

May 5, 2026

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

There was a meeting of the Randolph County Planning Board on May 5, 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, Ken Austin, Susan Thompson, Nicholas Mooney, Steven Maness. The following Planning Board members were absent from the meeting: Kemp Davis, Brandon Hedrick. Planning Director Kim Heinzer was present, and County Attorney Ben Morgan was also present, along with County Planning staff members Kayla Brown, Melissa Burkhardt, Eric Martin, Justin Goins, and Amanda Green.

2. Consent Agenda:

- Approval of agenda for the May 5th, 2026, Planning Board meeting.
- Approval of the minutes from the April 7th, 2026, Planning Board meeting.

*On the motion of Beeson, seconded by Cable, 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.

Heinzer stated that last month, the Board of Adjustment heard a case by JEM Marketing for a variance request. The applicant submitted an updated survey showing new setbacks that meet the requirements and no longer need a variance, so the application was withdrawn.

5. New Business.

HILL SPECIAL USE REQUEST #2026-00022012

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **Joe Hill**, Franklinville, NC, and their request to obtain a Special Use Permit at 1305 Hawksview Rd, Providence Township, Polecat Creek Balance Area Watershed, Tax ID #7776538878, 7.7 acres, RA-Residential Agricultural District and RR - Residential Restricted District. The applicant desires to obtain a Special Use Permit to specifically allow a waterproofing business in an existing accessory building.

Heinzer presented the first case of the night, the Special Use Permit requested by Joe Hill at 1305 Hawksview Rd, along with the site plans and pictures.

Pell opened the public hearing.

Morgan administered the oath to Joe Hill, the applicant.

Pell asked Hill to explain to the Planning Board his request.

Hill stated he has a 1500 sq ft metal building that he uses for storage for his waterproofing business. He uses the building for parking the work service trucks and storage of equipment needed for his business. Hill said he has six employees.

Cable asked if Hill had any big equipment like an excavator.

Hill said yes, he has an excavator that he keeps in the building when not in use.

Cable asked what the business operating hours were.

Hill said Monday through Thursday, 7 am to 5 pm.

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

Beeson stated that it sounds like Hill has been in operation and hasn't had any issues with his neighbors, and no one showed up in opposition.

*On the motion of Beeson, 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.*

LITTLE BLUE CLASSROOM, LLC SPECIAL USE REQUEST #2026-00022015

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **Little Blue Classroom LLC**, Asheboro, NC, and their request to obtain a Special Use Permit at 109 Burney Rd, Richland Township, Tax ID #7665770080, .5 acres, HC-CD - Highway Commercial - Conditional District. The applicant desires to obtain a Special Use Permit to specifically allow tutoring and art classes for a small group of children by appointment only on weekends and occasionally weekdays. **Property Owner: SHJ Capital LLC**

Heinzer presented the Special Use Permit requested by Little Blue Classroom LLC at 109 Burney Rd, along with the site plans and pictures.

Pell opened the public hearing.

Morgan administered the oath to Hannah Williams, the applicant.

Pell asked Williams to explain to the Planning Board her request.

Williams thanked the Board for their time. Williams stated she is seeking to open a learning and enrichment business that will focus on art, science, and social studies for children. She will only allow twelve children at a time by appointment only. There will be two hours of outdoor activity time, and the children will be picked up at 5:00 pm.

Cable asked if she would be tutoring since that is what the application said. Williams said she uses the word tutoring, but it is more like enrichment classes. Giving children extra help in areas that the school system doesn't.

Cable asked if this was an alternative to regular school. Williams said no, it was only supplemental learning and only on the weekends.

Cable asked if the goal was to have more than twelve children. Williams said no, that since it was just herself, she didn't want more than twelve at a time.

Beeson asked how the schedule would be. Williams said the children would rotate times throughout the day with two-hour appointments.

Austin asked if SHJ Capital, the property owners, were her. Williams said no; she rents the property and has a rental agreement until March 2027.

Austin asked if this was allowed in her rent agreement. Williams said yes.

Thompson asked if the parents would drop off their children. Williams said yes; there will be set times for drop-off.

Cable asked about the age range of the children. Williams said the range would be five to eleven.

Cable asked about feeding the children. Williams said the children would bring their own food but would provide prepackaged snacks. No food will be prepared by me since there is no kitchen.

Morgan asked if she thought she would be busier in the summer. Williams said no, that it was a learning center, not a child care center.

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

Beeson stated that more learning resources for children are always a good thing.

Cable stated that this sounded like a neat niche, and the operating times will not disturb anyone.

Maness said this is a good location.

Cable stated he sees no problem with this. She will have to meet all state regulations and it sounds like she has a good business plan.

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

TROYER REZONING REQUEST #2026-00022011

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **Josh and Ruth Troyer**, Bennett, NC, and their request to rezone 3.03-acres at 6633 Carl Cox Rd, Pleasant Grove Township, Tax ID #8636152371, Rural Growth Area, RA - Residential Agricultural District *and LI-CD Light Industrial Conditional District*. It is desired of the applicant to rezone 3.03 out of 14.89 acres to LI-CD Light Industrial Conditional District and amend the conditional district to add an office, saw room, storage building, and future shop and storage building to the existing business as per the site plan.

Heinzer presented the Rezoning Permit requested by Josh Troyer at 6633 Carl Cox Rd, along with the site plans and pictures.

Pell opened the public hearing.

Pell asked Troyer to explain his request to the Planning Board.

Troyer stated he is looking to build an addition to his shop. He has been in business for six years and has six employees. He is not looking to expand production or hire more employees; he just needs more storage space.

Morgan asked Troyer what brought him to the Planning Board. Troyer said Mac Summey said it needed to be rezoned for the building he wanted to add.

Austin asked what kind of business he had. Troyer said he builds wood trusses.

Cable asked if the addition was for the storage of lumber, and what was the largest truss he had built. Troyer said yes, and the largest was a 74 ft span, but that was not a normal thing for him to build.

Cable asked about the noise level and how it would affect the neighbors. Troyer said he isn't sure how the noise will affect his neighbors, but it wouldn't be a constant noise.

Cable asked about the hours of operation. Troyer said Monday through Friday, 7 a.m. to 5 p.m.

Cable asked if business had been good. Troyer said yes.

Beeson stated that the neighbors are used to the sound of a saw.

Austin asked how the sawdust was managed. Troyer said the saw has a space that collects it, and then they burn it.

Austin asked if, in the six years of business, anyone had complained. Troyer said no.

Cable asked if there was ever a fire from the shavings. Troyer said no.

Cable said that all the safety issue boxes had been checked and that the noise wouldn't change. Cable also stated that it is nice when a Randolph County business is doing great.

Beeson said it's a testament that he needs this rezoning since his business is growing and works well with his neighbors.

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

On the motion of Austin, 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.*

DEAL REZONING REQUEST #2026-00022014

The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **GARY DEAL**, Culpeper, VA, and their request to rezone 13.66 acres on NC HWY 22 S, Coleridge Township, Tax ID #8619640082, Rural Growth Area & Secondary Growth Area, RA - Residential Agricultural District to LI-Light Industrial District. The applicant desires to rezone 13.66 out of 96.36 acres to Light Industrial and recombine with the adjacent parcel to the north. **Property Owner: Deep River Properties LLC**

Heinzer presented the Rezoning Permit requested by Gary Deal on HWY 22 S, along with the site plans and pictures.

Pell opened the public hearing.

Pell asked Gunter, who is representing Deal, to explain to the Planning Board his request.

Heath Gunter, 2117 Mulberry Academy St, Franklinville, stated that they are requesting to rezone the 13.66 acres for future growth. The property they operate on now is running out of room for growth.

Gunter stated they are just planning for future growth.

Morgan asked what the zoning to the North was. Heinzer said LI- Light Industrial.

Morgan asked if they were seeking the same zoning. Heinzer said yes.

Pell asked if this property was where the sawmill used to be. Gunter said no.

Morgan asked if this case was duly published, and adjoining property owners were notified. Heinzer said yes.

Thompson asked if the property would be leased by Culpeper Wood Preserves. Gunter said he wasn't sure how that was going to work out.

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

Beeson said he thinks this request fits with what is around the area and expansion will be restricted since the creek is on the property.

Cable asked if this case was duly published and adjoining property owners were notified. Heinzer said yes.

Cable said if neighbors were in opposition, they would have come to speak.

*On the motion of Beeson, 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

Planning Director Kim Heinzer had no comments.

7. Adjournment.

Having no further business, on the motion of Austin, seconded by Cable, the Planning Board voted 7-0 to adjourn at 06:37 PM.

Chairman

Clerk to the Planning Board