

March 3, 2026

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

There was a meeting of the Randolph County Planning Board on March 3, 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, John Cable, Reggie Beeson, Brandon Hedrick, Susan Thompson, Nicholas Mooney. The following Planning Board members were absent from the meeting: Kemp Davis, Ken Austin, Steven 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 Burkhardt, David Harris, Cory Hartsoe, Eric Martin, and Justin Goins.

2. Consent Agenda:

- Approval of agenda for the March 3, 2026, Planning Board meeting.

*On the motion of Beeson, seconded by Cable, the Planning Board voted 6-0 to **approve** the Consent Agenda as presented in the agenda packet.*

- Approval of the minutes from the February 10, 2026, Planning Board meeting.

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 REQUEST #2026-00022004

The Randolph County Planning Board will hold a duly published and notified

quasi-judicial hearing on the request by **EULISS ENERGY**, Liberty, NC, and their request to obtain a Special Use Permit on Beeson Farm Rd, New Market Township, Tax ID #7745289026, 2.24 acres out of 8.24 acres, *LI - Light Industrial District*. The applicant desires to obtain a Special Use Permit to specifically allow above-ground storage for flammable liquids for distribution services. Property Owner: Ace Avant Real Property Company

Heinzer presented the case to the Planning Board.

Chris Stanley, 134 Sunset Circle, Apt. 201, Greensboro, NC, was sworn in by Ben Morgan, the county attorney. Stanley is part owner of Euliss Propane. Stanley stated that they wish to add tanks to this location to help their distribution and to better serve Randolph County, and to have a similar site like the one in Liberty, NC.

Beeson asked if there would be residential tank storage on the property. Stanley said no, the tanks would be used to refill trucks that deliver them to residences.

Hedrick stated the site plan looks like it shows a level 2 buffer along with a fence. Stanley stated that the Department of Agriculture has approved the site plan since it follows their regulations.

H.R. Gallimore, 231 S. Fayetteville St., Asheboro, NC, was sworn in by Ben Morgan.

Gallimore asked the Board if a 30x40 building could be added to the site plan for approval. This building will be needed for the storage of a backhoe and other equipment needed for the site.

Morgan asked where the building would be located.

Christian Vestal, 150 S. Fayetteville St., Asheboro, NC, was sworn in by Ben Morgan.

Vestal said the building would be located at the easternmost portion of the property. If you come into the driveway, the tanks will be to the right, and just beyond that will be the storage building.

Hedrick asked if the buffer and fence would go around the building as well as the tanks. Vestal said yes, the fence and buffer would go around everything.

Gallimore stated that in the previous month, after all the bad weather that Randolph County had, people ran out of propane. This site will give Randolph County more access, hopefully so that it won't happen again. Gallimore stated that Euliss is a good company and has an established reputation in Randolph County.

Hedrick asked Vestal about the septic easement. Vestal said it wasn't for this project. Just an easement on the site plan for the adjoining property and has nothing to do with the Euliss site.

Hedrick also asked about the shared driveway. Vestal said that it was because of the railroad tracks.

Beeson asked about the width of the driveway, whether it would allow propane tanks to fit. Vestal said yes it is wide enough for the trucks.

Heinzer read the new conditions on the permit, which also allowed a new 30x40 building for backhoe storage on the eastern portion of the property, to be within the security fence and buffer.

Hedrick stated, "Our UDO requires written comments, and the approval of the Randolph County Fire Marshall shall be obtained before a Special Use Permit is granted. Heinzer said that we would reach out to the Fire Marshal's office for their approval.

Cable said the Department of Ag and the Fire Marshals are thorough, so nothing should be looked over. It is an important need for the community.

*On the motion of Cable, seconded by Hedrick, with a vote of 6-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board agenda packet.*

REZONING REQUEST #2026-00022003

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **SKYE EQUIPMENT**, Asheboro, NC, and their request to amend the Conditional District Permit on 7.83 acres at 5175 NC Hwy 49 S, Concord Township, Tax ID #7618281985, Secondary Growth Area, *LI-CD - Light Industrial - Conditional District*. The proposed amendment to the existing Conditional Zoning District would specifically allow a new building per site plan. Property Owner: ACBC, LLC.

Heinzer presented the case to the Planning Board.

Gene Isom, 1036 Kerry St, Asheboro, NC, said he is looking to expand and needs more space to do so.

Beeson stated that Isom was here a year ago, so this was a good sign of growth for his company.

The Chair closed the public hearing.

Beeson asked if the buffer in front of the school would remain. Isom said the new building will be no closer to the road than the existing building. No trees will be cut down since the septic lines run there.

Hedrick asked if the driveway would be the same. Isom said yes, the entrance remained the same.

*On the motion of Hedrick, seconded by Beeson, with a vote of 6-0, the Planning Board voted to **approve** the request with the motions contained in the Planning Board agenda packet.*

REZONING REQUEST 2026-00022002

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **TRAVIS AND SHANNON WHITAKER**, Franklinville, NC, and their request to rezone 3.75 acres on US HWY 64 E, Franklinville Township, Tax ID #7792006080, Primary Growth Area, *HC-CD - Highway Commercial - Conditional District*. It is the desire of the applicant to amend the conditional district to allow sales of apparel and to continue the existing landscaping business.

Heinzer presented the case to the Planning Board.

Shannon Whitaker, 4745 US HWY 64, Franklinville, NC, said that she has an apparel business in what used to be an ice cream shop. She needs an address for the business to receive packages.

Pell asked how many employees work there. Whitaker said herself and 2 employees.

Beeson said it has been there a long time and is a good business.

The Chair closes the public hearing.

*On the motion of Beeson, seconded by Cable, with a vote of 6-0, 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 to the Planning Board about the Sign Amendments. The commissioners voted 3-2 to pass the changes.

7. Adjournment.

Having no further business, on the motion of Cable, seconded by Beeson, the Planning Board voted 6-0 to adjourn at 06:34 PM.

Chairman

Clerk to the Planning Board