



## RANDOLPH COUNTY PLANNING BOARD

### MINUTES

**September 12, 2023**

There was a meeting of the Randolph County Planning Board on Tuesday, September 12, 2023, at 6:30 p.m. in Meeting Room A, Randolph County Office Building, 725 McDowell Rd, Asheboro, NC, 27205, due to renovations at the 1909 Historic Courthouse.

Chairman **Pell** called the meeting to order at 6:30 p.m. and welcomed those in attendance and asked for a roll call of the members.

**Pell** called the roll of the Board members.

- Reid Pell, Chair, *present*;
- Kemp Davis, Vice-Chair, *present*;
- John Cable, *present*;
- Melinda Vaughan, *present*;
- Reggie Beeson, *present*;
- Ken Austin, *present*;
- Barry Bunting, *present*; and
- Brandon Hedrick, Alternate, *present*.

County Attorney, **Ben Morgan**, was also present.

**Pell** called for a motion to approve the consent agenda as presented.

- *Approval of agenda for the September 12, 2023, Planning Board meeting.*
- *Approval of the minutes from the August 8, 2023, Planning Board meeting.*

Bunting made the motion to **APPROVE** the consent agenda as presented, with Cable making the second to the motion. The motion was adopted unanimously.

**Pell** asked the Board members if there were any conflicts in the cases before the Planning Board tonight. Hearing none, **Pell** turned to **Caddle** to present the first case of the night.

**Caddle** presented the first case along with site plans and pictures of the site and surrounding properties.

#### **REZONING REQUEST #2023-00002102**

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The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **ELIZABETH D. WELBORN**, Randleman, NC, and their request to rezone 9.80 acres at 6239 Davis Ctry

Rd, New Market Township, Randleman Lake Critical Area Watershed, Tax ID #7747926824, Rural Growth Area, from *RR - Residential Restricted District and RA – Residential Agricultural District* to *RLOM-CD - Rural Lot Subdivision Mixed - Conditional District*. The proposed Conditional Zoning District would specifically allow the division of Max H Welborn subdivision lot A into two parcels for Class B Mobile Homes and above as per the site plan.

**Pell** opened the public hearing and called for anyone wishing to speak in favor of the request to come forward and address the Planning Board.

**Max H Welborn**, new parcel is for grandson to build new home – acreage due to location  
? from PB

Kemp – familiar with prop

Cable – stick built house? Daughter – “barndominium”

Austin – new drive or existing – daughter said exiting drive but may put in new drive

Kemp – easement on plat from highway to prop = put there by surveyor

Cable – grandson behind – are you sure you want that – good distance between

? from PB

**Pell** asked if there was anyone else in favor of the request who would like to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the request who would like to address the Planning Board.

Hearing none, **Pell** closed the public hearing.

Cable – heard new director that photo were done when signs posted

**Davis** made the motion to **APPROVE** the rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with all agreed-upon revisions, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. **Beeson** made a second to the motion to **APPROVE** the rezoning request.

**Pell**, having a proper motion and second, called the question on the motion to **APPROVE** the rezoning request, and the motion was adopted unanimously.

**Caddle** told the applicant that due to the potential of an appeal of the rezoning decision, the approval paperwork would be sent after the deadline for filing an appeal if no appeal is requested.

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### REZONING REQUEST #2023-00002193

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The Randolph County Planning Board will hold a duly published and notified Legislative Hearing on the request by **TJTR PROPERTIES, LLC**, Asheboro, NC, and their request to rezone 21.33-acres at 2863 NC Hwy 134, Cedar Grove Township, Tax ID #7657589746, Secondary Growth Area, from *RA – Residential Agricultural District, RR – Residential Restricted Districts, and LI-CD – Light Industrial Conditional District* to *LI - Light Industrial District*. It is the desire of the applicant to rezone the property to allow any uses allowed by the *LI - Light Industrial District*.

**Pell** opened the public hearing and called for anyone wishing to speak in favor of the request to come forward and address the Planning Board.

H R Gallimore – rep for property owner that could not attend – started Schneider Stone – sold years ago – using site for several years – other industrial uses in the area – many things on his plate – may or may not get into stone fabrication – wants to follow rules –

Caddle – list of uses in LI in packet

H R building storage bldgs. Now

? from PB

Kemp – existing bldg. for manufacturing and sales – CD prohibits signs – what would happen to old CD – would go away

Morgan – does it allow signs – Pell – came back for rezoning for sign for interstate

Kemp – how do you handle sign going forward – condition?

Caddle – straight rezoning – specifics from NCDOT

Morgan – would not allow signs

Kemp and Brandon – will allow sign

Cable – by changing, it would change entire parcel to same zoning and would be able to put sign if NCDOT allows

Brandon – 1000 ft from other sign – 672 sq ft max – does not detail changeable sign  
Kemp – reading from UDO about sign

Caddle – would have to go through BI

Cable – would not come back to PB – correct

Hedrick – all existing commercial are CD – think so

Austin – does he want to put up sign

Caddle/Morgan – can't ask

H R – didn't say – just turned down cell phone tower to be on this site – interstate prop and a lot going on – hasn't shared all of his thoughts

Kemp – visited site on Saturday – commercial operations right around – problem with res bumping into commercial – when does the line have to be drawn

H R – talked about prop on Monterey Rd for auto parts warehouse

Kemp – prop in Level Cross when we put conditions on prop and every time they wanted to change they had to come back to get it changed –

Pell – Eric Davis stated specific uses and then wanted to change and he had to come back several times

H R – has several things in his mind and doesn't want to keep coming back to the PB

Kemp – that does play a factor “man does what he says”

**Pell** asked if there was anyone else in favor of the request who would like to address the Planning Board. Hearing none, **Pell** asked if there was anyone in opposition to the request who would like to address the Planning Board.

Hearing none, **Pell** closed the public hearing.

Hedrick – remind of joint meeting talking about scenic protection along Interstates – perception of rural character

Cable agreed – if business would fit the area – if it was rezoned and billboard go up what will it do the homeowners across road – signs run 24/7 – stand out and are bright – try to help people to do what they want but the possibility of sign shining in backyard

Austin – broad change to LI – is this typical – most that we see are CD with explicit uses listed – experience of Board

Kemp – PB has never had an appetite for this

Beeson – agreed – open slate of uses that should be removed due to impact on neighbors “Temporary carnival, ridge, Ferris wheels” and billboard – need to look closely at all of this

Kemp – no fault of the public

Kemp-Cable to re-open

H R – deal with a lot of clients – don’t have agreement – going to get a lot of requests due to long range plan – many changes are coming – some of the codes needs to be fine tuned but it’s hard for clients to get specific site plans and engineering – cost prohibitive – site plan would have cost \$1000’s – people traveling through the area like the area without signs – not many signs in RC but don’t know the right # of signs – digital signs are around \$250K – we have challenges – don’t know if he will do billboard but he doesn’t know – billboard will not be that bad?

Cable – angles of lights shining into homes – impact property values – signs in Alamance Co at gun store is distracting – the one at 40/85 is distracting

Pell – this is not the first time we have deal with signs that we have turned down

H R – you left in in UDO for a reason – if he can put a billboard there he may put it there

Cable – friend has cell tower on prop – feeds his retirement – cell companies pay well – only concern is what I have – don’t know this gentlemen – he might have good ideas and these things pay well – stumbling block – shine onto residents – blank canvas with this type of development

H R – Caddle is the expert due to Alamance – complaints from Alamance? Alamance Co has billboards everywhere – no complaints – we don’t have any signs in RC and zero is not the magic number – should not bother golfers

Kemp – the municipalities look at them differently – not saying what we got is right in UDO –

H R met with Hal, Phil Kemp to discuss billboards – concern that there were no billboards – don’t think you are opening the flood gates – can you get a CD for signs? I get John’s point

Cable – if I didn’t see it at night coming back from Raleigh – this would stand alone

Reclosed public hearing

Kemp – opinion – there may be a time when we clean up the sign section – not a sign proponent – but I understand that zero might not be the way - we have to go with what we have

Cable – zero is not a absolute – based on road structures, curves – it would be more impact on residential area and that’s my biggest concern

Austin – not our choice based up LI

Cable – open up door to a monster that we could not

Austin – need to clean it up – some would take advantage

Beeson – we would only see LI going forward

Hedrick – not considering on rules that *may* be but it is currently CD and a stipulation for not billboard advertising signs

Pell – 55 different uses

Cable – agree – churches, truck terminal, etc – not in best of public interest

Kemp – no fault of applicant

Beeson – most of these are on list on regular business that have limited areas – billboard should probably be removed since its 24/7

Motion

Cable motion to deny

made the motion to **APPROVE** the rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with all agreed-upon revisions, also incorporated into the motion and that the request is consistent with the *Randolph County Growth Management Plan*. **Kemp** made a second to the motion to **APPROVE** the rezoning request.

**Pell**, having a proper motion and second, called the question on the motion to **APPROVE** the rezoning request, and the motion was adopted unanimously.

**Caddle** told the applicant that due to the potential of an appeal of the rezoning decision, the approval paperwork would be sent after the deadline for filing an appeal if no appeal is requested.

Caddle – likely will be back in this location for a while – training on laptop – GMP toward end of October – more of a vote session

Cable – work session went good and thanks for all hard work

Reggie – should the GMP Steering Committee to look at LI

Having no further business, **Pell** called for a motion to **ADJOURN** the meeting. Bunting made the motion to adjourn, with Cable making the second to the motion.

**Pell**, having a proper motion, and second, called the question on the motion to **ADJOURN**. The motion passed unanimously.

The meeting adjourned at 7:23 p.m., with 5 citizens present.

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**RANDOLPH COUNTY  
NORTH CAROLINA**

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Chairman

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Deputy Clerk to the Board

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Date



**Approved by Randolph County Planning Board  
October 3, 2023**