

April 7, 2026

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

There was a meeting of the Randolph County Planning Board on April 7, 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, Brandon Hedrick, Susan Thompson, Nicholas Mooney. The following Planning Board members were absent from the meeting: Ken Austin and Steven Maness. Alternate members 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 Kayla Brown, Melissa Burkhart, Amanda Bestmann, and Cory Hartsoe.

2. Consent Agenda:

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.

- Approval of agenda for the March 3, 2026, Planning Board meeting.
- Approval of the minutes from the March 3, 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.)*

4. Old Business.

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

5. New Business.

MYRICK CONSTRUCTION, INC REZONING REQUEST # 2026-00022007

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

legislative hearing on the request by **Myrick Construction, INC**, Biscoe, NC, and their request to rezone 5.05-acres at 6945 Violet Ridge Rd, Level Cross Township, Deep River Protected Area Watershed, Tax ID #7758730835, Primary Growth Area, LI-CD - Light Industrial - Conditional District. The proposed Conditional Zoning District would specifically amend the existing conditions to add a shop, warehouse, and office building to the existing business on the existing impervious surface. Existing building to be removed.

Heinzer presented the case, the Rezoning Request requested by Myrick Construction, INC.

The Chair opened the public hearing.

Derek Johnson of Myrick Construction, 101 Shady Oak Dr, Biscoe, NC, stated that they were helping develop the property by taking an existing building away and adding 3 new buildings, and would be utilizing the existing well and septic.

Davis asked if they were cleaning up the place, and Johnson said that they were trying to do so.

Davis stated he was familiar with the property and that anything that they would do would be an improvement to it.

The Chair asked if the Planning Board had any questions.

Hearing none, the Chair closed the public hearing.

*On the motion of Beeson, 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.*

HILL REZONING REQUEST # 2026-00022009

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **Jimmy Hill**, Climax, NC, and their request to rezone 1.06-acres at 4087 Ramseur Julian Rd, Liberty Township, Sandy Creek Balance Area Watershed, Tax ID #8706803607, Rural Growth Area, HC-CD - Highway Commercial - Conditional District. The proposed

Conditional Zoning District would amend the conditions to add a warehouse and office building to the existing business, as per the site plan.

Henizer presented the Rezoning Request by Jimmy Hill at 4087 Ramseur Julian Rd.

Pell opened the public hearing.

Jimmy Hill, 4087 Rameur Julian Rd, Liberty, NC, stated that more warehouse space was needed for his business, which does the security for the Toyota Mega site. He wants to add an office and warehouse to the property as per the site plan submitted with his application.

Cable stated that it is good that his business is going well.

Morgan asked how far this location was from the Megasite. Hill said 6 miles.

Hedrick stated on the site plan that the septic area was shown to be close to the new building. Hedrick asked if the new buildings would encroach on the septic area. Hill said that the new building would have enough space and wouldn't encroach on anything. There will be one well and two septic areas on the property, and all setbacks will be met.

Pell asked if the Planning Board had any questions.

Hearing none, Pell closes the Public Hearing.

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

6. Update from the Planning Director

Kim Heinzer told the Planning Board that the updates to the watershed ordinance in the Unified Development Ordinance would be coming to them soon for review.

7. Adjournment.

Having no further business, on the motion of Beeson, seconded by Cable, the Planning Board voted 7-0 to adjourn at 7:28 p.m.

Chairman

Clerk to the Planning Board