boutique but wants to open a storefront in Denton. Louvet stated that there is a need in the area for boutiques, so people don't have to drive far to shop for quality clothes that are reasonably priced. She said that she has been living there for 5 years and wants to help grow and support the community. She stated that she currently works a full-time job, so the boutique will be open on weekday afternoons and weekends. She wants to help promote women's self-esteem and wants to make everyone feel good when they shop at her store.

Cable asked about business hours, and Louvet stated that she currently works a full-time job, so the boutique would have limited hours. This was her retirement plan, so in the future, hours would change to be open more.

Hedrick asked about the new parking lot shown on the site plan. Louvet said it was a new parking area that was handicapped accessible with a walkway to the building, so people don't have to walk through the mud.

Hedrick asked about the fence shown on the north side of the property. Louvet stated the fence had been there, and it was for privacy purposes.

Austin asked about water and sewer. Louvet said she will not be serving food, so restrooms are not needed.

Thompson asked about lighting for the walkway and parking lot. Louvett said yes, there will be solar lighting in the parking lot and walkway.

Beeson asked if there was electricity running to the building already. Louvett said yes, that she was told she had to get after-the-fact permits for electrical and building.

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

Cable stated there is no opposition from neighbors, and Louvet seems to be a good

neighbor and meets the criteria for special use.
Hedrick said the area has a buffer.

*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.*

SPECIAL USE PERMIT REQUEST # 2026-00022001

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **LAURA LINEBERRY**, Asheboro, NC, and their request to obtain a Special Use Permit at 539 Eastwood Dr, Asheboro Township, Tax ID #7760971149, 3.21 acres, *RE - Residential Exclusive District*. The applicant desires to obtain a Special Use Permit to specifically allow a commercial kitchen in a new 20ft x 24ft accessory building. Property Owners: David and Lorraine Newsome

Heinzer presented the next special use case.

The Chair opened the public hearing.

Laura Lineberry, 539 Eastwood Dr, Asheboro, was sworn in by County Attorney Ben Morgan. Lineberry stated she was requesting a special use permit for a small-scale commercial kitchen that will be fully permitted, inspected, and approved by the North Carolina Department of Agriculture.

Her vision is to create a professionally operated kitchen for producing high-quality elderberry syrup and other natural products for our community. She and her husband plan to sell their products locally, through retail stores, vendor events, and festivals here in Randolph County, as well as through their website. She is also requesting permission to offer limited, set hours each week for local customers to pick up pre-ordered products.

The proposed kitchen will be approximately 20 feet by 24 feet and will meet all county requirements, along with all standards set forth by the Agriculture Department. She has already completed all necessary permitting for septic and has obtained the required construction permits.

While this is a small operation, she does have long-term goals for growth that are believed to benefit the citizens of Randolph County by providing a unique, locally based resource that does not currently exist.

The land that she lives on, and where this kitchen would be located, has been in her family since 1856 and was originally owned by her third great-grandfather. Because this property has been in her family for 170 years, preserving its integrity and that of the neighborhood is extremely important to Lineberry. She is fully committed to operating in a way that is respectful and responsible.

She and her husband are the only ones who will be working in the kitchen. Regarding deliveries, any routine deliveries would be similar to those already occurring within the neighborhood.

She has spoken with her neighbors, who have expressed positive feedback and support for the plans, and have signed her petition in support. Lineberry provided a packet of information (Exhibit 1).

The Planning Board praised the application for coming prepared and for checking with all the neighbors to make sure they didn't have problems with this request.

Kim Farmer, 1627 Browers Chapel Rd, Asheboro, was sworn in by Morgan. She supports Lineberry's business. It is a quiet, health-oriented business that doesn't disturb the neighborhood. Lineberry already has strong community support, and she comes from a long line of entrepreneurs and is building a legacy.

Raymond Groseclose, 532 Eastwood Dr, Asheboro, was sworn in by Morgan. He has known Lineberry since she was a baby, and her business had no negative impact on the neighborhood. He has talked with neighbors and hasn't heard any negative things about this request.

Davis and Hedrick applauded Lineberry for having so much support from neighbors and for a great presentation.

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

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

REZONING REQUEST #2025-00022034

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **HAL BOSTON**, Lexington, NC, and their request to rezone 9.31-acres on Randleman Rd, Level Cross Township, Polecat Creek Balance Area Watershed, Tax ID #7768041021, Primary Growth Area and Secondary Growth Area, from *RA - Residential Agricultural District* to *LI-CD - Light Industrial - Conditional District*. The proposed Conditional Zoning District would specifically allow light industrial warehousing as per the site plan and the request of 27% SNIA for watershed approval. Property Owners: Kathryn Kearns Lawrence Pedigo and Richard Pedigo.

Heinzer presented the first rezoning case.

The Chair opened the public hearing.

Hal Boston, 1555 Riverside Dr, Lexington, said he was requesting a zoning change to allow him to build light industrial warehousing per his site plan.

Davis asked if all the space was going to be occupied by him, and Boston stated that he was going to start by building some and filling those spaces with tenants before he continued construction.

Austin stated Boston's address was wrong on the application, which was corrected.

Beeson asked if it was going to be a multi-business facility, and Boston said yes.

Cable asked about lighting outside, and Boston said just normal parking lot and business lighting.

Austin asked about the driveway going into the property, whether it was going to be a single or double lane. Boston referred to an Engineer who said it was 24ft wide and 30ft wide in radius.

H. R. Gallimore stated that this property is located on an industrial corridor, so he thinks the use is very fitting. Boston has talked with the DOT about driveway and site clearance, and everything looks good with them. Boston has a good relationship with DOT. The area is peppered with industrial and residential, so this request is fitting for the area.

Cable asked if the lot was going to be paved or gravel. Boston said Paved.

Austin and Beeson said that it needed to have a sizable driveway to accommodate coming in and out. Boston referred to the engineer again, and he said it would accommodate what it needed to.

Hedrick asked about the buffer on 3 sides.

The board discussed Level 2 and Level 3 buffers.

Gary Hartsell, 10712 Randleman Rd, Randleman, is in opposition to this request because it is going to decrease his property value. Stated that the road is tight right there, and that there are nice homes all around the proposed site.

Davis asked if Hartsell lived south of the proposed site, and Hartsell said yes.

Austin asked if Hartsell had conversations with Boston and H. R. Gallimore, and Hartsell said no, he could not get in contact with them.

Davis stated that since there is opposition, the Board needed to focus on the buffer.

The Board discussed all buffers and agreed on a buffer requirement that must comply with the Level 3 Buffer, where the site plan shows a landscape buffer. Existing natural vegetation could meet the requirement-27% SNIA needed to meet watershed requirements.

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

*On the motion of Cable, seconded by Davis, 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 #2025-00022035

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **LANIER, INC.**, Asheboro, NC, and their request to rezone 10.74-acres on Browers Chapel Rd, Asheboro Township, Tax ID #7760460080 and #7760359792, Primary Growth Area, from *RE - Residential Exclusive District* to *CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District*. The proposed Conditional Zoning District would specifically allow the division of a lot in an existing subdivision.

Heinzer presented the last case of the night.

The Chair opened the public hearing.

Donald Lanier, 6048 Sandy Creek Church Rd, Staley, stated originally he didn't know he could do 2 home sites, but he has worked with a soil scientist and grader and has figured out a way to make that possible. He will be building 1500 sq ft houses.

Davis asked if it was 2 five-acre lots. Lanier said yes, just a little over 5 acres.

Davis asked about accessing lots. Lanier said driveways would be coming off Sequoia Ave.

Hedrick said this was good land use instead of non-buildable lots.

Hedrick asked about the septic. Soil Engineer Joe Johnson has perked the land for 3-bedroom houses.

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

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

6. Update from the Planning Director

Heinzer gave an update on the Sign Ordinance.

7. Adjournment.

Having no further business, on the motion of Cable, seconded by Beeson, the Planning Board voted 7-0 to adjourn at 07:18 PM.

Chairman

Clerk to the Planning Board

exhibit 1



LAURA KAY'S
ELDERBERRY

Request for Special Use Permit for a small commercial kitchen inspected by the North Carolina Department of Agriculture, in new accessory building.

Good evening members of the Planning Board. My name is Laura Lineberry, and I am here today to request a special use permit for a small-scale commercial kitchen that will be fully permitted, inspected, and approved by the North Carolina Department of Agriculture.

Our vision is to create a professionally operated kitchen for producing high-quality elderberry syrup and other natural products for our community. My husband and I plan to sell our products locally, through retail stores, vendor events, and festivals here in Randolph County, as well as through our website. We are also requesting permission to offer limited, set hours each week for local customers to pick up pre-ordered products.

The proposed kitchen will be approximately 20 feet by 24 feet and will meet all county requirements, along with all standards set forth by the Agriculture Department. We have already completed all necessary permitting for septic and have obtained the required construction permits.

While this is a small operation, we do have long-term goals for growth that we believe will benefit the citizens of Randolph County by providing a unique, locally based resource that does not currently exist.

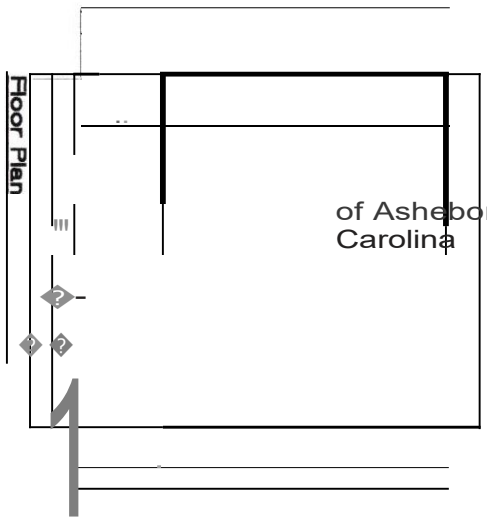
The land that we live on, and where this kitchen would be located has been in my family since 1856 and was originally owned by my third great-grandfather. Because this property has been in our family for 170 years, preserving its integrity, and that of our neighborhood is extremely important to us. We are fully committed to operating in a way that is respectful, and responsible.

My husband and myself are the only ones who will be working in the kitchen.

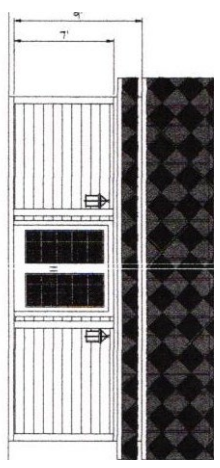
Regarding deliveries, any routine deliveries would be similar to those already occurring within the neighborhood.

We have spoken with our neighbors, who have expressed positive feedback and support for our plans, and have signed our petition in support. We remain committed to maintaining open communication and addressing any concerns should they arise.

Thank you for your time, consideration, and service to our community.

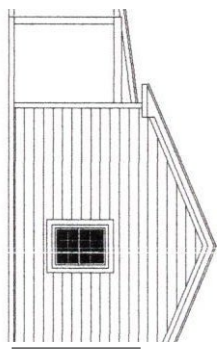


Floor Plan



Front Elevation

Scale: 1/4" = 1'-0"



Side Elevation

Scale: 1/4" = 1'-0"

of Asheboro, North
Carolina



DRAWN BY: K.FARMER
DESIGNED BY: K.FARMER
APPROVED BY: X
DATE: JANUARY 2026

REVISIONS
REV
REV
REV

New Construction Plans for
Laura Kay's Elderberry

"
[

|

.. |

A Little About Our Proposed Building & Business

About the Building

- Approximately **20 x 24 feet, 10 feet tall**, A-frame, **stick-built with metal siding and a metal roof**
(Exact plans will be finalized after board approval to ensure full compliance.)
- The building will meet **all Randolph County building and fire codes**
- The kitchen will be furnished with **commercial-grade appliances**
- Our **commercial kitchen will be approved and regulated by the North Carolina Department of Agriculture (NCDA)** and inspected **every six months** following initial approval
- As required by NCDA, the **grounds surrounding the kitchen will be clean, well-maintained, and free of pests**, consistent with the rest of our property

Septic & Wastewater

- We have obtained the **appropriate septic permit from the Randolph County Health Department**
- The **septic system size has been approved by the State of North Carolina** specifically for this use
- **Only gray water** will enter the septic system
- The **only wastewater** will be from **cleaning pots and equipment at the end of cooking sessions**
- There will be **no grease, or oil** entering the septic system

Kitchen Operations & Safety

- Cooking is done in **small batches**
- The cooking of elderberry produces **very little vapor**
- We will install **either a vent hood or adequate ventilation**, as required by **Randolph County code and NCDA regulations**, based on the final appliance configuration
- There will be **no noise** generated beyond normal kitchen activity

Cleaning, Waste & Environmental Responsibility

- We use **only natural cleaning products** such as **vinegar and peroxide**

- There will be **zero harmful chemicals** used in or around the kitchen
- Cooked elderberries will be **composted or fed to our chickens**
- Our operations are designed to be **environmentally responsible and low impact**

Business Operations

- Elderberry production is **seasonal**, primarily during the **colder months**, with occasional cooking during spring and summer
- Products will be sold:
 - Direct-to-consumer
 - E-commerce
 - Through **local boutiques, bakeries, and retail stores** in Randolph County
 - At **vendor and market events**
- All deliveries will be handled by **existing carriers already servicing our neighborhood** (UPS, FedEx, Amazon)
- Outgoing orders will be dropped off at the **Post Office, UPS Store, or Staples**

Why This Cannot Operate in a Home Kitchen

- Per **NC Department of Agriculture regulations**, this operation must be conducted in a **separate commercial kitchen**
- The **refrigeration requirements for elderberry syrup** and inspection standards prohibit production in a home-attached kitchen

Future Goals & Community Impact

- Our long-term goal is to **grow our online presence** and increase internet sales
- When financially feasible, we would like to **operate out of a storefront location**
- This operation will be **minimally impactful to the neighborhood, fully compliant, inspected, and responsibly operated**

**Randolph County Public Health
Environmental Health**
204 East Academy Street
Asheboro, NC 27203



Permit Type: SEPTIC NEW
Applicant: LINEBERRY, LAURA
Address: 539 EASTWOOD DR
City, St, Zip: ASHEBORO, NC 27205

Date: 11/21/2025
Permit#: 2025-00002971
Parcel #: 7760971149

Owner: NEWSOME, DAVID RANDALL
Address: 539 EASTWOOD DR
City, St, Zip: ASHEBORO, NC 27205

Contact: LINEBERRY, LAURA
Contact Phone: 336 963-7082

The above site has been evaluated and found to be approvable according to the Laws and Rules For Sewage Treatment and Disposal Systems. Enclosed you will find a copy of an Improvements Permit for the above referenced land. Improvements Permits are approvals for wastewater system sites only and are subject to revocation if the site is altered, site plans change, or if the intended use change. No building Permits may be obtained with an Improvements Permit; therefore, no grading or building should commence until such time that the Authorization for Wastewater System Construction has been issued. The owner or owner's legal representative must complete and return the **Application for Wastewater System Construction Authorization Permit and additional associated fees**. In addition to the application the following steps are required prior to obtaining an Authorization for Wastewater System Construction Permit:

- ☐ Legal Easement pursuant to T15A NCAC 18A .1938 0) and recorded at the Register of Deeds
- ☐ Zoning Permit
- ☒ Approved Site Plan (Site Plan must include house location with setbacks, building dimensions, driveway location, system location, water supply, and any other applicable appurtenances)
- ☒ Exact Home Footprint Staked (A building envelope can be staked if the exact house foot-print has not been established)
- ☒ **Additional Fee(s)** \$100
- ☐ Site Preparation: Site Cleared, Property Lines Marked, Grading Plan Established, Additional Structures Staked (pools, garage, sheds, etc.)

Other: _____

Once the above steps have been completed and returned to the Environmental Health office, please allow **3-5 business days** for the **Authorization to Construct** to be issued. If you have any questions regarding the requirements please call 336 318-6266 to reach the Environmental Health Specialist who issued the letter.

Sincerely,



Environmental Health Specialist

Reviewed By: Ri

Date: 11.21.25

IMPROVEMENTS PERMIT

Improvements Permits are approvals for wastewater systems only, and are subject to revocation if the site or soil conditions are altered, the proposed facility, site plan or plat have changed, and the designed wastewater flow or wastewater characteristics have increased. **DO NOT GRADE OR DISTURB THE APPROVED SEPTIC SYSTEM AREA** This is **not** a Construction Authorization Permit. A Construction Authorization Permit must be issued before any Building Permits can be obtained and before any construction begins on the property. This permit is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to the conditions of this permit.

Permit Type: SEPTIC NEW

Applicant: LINEBERRY, LAURA
Address: 539 EASTWOOD DR
City, St. Zip: ASHEBORO, NC 27205

Permit#: 2025-00002971
Parcel#: 7760971149

Owner: NEWSOME, DAVID RANDALL
Address: 539 EASTWOOD DR
City, St. Zip: ASHEBORO, NC 27205

Contact: LINEBERRY, LAURA
Contact Phone: 336 963-7082

LOCATION INFORMATION:

Address: 539 EASTWOOD DR ASHEBORO, NC 27205
Township: 01 - ASHEBORO
Acreage: 3.2200

Subdivision Name:
Lot Number:

FACILITY INFORMATION:

Proposed Use: OTHER
Wastewater Type: HIGH STRENGTH EFFLUENT
Number Of Bedrooms:
Max Number Of People: 1
Number Of Shifts: 1

Design Flow: 252
Basement: NO
Basement Fixtures: NO

	Initial	Repair
Disposal Type	PUMP	PUMP
System Type	GRAVEL TRENCH	GRAVEL TRENCH
LTAR	.250	.250
Usable Soil Depth	24	25
System Class	TYPE III B SINGLE EFF PUMP OR SIPHON	TYPE III B SINGLE EFF PUMP OR SIPHON

Conditions for Site Modifications: SEE ATTACHED COVER LITTER FOR INSTRUCTIONS ON OBTAINING CONSTRUCTION AUTHORIZATION.

Number of Conditional Attachments 5

Issued By: CHEYENNE MULENEX
Date Issued: 11/21/2025
Expiration: 11/21/2030


Environmental Health Specialist:



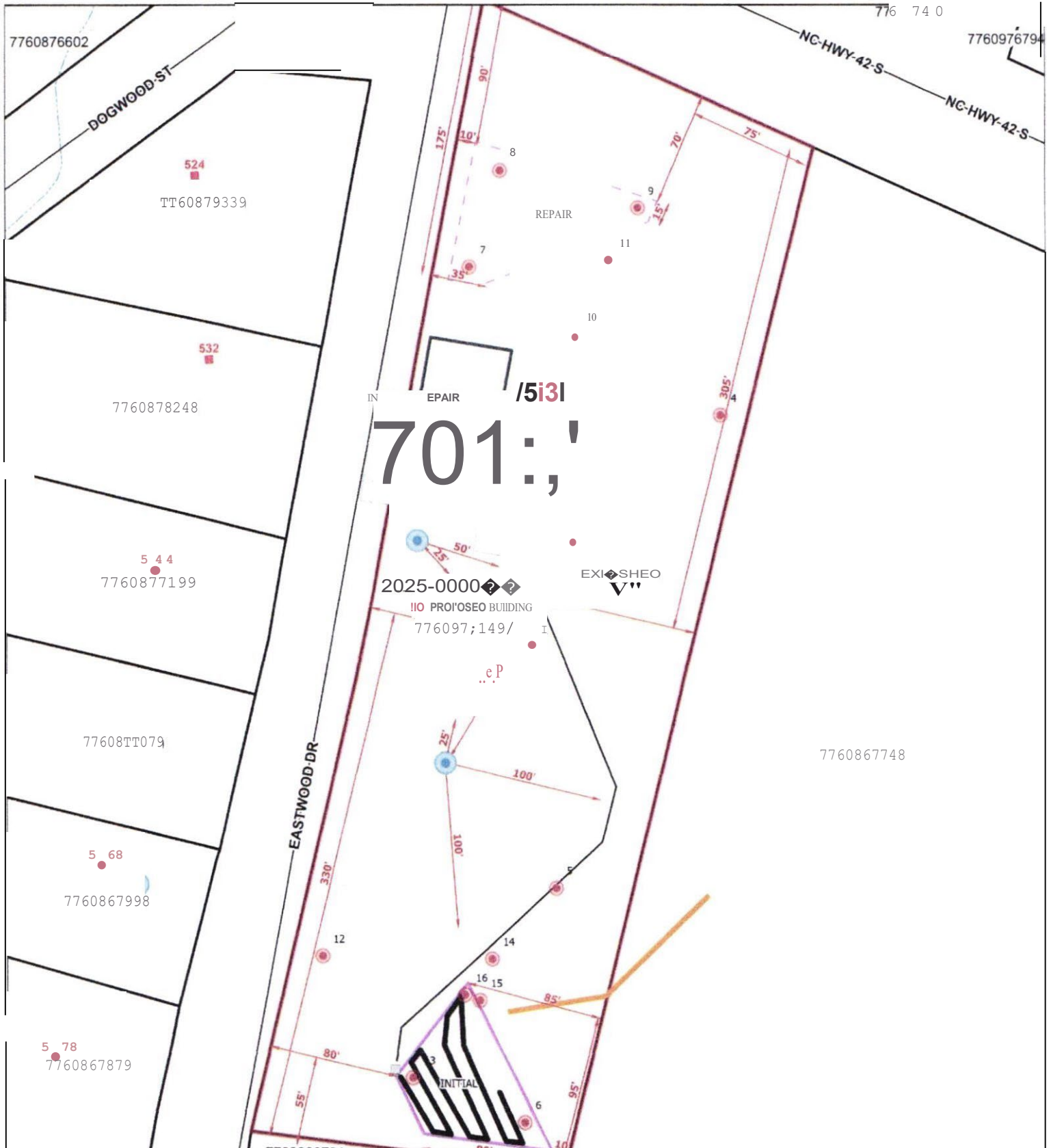
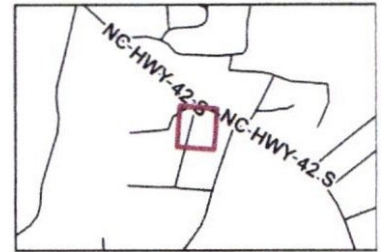
Randolph County
Environmental Health
PIN(s):7760971149

Permit(s):2025-00002971

Date: 11/21/2025



1 inch = 80 feet





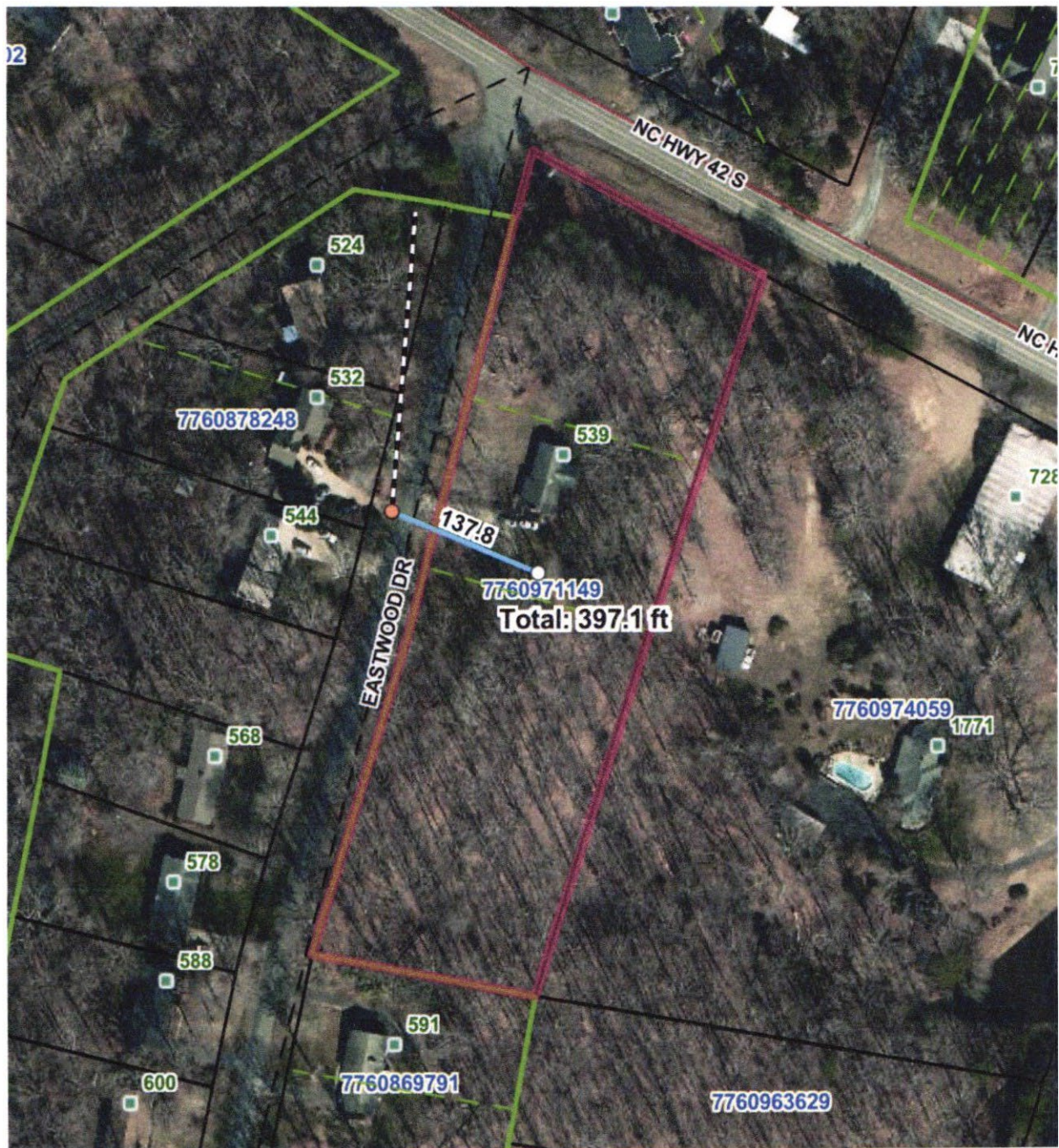
Approx. 382 ft to HWY 42 S.



Approx. 93 ft to Eastwood Drive



Approx. 508 ft. to property line of neighbor (Davis)



Approx. 397 ft. to neighbor (Groseclose)



Eastwood Dr., Lazell Ave. & surrounding area on HWY. NC 42 &
Browsers Chapel Rd.

- 524 Eastwood** - Barbara Prestridge - have not been able to get in contact with
- 532 Eastwood** - Raymond & Terry Groseclose - signed petition
- 544 Eastwood** - James Skeen - signed petition
- 568 Eastwood** - Betsy Foster- signed petition
- 578 Eastwood** - Cathy Anderson - signed petition
- 588 Eastwood** - Rufus Yates - signed petition
- 600 Eastwood** - Maxine Crawford - signed petition
- 612 Eastwood** - Joanne Peterson - have gone to speak to 2x with no success
- 614 Eastwood** - Michael & Kay Chavis - spoke to in person and are in favor
- 624 Eastwood** - Timothy Matthews - signed petition
- 634 Eastwood** - Margaret & Wolfe Roberts - spoke to in person and are in favor
- 644 Eastwood** - Kenneth & Jacqueline Reininger - spoke to over the phone and are in favor
- 643 Eastwood** - Ken & Carolyn Crawford - signed petition
- 623 Eastwood** - Jim & Martha Philpott - signed petition
- 607 Eastwood** - home currently being remolded by investment group
- 591 Eastwood** - Rozanne Davis - signed petition

1641 Browsers Chapel (Lazelle Ave) - Kevin Jaimes - spoke to over the phone and is in favor

1158 Lazell Ave - Michael & Glenda Loomis - have not been able to get in contact with

1120 Lazell Ave - Junior Perez - have not been able to get in contact with

1167 Lazell Ave - Renaud & Maria Jaimes - spoke to over the phone and are in favor

1237 Dogwood St. - Sammy & Sancia Coble - spoke to over the phone and are in favor

1707 Browsers Chapel Rd - Shirley Harrington - spoke to over the phone and is in favor

728 Browsers Chapel Rd - David & Lorraine Newsome (parents) - are in favor

1627 Browsers Chapel Rd - Kim Farmer - spoke to in person and is in favor

719 Hwy 42 - Dwight & Phyllis Phillips - spoke to over the phone and are in favor

707 Hwy 42 - Sue Ellen & Eddie Cockman - spoke to over the phone and are in favor

NEIGHBORHOOD SUPPORT PETITION

We, the undersigned neighboring residents and/or property owners, are aware of the request for a **Special Use permit** to allow a **small-scale commercial kitchen** at:

Property Address: 539 Eastwood Drive Asheboro, 27205

After being informed of the proposed use, we **do not object** to this request and believe it will **not negatively impact** our neighborhood. The proposed kitchen is limited in scope and is expected to operate in a manner that is respectful of surrounding properties.

By signing below, we acknowledge our awareness of the request and indicate our **support or lack of opposition** to the Special Use application being presented to the Planning Board.

Name (Print)	Signature	Address	Date
Oe.i\$ fus+er	?	Sloa qs-h.<. Dnw.	i-10-26
Terry Grosec/tGe.		53:2. fa.s-t1.u	/-ID*:J."
Raymond Groseclose	Raymond Groseclose	Eastwood/Jr., J-ro-2 (:,	
f!.cl1..«f: DAV/\$		IT/ li:4Sfwo•0 /15ff. r:&.(3.0 /-12.:J.lo	
G. !fo		It'5-ru.x,(•L' Dir/le ._,1-:i.-'	
Maxine B. Crawie		J;/2/)"	
Cathy Anderson		6 J. J. J. J.	
/?	?	WPo.Q, Cl/ilK P-1:1.0...r... k	
? I = 21/-	hd: Or	/lsblxwi ;a d7J(15: NV<	
:id = 5/l	1/4	lfi re	
/d 4 ? II.			
S"-€:\n OD p:tDAfL:.	fNe.	ll(e, \?IfY)Ld rNLS	

(all in agreement)

644 Eastwood Ken + Jacquie
Reininger
1237 Dogwood St. Sam + Sam
Coble
1641 Browers chapel Kevin + Jane