

June 2, 2026

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

There was a meeting of the Randolph County Planning Board on June 2, 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 Nicholas Mooney. The following Planning Board members were absent from the meeting: 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 Kayla Brown, Melissa Burkhart, David Harris, and Cory Hartsoe.

2. Consent Agenda:

*On the motion of Davis, seconded by Cable, the Planning Board voted 7-0 to **approve** the Consent Agenda as presented in the agenda packet.*

- Approval of agenda for the June 2nd, 2026, Planning Board meeting.
- Approval of the minutes from the May 5th, 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.

## CATES SPECIAL USE REQUEST #2026-00022018

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The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **Steve Cates**, Asheboro, NC, and their request to obtain a Special Use Permit at 1617 Savannah Dr, Tabernacle Township, Tax ID #7723169131, 15.08 acres, RA - Residential Agricultural District. The applicant desires to obtain a Special Use Permit to specifically allow a third residence on the property.

Heinzer presented Cates' special use request.

The Chair opened the public hearing.

Steve Cates at 1617 Savannah Dr, Asheboro, was sworn in by Ben Morgan.

Cates said he wanted to add a third residence to his property for a family member. He stated that he had just added more acreage to his property to get to the fifteen acres needed if he ever wanted to subdivide the property.

Davis asked if this new residence was for a family member. Cates said yes.

Cable asked if there would be a shared driveway. Cates said yes.

Morgan informed Cates that he might not be able to subdivide the property if he doesn't meet all the required setbacks.

Heinzer stated that if Cates met all the requirements needed to divide the property, he would be able to.

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

Beeson reminded Cates that he had to keep five acres of each for the structures to comply with splitting the property.

Hedrick stated that since this was on a private road, there could only be six houses, and this new house would be the sixth.

Hedrick also stated that the lots could be divided out, making it a minor subdivision.

*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.*

**ESAT COAST STEEL AND DETAILS LLC REZONING REQUEST #2026-00022010**

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The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **East Coast Steel and Details, LLC**, Staley, NC, and their request to rezone 1.08-acres at 5271 Shady Hollow Rd, Columbia Township, Sandy Creek Balance Area Watershed, Tax ID #8715417249, Rural Growth Area, from RA - Residential Agricultural District to LI-CD - Light Industrial - Conditional District. The proposed Conditional Zoning District would specifically allow warehouse sales and service business. Existing one-story building for offices, fabrication(stairs, windows, and doors), and equipment storage. Proposed building to store trailers, heavy equipment, and other outdoor equipment.

Heinzer presented the rezoning request by East Coast Steel & Details LLC at 5271 Shady Hollow Rd, Staley.

The Chair opened the public hearing.

Angel Castrejon Quintana was assisted by an interpreter.

He stated that he needed this rezoning to allow him to operate his business out of the existing building.

Davis asked if he was operating the business now. He said no we are waiting for this rezoning to be allowed to operate.

Davis also asked if he lived on the property. He said no, he doesn't live there.

Austin asked what the building is being used for now. He said the storage of his equipment. He works mostly out of town right now, and he wants to start working closer to home, which is why he wants to open his business here.

Cable asked if there was going to be a showroom. He said no showroom, just small fabrications.

Pell asked how many employees he had. He said twelve for his off-site work, and those employees would not have anything to do with what he would be doing on the property.

Cable asked how long he had been doing this type of work. He stated that since 2006, his business had grown.

Davis asked what the allowed usage was for LI-CD and then read what is allowed from the UDO.

Hedrick stated that he could not sell the mobile home due to not having enough road frontage or five acres, and that the land could not be split.

He said he is not looking to sell anything on the property that he has worked very hard for everything he has.

Hedrick asked what was being stored. He stated tools, welding tools, trailers, trucks, a tank with gas and diesel.

Davis stated that he wanted to make sure the applicant understands what he is asking for, that the zoning will go with the property if he ever sells it.

Cable pointed out that the driveway was not on the property. He stated that the neighbor is going to sell them a small portion of land, so that he doesn't have to move the driveway, and it will be on his property.

The board discusses buffers and fences.

Hedrick read out loud the conditions the board agreed on, which were to add a 35ft no-cut buffer along the east side against residential property, excluding the driveway. A 5 ft fence along the perimeter of the area to be rezoned, excluding the road frontage area.

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

*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.*

#### **TANNER REZONING REQUEST #2026-00022016**

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The Randolph County Planning Board will hold a duly published and notified legislative hearing on the request by **DAN TANNER**, Asheboro, NC, and their request to rezone 11.35-acres at 4194 Millers Mill Rd, Trinity Township, Lake Reese Balance Area Watershed, Tax ID #7715570857 & 7715478485, Primary Growth Area, from RA - Residential Agricultural District to CVOE-CD - Conventional Subdivision Overlay Exclusive - Conditional District. The proposed Conditional Zoning District would specifically allow a four-lot subdivision for site-built homes as per the site plan. **Property Owner:**

**Patricia Miller**

The rezoning request was postponed until the July 7th Planning Board Meeting.

6. Update from the Planning Director

Planning Director Kim Heinzer had no comments.

7. Adjournment.

*Having no further business, on the motion of Hedrick, seconded by Beeson, the Planning Board voted 7-0 to adjourn at 8:00 .*

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Chairman

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Clerk to the Planning Board